

**NOTICE OF PUBLIC HEARING  
ZONING ADJUSTMENT HEARING**

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 **November 24, 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-457-15-2 (Sign)  
          Existing Zoning:           PCD NBCCPOD  
          Location:                   28275 North North Valley Parkway  
          Quarter Section:         51-24(P7)  
          Proposal:                   Use permit for a major amendment to the Village at Norterra subsection of the Dynamite Mountain Ranch Comprehensive Sign Plan. Use permit required.  
  
          Ordinance Sections:     705.E.2.  
          Applicant:                 Raymond Owens, Royal Sign Company  
          Representative:         Raymond Owens, Royal Sign Company  
          Owner:                     CMR/Casa Grande, LLC De Rito Partners
  
  2.       Application #:                   ZA-469-15-4 (Sign)  
          Existing Zoning:           C-2 H-R TOD-1  
          Location:                   4520 North Central Avenue  
          Quarter Section:         18-27(H8)  
          Proposal:                   Use permit for an electronic message display as part of a ground sign. Use permit required.  
  
          Ordinance Sections:     705.C.13.  
          Applicant:                 Mel Corley, For Your Sign Permit Needs, LLC  
          Representative:         Mel Corley, For Your Sign Permit Needs, LLC  
          Owner:                     NAC 4520 N Central, LLC
  
  3.       Application #:                   ZA-470-15-3  
          Existing Zoning:           S-1  
          Location:                   13812 North 8th Place  
          Quarter Section:         33-29(L8)  
          Proposal:                   **1)** Variance to reduce the side yard setback (north side) to 10 feet. Minimum 30 feet required. **2)** Variance to reduce the side yard

setback (south side) to 20 feet. Minimum 30 feet required. **3)** Variance to reduce the rear yard setback (west side) to 20 feet. Minimum 30 feet required. **4)** Variance to allow an accessory structure 2 feet from the north property line. Minimum 50 feet required. **5)** Variance to allow an accessory structure 13 feet from the west property line. Minimum 50 feet required. **6)** Variance to allow an accessory structure 3 feet from the west property line. Minimum 50 feet required. **7)** Variance to allow an accessory structure 4 feet from the south property line. Minimum 50 feet required. **8)** Variance to allow an accessory structure a half foot from the primary structure. Minimum 6 feet required.

Ordinance Sections: 603.B.2.b 603.B.2.b 603.B.2.c 603.B.3  
603.B.3 603.B.3 603.B.3  
706.B  
Applicant: Matt Ihms  
Representative: Matt Ihms  
Owner: Steve Goodman, Windy Holdings, LLC

4. Application #: ZA-471-15-6  
Existing Zoning: C-2  
Location: 6035 North 7th Street  
Quarter Section: 21-29(18)  
Proposal: **1)** Use permit to allow outdoor dining as an accessory use to a restaurant (Otro Cafe). Use permit is required. **2)** Use permit to allow outdoor alcohol consumption as an accessory use to a restaurant (Otro Cafe). Use permit is required.

Ordinance Sections: 623.D.156.c 623.D.156.c  
Applicant: Bethany Shops  
Representative: Doug Robson  
Owner: Bethany Shops

5. Application #: ZA-472-15-2  
Existing Zoning: A-1 DVAO 1 & 2  
Location: 22425 North 16th Street  
Quarter Section: 43-31(O9)  
43-31(N9)  
Proposal: **1)** Variance to reduce the building and landscape setbacks from the perimeter lot line on a street to 0 feet. Required minimum 30

feet. **2)** Variance to increase the wall height to 8 feet for a lot fronting on a public street. Maximum 40 inches allowed.

Ordinance Sections:

626.H.1 703.A.2.a

Applicant:

Michael Morton, Morton Development, LLC

Representative:

Brent Kleinman, Brent Kleiman Architect and Planner

Owner:

Michael Morton, Morton Development, LLC

6. Application #: ZA-473-15-8  
Existing Zoning: C-2  
Location: 2406 East Thomas Road  
Quarter Section: 15-33(G9)  
Proposal: Use permit to allow an environmental remediation facility. Use permit is required.
- Ordinance Sections: 622.D.57  
Applicant: Mel Bunkers, Arizona Department of Environmental Quality.  
Representative: Tony Rossi, Hargis & Associates  
Owner: Tambre L. Ruud, Cole of Phoenix AZ, LLC
7. