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 15, 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**

<table>
<thead>
<tr>
<th>Time</th>
<th>Application #</th>
<th>Existing Zoning</th>
<th>Location</th>
<th>Quarter Section</th>
<th>Proposal</th>
<th>Ordinance Sections</th>
<th>Applicant</th>
<th>Representative</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>9:00 AM</td>
<td>ZA-526-14-3</td>
<td>C-2-PCD</td>
<td>12851 North Tatum Boulevard</td>
<td>31-38(K11)</td>
<td>Use permit for a major amendment to the Paradise Valley Mall Comprehensive Sign Plan. Use permit required.</td>
<td>705.E.2</td>
<td>Jaime Butler, Bonefish Grill</td>
<td>Ed Helms, SignTec, LLC</td>
<td>FTT Village, Fair North, LLC</td>
</tr>
<tr>
<td>1.</td>
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<td>31-39(L11)</td>
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<td>32-39(L11)</td>
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<tr>
<td>2.</td>
<td>ZA-528-14-4</td>
<td>C-2 H-R SP TOD-1</td>
<td>2901 North Central Avenue</td>
<td>15-28(G8)</td>
<td>Use permit for a major amendment to the Phoenix Plaza Comprehensive Sign Plan. Use permit required.</td>
<td>705.E.2</td>
<td>Terry Loo, CBRE, Inc.</td>
<td>Carisa Mowry, Airpark Signs &amp; Graphics</td>
<td>Phoenix Plaza PT, LLC</td>
</tr>
</tbody>
</table>
Stipulations:
1) The final option chosen for each tower shall be submitted by the applicant and approved by Planning and Development.
2) 1 year to apply and pay for permits.

* Denied 3. Application #: ZA-519-14-2
Existing Zoning: RE-35
Location: 12418 North 71st Street
Quarter Section: 31-44(K12)
Proposal: Use Permit to allow a home occupation that generates traffic. Use Permit required.
Ordinance Sections: 608.E.3.h(1)
Applicant: Callaways 71st Street, LLC
Representative: Jordan Rose, Rose Law Group PC
Owner: Callaways 71st Street, LLC
Taken out from under advisement on January 20, 2015 and denied.

Denied as filed, Approved for variance under Table A

4. Application #: ZA-527-14-3
Existing Zoning: R-2
Location: Approximately 700 South of the Southwest Corner 32nd Street and Cactus Road (166-32-042)
Quarter Section: 30-34(K10)
Proposal: Variance to reduce the front yard setback from 10 feet to 0 (lots 6 through 25). 10 feet is required.
Ordinance Sections: 614.B. Table B
Applicant: Darin A. Sender, Sender Associates
Representative: Darin A. Sender, Sender Associates
Owner: Watt New Leaf, Cactus LLC c/o Sender Associates

Stipulation:
1) 2 years to apply and pay for building permits.

* #1 & #2 Denied; #3 Approved w/ stips

5. Application #: ZA-529-14-3
Existing Zoning: R-5
Location: 521 East Mission Lane
Quarter Section: 27-28(J8)
Proposal: 1) Variance to reduce 5 percent open space requirement to 0 percent. 5 percent is required. 2) Variance to reduce the required parking lot landscape requirement from 5 percent to 0 percent. 5 percent is
3) Use permit to allow off-street parking reduction based on special needs population. Use permit is required.

Ordinance Sections: 703.B.4.a.(1) 507.Tab A.6.6.1.(6.1.1) 703.E.6

Applicant: Robert Briggs, Tebo LLC
Representative: Robert Briggs, Tebo LLC
Owner: Ziya Kural

Stipulations:
1) 20 spaces required for use permit (reduced).
2) 18 months to apply and pay for building permits.

Approved w/ stips

6. Application #: ZA-532-14-7

Existing Zoning: DTC -GTWY, DTC-W-EV
Location: 701 North Central Avenue
Quarter Section: 11-28(F8)
Proposal: Use permit to allow surface parking as an interim use. Use permit required.

Ordinance Sections: 1204.D
Applicant: Daniel Klocke, Community Food Connections
Representative: Daniel Klocke, Community Food Connections
Owner: Kurt Schneider, Schneider & Schneider, LLC
City of Phoenix

Stipulations:
1) 90 days to lay cinder paving. 2) 180 days to install bollards

Withdrawn to modify

7. Application #: ZA-533-14-7

Existing Zoning: DTC -GTWY, DTC-W-EV
Location: 701 North Central Avenue
Quarter Section: 11-28(F8)
Proposal: Use permit to allow outdoor music. Use permit required.

Ordinance Sections: 1204.D
Applicant: Aaron Chamberlain, Cannon's Cookery
Representative: Daniel Klocke, Community Food Connections
Owner: Kurt Schneider, Schneider & Schneider, LLC

Continued to February 19, 2015 at 1:30 p.m.
8. Application #: ZA-534-14-6
Existing Zoning: R1-10 PCD
Location: 3018 East Rock Wren Road
Quarter Section: 010-34(A10)
Proposal:
1) Variance to allow an over height wall of 7 feet 3 inches in the required side setbacks. Maximum wall height allowed is 6 feet.
2) Variance to allow an over height wall of 7 feet 4 inches in the required rear setback (existing). Maximum wall height allowed is 6 feet.

