

**NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING
REVISED**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given the **ZONING ADJUSTMENT HEARING OFFICER** and to the general public, that the **CITY OF PHOENIX ZONING ADJUSTMENT HEARING OFFICER** held a meeting open to the public on **January 8, 2015, at 9:00 a.m. located in Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona.**

The results for the meeting were as follows:

RESULTS

- | | | | |
|------------------------------|----|--|---|
| Approved
w/ stips | 1. | 9:00 AM
Application #:
Existing Zoning:
Location:
Quarter Section:
Proposal:

Ordinance Sections:
Applicant:
Representative:
Owner:
Stipulations:
1) 120 days to apply and pay for sign permits. | ZA-429-14-2 (Sign) (Continued from 11/6/14)
C-2
20235 North Cave Creek Road
41-33(N9)
1) Use permit for a major amendment to the Cave Creek Marketplace Comprehensive Sign Plan. Use permit required. 2) Use permit for an electronic message display as part of a ground sign. Use permit required.
705.E.2. 705.C.13.
Mark Zinger, Empire Sign Co.
Mark Zinger, Empire Sign Co.
Cave Creek SVP, LLC |
| Approved | 2. | Application #:
Existing Zoning:
Location:
Quarter Section:
Proposal:

Ordinance Sections:
Applicant:
Representative:
Owner: | ZA-501-14-2 (Sign)
C-2
16610 North Scottsdale Road
36-44(M12)
Use permit for a major amendment to the Princess Crossing (ScottsBell Crossing) Comprehensive Sign Plan. Use permit required.
705.E.2.
Gary Steinback, Armstrong Development Properties, Inc.
Michael Welch, Craft Master Sign Corporation
Various |

**Approved
w/ stips**

3. Application #: ZA-504-14-1 (Sign)
- Existing Zoning: PAD-9
Location: 4460 West Bell Road
Quarter Section: 37-18(M6)
Proposal: Variance to allow a ground sign for Ironworks Restaurant to be placed off-site. All signs shall be appurtenant to a permitted use of the property on which displayed.
- Ordinance Sections: 705.C.11.a.
Applicant: Debbi Koory-Blean, Ironworks Restaurant
Representative: Debbi Koory-Blean, Ironworks Restaurant
Owner: Bellair Association for Parks & Recreation
- Stipulations:**
1) Sign to have maximum height of 7 feet and maximum area of 28 square feet. **2)** Placement of sign to be approved by Planning and Development staff.

Continued

4. Application #: ZA-505-14-4 (Sign)
- Existing Zoning: C-2
Location: 1039 East Camelback Road
Quarter Section: 18-29(H8)
Proposal: Use permit to rebuild the existing nonconforming off-premise sign to digital (east face). Use permit required.
- Ordinance Sections: 705.2.G.4.
Applicant: CBS Outdoor
Representative: Martin Aronson, Morrill & Aronson
Owner: Lloyd Kraus

Continued to February 26, 2015 at 9:00 a.m.

Approved

5. Application #: ZA-507-14-7 (Sign)
- Existing Zoning: DTC-Business Core HP
Location: 40 North 1st Street
Quarter Section: 10-28(F8)
Proposal: Variance to allow a wall sign less than half the vertical height of the letters to a building corner (vertical edge). Wall signs required to be placed at least half the vertical height of the letters to a building corner (vertical edge) or to a

