

**NOTICE OF PUBLIC HEARING
ZONING ADJUSTMENT HEARING
*2nd REVISION 10/27/15**

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** will hold a meeting open to the public on **October 29, 2015, at 9:00 a.m. located in Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona.**

The agenda for the meeting is as follows:

- 9:00 AM**
1. Application #: ZA-427-15-6
 Existing Zoning: R-4A
 Location: 2445 East Campbell Avenue
 Quarter Section: 17-33(H9)
 Proposal: Time extension of ZA-413-14 a use permit to allow
 single family attached development option in R-4A
 zoning district. Use permit required.

 Ordinance Sections: 608.F.5.
 Applicant: Keaton Herrera Family Development
 Representative: Keaton Herrera Family Development
 Owner: Rudy Herrera, Presidio FD Biltmore, LLC

 2. Application #: ZA-375-15-2 (Sign) (Continued from 9/17/15)
 Existing Zoning: PSC
 Location: 4801 East Greenway Road
 Quarter Section: 34-39(L11)
 Proposal: Time extension for ZA-110-15. Original request:
 Variance to allow the installation of signage not
 over leased space for Hungry Howie's Pizza. Wall
 signs required to be located over leased space
 related to the appurtenant use.

 Ordinance Sections: 705.C.11. 705.D.3.b.
 Applicant: Andy Goldstein, Hungry Howie's Pizza
 Representative: Mike Donada, Action Signs
 Owner: Tatum Hancock Associates, LLC /Zanpro, LLC
 (lease)

 3. Application #: ZA-420-15-3 (Sign)
 Existing Zoning: C-1 / C-2 PCD
 Location: 12020 North Tatum Boulevard
 Quarter Section: 30-38(K11)
 Proposal: Use permit for a major amendment to the Paradise
 Valley Mall Comprehensive Sign Plan. Use permit

- required.
Ordinance Sections: 705.E.2.
Applicant: Jeremy Galloway, YESCO LLC
Representative: Jeremy Galloway, YESCO LLC
Owner: John Campbell, Macerich Management Co.
4. Application #: ZA-141-15-7 (6-month review)
Existing Zoning: DTC-Roosevelt South HP
Location: 606 North 4th Avenue
Quarter Section: 11-27(F8)
Proposal: Use permit to allow amplified music accessory to a restaurant (The Vig Downtown). Use permit required.
Ordinance Sections: 1204.C.9.
Applicant: Earl, Curley & Lagarde, PC
Representative: Earl, Curley & Lagarde, PC
Owner: Tucker Woodbury, Fillmore Realty, LLC
5. Application #: ZA-425-15-1
Existing Zoning: C-2 BCMFSP
Location: 2340 West Bell Road
Quarter Section: 37-23(M7)
Proposal: Use Permit to allow a tattoo shop. Use Permit required.
Ordinance Sections: 623.D.186.
Applicant: Jesse Hornbuckle, Black Umbrella Tattoo Gallery, LLC
Representative: Jesse Hornbuckle, Black Umbrella Tattoo Gallery, LLC
Owner: Bell Road & I-17 II, LLC
6. Application #: ZA-428-15-1
Existing Zoning: S-1
Location: 37000 North New River Road
Quarter Section: 60-8(S3)
61-8(S3)
62-7(S3)
62-8(S3)
Proposal: Use permit to allow a disguised wireless communication facility on a residentially zoned property designated public/quasi-public space. Use permit required.
Ordinance Sections: 715.B.2.a.(3).(a)
Applicant: Chuck Larson Verizon Wireless
Representative: Michael Campbell Campbell A&Z LLC
Owner: Shannon Montilla City of Phoenix

7. Application #: ZA-426-15-2
Existing Zoning: C-2
Location: 2560 East Bell Road
Quarter Section: 37-33(M9)
Proposal: Use permit to allow a medical marijuana dispensary. Use permit required
Ordinance Sections: 623.D.122.
Applicant: Ryan Hurley, Rose Law Group pc
Representative: Ryan Hurley, Rose Law Group pc
Owner: Philip Tomczyk, 27th Ave Auto Investment, LLC
8. Application #: ZA-429-15-1
Existing Zoning: A-1 DVAO 1 and 2
Location: 21407 North Central Avenue
Quarter Section: 42-28(N8)
Proposal: **1)** Use Permit to allow a medical marijuana infusion facility. Use Permit required. **2)** Variance to allow a medical marijuana infusion facility within 5,280 feet of another medical marijuana facility. Minimum separation of 5280 feet required.
Ordinance Sections: 627.D.93.a. 627.D.93.b.
Applicant: Edward Judice, BMF Copper Management LLC/
Pinal County
Representative: Edward Judice, BMF Copper Management LLC/
Pinal County
Owner: Emm RE MGMT, LLC
- 1:30 PM**
9. Application #: ZA-430-15-4 (Sign)
Existing Zoning: C-2 HRI TOD-1
Location: 2811 North Central Avenue
Quarter Section: 14-28(G8)
Proposal: **1)** Variance to increase the wall sign area to 1.875 square feet per linear foot of building elevation. Maximum one square foot per linear foot of building elevation allowed. **2)** Variance to increase the letter height to 30 inches for the logo and 22 inches for the letters. Maximum 12-inch letter and logo height for buildings 30 feet in height or less. **3)** Variance to allow the sign to extend closer than half the vertical height of the letters employed to the roofline. Wall signs can extend no closer than 1/2 the vertical height of the letters employed to a building corner (vertical edge) or to a roofline.
Ordinance Sections: 662.K.1.a. 662.K.1.b. 662.K.1.c.