Ordinance Sections: 703.A.2.c 703.A.2.c
Applicant: Curt Havens, Outside Living Concepts
Representative: Curt Havens, Outside Living Concepts
Owner: Robert Ackley

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

1:30 PM
9. Application #: ZA-471-14-7 (Sign) (Continued from 12/11/14)
Existing Zoning: C-1
Location: 6003 West Thomas Road
Quarter Section: 14-14(G5)
Proposal: Variance to reduce the minimum spacing between ground signs for a commercial use to 35 feet. Minimum spacing between ground signs for commercial uses is 100 feet.

Ordinance Sections: 705.D.
Applicant: Eric Marsh, Christy Signs
Representative: Eric Marsh, Christy Signs
Owner: Gwyneth Shugart, Santis Pet Clinic

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

10. Application #: ZA-472-14-2 (Continued from 12/11/14)
Existing Zoning: R1-14
Location: 16039 North 40th Street
Quarter Section: 35-37(L10)
Proposal: Use permit to allow a public assembly residential use (church) with vehicular access on local or minor collector
street. Use permit required if located on a local or minor collector street.

Ordinance Sections: 606.A.20
Applicant: Fred Rivers, St. Andrew's Anglican Church
Representative: Rick Serrano, CCBG Architects
Owner: Fred Rivers, St. Andrew's Anglican Church

Approved w/ stip

11. Application #: ZA-535-14-6
Existing Zoning: R1-6
Location: 4029 East Patricia Jane Drive
Quarter Section: 18-37(H10)
Proposal: Use permit to allow the main residence to project to within 12 feet of the rear property line for no more than half the width of the structure. Use permit required for projection greater than 5 feet.

Ordinance Sections: 701.A.3.(a).(2).(a)
Applicant: Larry Chouanard, L.C. Design & Drafting, LLC
Representative: Larry Chouanard, L.C. Design & Drafting, LLC
Owner: Mike Coover

Stipulation:
1) 60 days to apply and pay for building permits.

Continued

12. Application #: ZA-536-14-5
Existing Zoning: R-3
Location: 3218 West Glendale Avenue
Quarter Section: 23-21(I6)
Proposal: Use permit to develop using the PRD option. Use permit required.

Ordinance Sections: 615.
Applicant: Mark Doerflein Glendale 3128 LLC
Representative: Mark Doerflein Glendale 3128 LLC
Owner: Mark Doerflein Glendale 3128 LLC

Continued to February 19, 2015 at 1:30 p.m.

Approved w/ stip

13. Application #: ZA-537-14-8
Existing Zoning: R1-10
Location: 4037 East Oak Street
Quarter Section: 13-37(G10)
Proposal: Variance to allow an open projection (carport) 11 feet six inches into the required front yard setback. An open projection may project into any required front yard not more than five feet.

Ordinance Sections: 701.A.3.a.(1).(a)
Applicant: Mark Caron
Representative: Mark Caron
Owner: Mark Caron

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

Approved w/ stip 14. Application #: ZA-538-14-4

Existing Zoning: R1-6 HP Willo SPD
Location: 519 West Coronado Road
Quarter Section: 13-27(G8)
Proposal: Variance to increase wall height to 6 feet tall in the front yard of a Historic Preservation District. 3 feet is allowed.

Ordinance Sections: 703.A.2.a
Applicant: Trever Waters, Creative Environments
Representative: Carly Schroeder, Creative Environments
Owner: David Bray

Stipulations: 1) 180 days to apply and pay for building permits. 2) General conformance with original site plan dated January 14, 2014.

Approved w/ stip 15. Application #: ZA-540-14-4

Existing Zoning: R-3
Location: 5102, 5104, 5111 and 5118 North 16th Drive
Quarter Section: 19-25(H7)
Proposal: Use permit to use the Planned Residential Development option. Use permit required.

Ordinance Sections: 615.B Table B
Applicant: Ruby Dhillon, Newport Partners, LLC
Representative: Kevin Kellogg, Kellogg+Associates
Owner: Philip Simon, Brighton Street Properties

Stipulation: 1) 18 months to apply and pay for building permits.
Continued

16. Application #: ZA-541-14-4
   Existing Zoning: R1-6HP
   Location: 72 East Vernon Avenue
   Quarter Section: 14-28(G8)
   Proposal: Use permit for a detached accessory structure located within the required rear yard to exceed a height of one story and 15 feet. A use permit is required.
   Ordinance Sections: 706.G
   Applicant: Gerry Smith, GFSIRA, LLC
   Representative: Gerry Smith, GFSIRA, LLC
   Owner: GFSIRA, LLC
   Continued to February 19, 2015 at 1:30 p.m.

ZONING ADJUSTMENT HEARING OFFICER: MICHAEL WIDENER
PLANNER: RENEE PENA, PLANNER I

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.