		roofline. Ordinance Sections: 1209.B.8.a.(3)(B) Applicant: Hanny's Representative: Carisa Mowry ,Airpark Signs & Graphics Owner: Karl Kopp 424 N Central Ave, LLC
*Approved /	6.	Application #: ZA-514-14-4 Existing Zoning: C-1 Location: 701 West Thomas Road Quarter Section: 14-26(G8) Proposal: 1) Variance to allow a 6 foot high fence in the side fronting a street, Thomas Road. Maximum 40 inches allowed. 2) Variance to allow a 6 foot high fence in the side fronting a street, 7th Avenue. Maximum 40 inches allowed. Ordinance Sections: 703.A.3.a 703.A.3.a Applicant: Phyllis McGurren Representative: Phyllis McGurren Owner: Duke Real Estate Holdings, LLC Taken out from under advisement on January 14, 2015 and approved with the following stipulations: 1) The fencing materials must be approved by the Zoning Administrator. 2) The maximum fence height at its highest point shall be 72" above grade.
Approved	7.	Application #: ZA-433-13-4 (1-year review) Existing Zoning: C-2, C-3 Location: 2902 West Van Buren Street Quarter Section: 11-22(F7) Proposal: Use permit to allow an assembly hall or banquet hall of less than 25000 square feet in gross floor area. Use permit required. Ordinance Sections: 623.D.9 Applicant: Venancio and Rosa Macias Representative: Robert Gomez, Robert Gomez, Architect, A.I.A. Owner: Venancio and Rosa Macias
*Denied	8.	Application #: ZA-502-14-2 Existing Zoning: RE-24

Location: 6330 East Voltaire Avenue
Quarter Section: 32-42(L12)
Proposal: **1)** Use Permit to allow a home occupation that is conducted as an outside use. Use Permit required. **2)** Use permit to allow a home occupation that generates traffic. Use permit required.
Ordinance Sections: 606.A.12.h.(3) 606.A.12.h.(1)
Applicant: Rex Gonzalez
Representative: Patrick Paul, Snell & Wilmer, LLP
Owner: Luis & Christine Gonzalez
Taken out from under advisement on January 14, 2015 and denied.

Approved w/ stip 9. **1:30 PM**
Application #: ZA-458-14-6 (Continued from 12/4/14)
Existing Zoning: R1-6
Location: 2631 North 53rd Place
Quarter Section: 14-40(G11)
Proposal: Use permit to use PRD option to develop. Use permit required.
Ordinance Sections: 613.B Table A
Applicant: Leodra Bowdell, Phoenix Permit Services
Representative: Leodra Bowdell, Phoenix Permit Services
Owner: Edge Development
Stipulation:
1) 180 days to apply and pay for building permits.

Approved w/ stips 10. Application #: ZA-461-14-2 (Continued from 12/4/14)
Existing Zoning: C-2 HGT/WVR PCD
Location: 7000 East Mayo Boulevard
Quarter Section: 39-43(M12)
39-44(M12)
Proposal: **1)** Use Permit to allow patron dancing accessory to a bar/restaurant (Bourbon Jacks Bar & Grill). Use Permit required. **2)** Use Permit to allow outdoor dining accessory to a bar/restaurant (Bourbon Jacks Bar & Grill). Use Permit required. **3)** Use Permit to allow outdoor alcoholic

beverage consumption accessory to a bar/restaurant (Bourbon Jacks Bar & Grill). Use Permit required. **4)** Use Permit to allow a 300 square feet stage accessory to a bar/restaurant (Bourbon Jacks Bar & Grill). Use Permit required.

Ordinance Sections: 623.D.156.c 623.D.156.c 623.D.156.c
623.D.156.a(1)
Applicant: Lori Rutten, Howdy Partners Double
Deuce, LLC
Representative: Theresa Morse, Avant Garde Alcohol
Training & Education
Owner: Scottsdale 101 Retail, LLC

Stipulations:

1) Stage maximum square footage of 320. **2)** Employees must have unobstructed views into the parking area and/or be present to monitor patio activities. **3)** Patio area will have adequate lighting and a containment wall or fence to prevent the unlawful removal of alcohol. **4)** Hours for outdoor use no earlier than 8:00 a.m. and no later than 2:00 a.m. **5)** Doors of the business are to remain closed during the time of live entertainment. **6)** No live entertainment, amplified speakers or recreational activities in the patio area.