- Applicant: Tim Rasnake, Archicon, AAI, LC
 Representative: Tim Rasnake, Archicon, AAI, LC
 Owner: Central & Thomas Investments, LLC
10. Application #: ZA-431-15-2 (Sign)
 Existing Zoning: R1-6 NBCCPOD
 Location: 28500 North North Valley Parkway
 Quarter Section: 51-23(P7)
 Proposal: Use permit for a major amendment to the North Gateway PCD Functional Unit One Comprehensive Sign Plan to add temporary subdivision sales and model home directional signage for the Fireside at Norterra subdivision. Use permit required.
- Ordinance Sections: 705.E.2.
 Applicant: Debbie Oleskow, ALB Industries
 Representative: Debbie Oleskow, ALB Industries
 Owner: Pulte Home Corporation
11. Application #: ZA-433-15-6
 Existing Zoning: R1-10
 Location: 2025 East Solar Drive
 Quarter Section: 23-32(I9)
 Proposal: **1)** Variance to reduce the rear yard setback (east) to 3 feet. Minimum 25 feet required. **2)** Variance to reduce the front yard setback (west) to 10 feet. Minimum 25 feet required.
- Ordinance Sections: 611.B.Table B. 611.B.Table B.
 Applicant: Staci Ghazi
 Mike Cefaratti, Outstanding Construction Service LLC
 Representative: Ivan Rascon, Orbital Speed LLC DBA Elevate Design
 Owner:
12. Application #: ZA-435-15-6
 Existing Zoning: R1-8 PCD
 Location: 2825 East Glenhaven Drive
 Quarter Section: 012-34(A10)
 Proposal: Variance to allow an over height fence 6 feet high in the required front yard (north). Maximum 40 inches permitted.
- Ordinance Sections: 703.A.2.a.
 Applicant: Peter South
 Representative: Peter South
 Owner: Peter South

13. Application #: ZA-437-15-6
Existing Zoning: R-3
Location: Northwest corner of 11st Street and Rose Lane
Quarter Section: 21-29(18)
Proposal: **1)** Use permit to utilize the PRD option of 615.B Table B. Use permit required. **2)** Variance to reduce the required front yard setback to 0 feet for 60 lots in a subdivision. Minimum 10 feet required. **3)** Variance to allow access via a private driveway for 60 lots in a subdivision. Public street or private access way required.
Ordinance Sections: 615.B Table B. 615.B Table B. 615.B Table B.
Applicant: Steve Earl, Earl, Curley, and Lagarde, PC
Representative: Steve Earl, Earl, Curley, and Lagarde, PC
Owner: Jim & Jenny Wong
14. Application #: ZA-438-15-3
Existing Zoning: CP/BP Pending R-4A
Location: Northwest corner of 12th Street and Bell Road
Quarter Section: 37-29(M8)
Proposal: Variance to reduce the rear yard setback to 10 feet. Minimum 15 feet required.
Ordinance Sections: 619.B.4.
Applicant: Brian Greathouse, Burch & Cracchiolo PA
Representative: Brian Greathouse, Burch & Cracchiolo PA
Owner: Matt Evans, Evergreen 12th & Bell, LLC
15. Application #: ZA-275-15-3 (Continued from 9/3/15)
Existing Zoning: R1-8
Location: 15021 North 20th Place
Quarter Section: 34-32(L9)
Proposal: Variance to allow an over height retaining wall 9 feet, 4 inches high in the required rear yard. Retaining walls not to exceed 6 feet in height.
Ordinance Sections: 703.A.4.e.
Applicant: Cindy Aerni
Representative: Cindy Aerni
Owner: Cindy Aerni
- *16. Application #: ZA-432-15-4
Existing Zoning: A-2
Location: 2902 West Virginia Avenue
Quarter Section: 14-22(G7)
Proposal: **1)** Use permit to allow a medical marijuana cultivation and infusion facility. Use permit

required. **2)** Variance to allow a medical marijuana cultivation and infusion facility within 1017 feet of another medical marijuana facility. Minimum 5280 feet separation required.

Ordinance Sections: 627.D.91.a. 627.D.93.c. 627.D.93.d 627.D.91.c
Applicant: American Green, Inc.
Representative: Jenifer Corey, Zoning Strategies, LLC
Owner: S&S Holdings, LLC

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.

For reasonable accommodations, call Elaine Noble at Voice/602-495-0256 or TTY use 7-1-1 as early as possible to coordinate needed arrangements.

October 12, 2015