**Approved
w/ stip**

11. Application #: ZA-516-14-6
Existing Zoning: R1-6
Location: 3801 East Weldon Avenue
Quarter Section: 16-36(H10)
Proposal: Variance to increase the lot coverage to 45%. Maximum 40% allowed.
Ordinance Sections: 613.B.table
Applicant: Victor & Leslie Rangel, Victor & Leslie Rangel Living Trust
Representative: Victor & Leslie Rangel, Victor & Leslie Rangel Living Trust
Owner: Victor & Leslie Rangel, Victor & Leslie Rangel Living Trust

Stipulation:

1) 90 days to apply and pay for building permits.

**Approved
w/ stips**

12. Application #: ZA-517-14-7
Existing Zoning: C-2
Location: Southwest corner of 79th Avenue and

Quarter Section: Cartwright Avenue
14-10(G4)
Proposal: Use Permit to allow a public assembly hall less than 25,000 square feet in gross floor area. Use Permit required.
Ordinance Sections: 623.D.9.a
Applicant: Robert Gomez, Robert Gomez
Architect AIA
Representative: Robert Gomez, Robert Gomez
Architect AIA
Owner: Jorge Porgas & Roberto Hernandez

Stipulations:

1) 120 days to apply and pay for building permits. **2)** All doors to remain closed during banquets or assemblies to deter neighborhood disturbance by means of live entertainment or other devices.

Continued 13. Application #: ZA-518-14-8
Existing Zoning: C-3 TOD-2
Location: 2327 East Van Buren Street
Quarter Section: 10-32(F9)
Proposal: Use Permit to allow a public assembly hall less than 25,000 square feet in gross floor area. Use Permit required.
Ordinance Sections: 623.D.9.a
Applicant: Robert Gomez, Robert Gomez
Architect, AIA
Representative: Robert Gomez, Robert Gomez
Architect, AIA
Owner: Carlos Arellano, Golden Eagle Holdings, LLC

Continued to April 2, 2015 at 9:00 a.m.

Denied 14. Application #: ZA-411-14-6
Existing Zoning: R1-10
Location: 3311 North Rose Circle Drive
Quarter Section: 15-42(G12)
Proposal: Variance to reduce the front yard setback to 6 feet. Minimum 25 feet required.
Ordinance Sections: 611.B.table B
Applicant: James Babos, Babos Design Studio, LLC
Representative: James Babos, Babos Design Studio, LLC
Owner: James Speros, Speros Living Trust

Approved w/ stip 15. Application #: ZA-523-14-1

Existing Zoning: R1-8
Location: 15825 North 35th Avenue
Quarter Section: 35-21(L6)
Proposal: Use permit for a disguised Wireless Communication Facility on residentially zoned property that are designated for public or quasi-public spaces. Use permit required.

Ordinance Sections: 715.B.2(a)(3)(a)
Applicant: Verizon Wireless
Representative: Danielle Waechter, Wireless Resources, Inc.
Owner: Palmcroft Baptist Church

Stipulation:
1) 180 days to apply and pay for building permits.

Approved w/ stip 16. Application #: ZA-525-14-8

Existing Zoning: C-3 and A-1
Location: South west corner of 5th Street and Buckeye Road
Quarter Section: 8-28(F8)
Proposal: Variance to eliminate landscape planters within interior portions of rows of parking. Landscape planters required at ends of each row of parking and approximately every 110 feet.

Ordinance Sections: 624.E.4.e
Applicant: Robert Winton, Winton Architects, Inc.
Representative: Robert Winton, Winton Architects, Inc.
Owner: Jim Harrison, Flagbuck Partners, LLC

Stipulation:
1) One year to apply and pay for building permits.

**ZONING ADJUSTMENT HEARING OFFICER: MICHAEL WIDENER
PLANNER: EDWARD KEYSER, PLANNER II**

For further information, please call Ed Keyser, Planner II, Planning and Development Department at 602-495-0382, or contact via electronic mail at zoning@phoenix.gov. This electronic mail address will not accommodate zoning enforcement/violation complaints.

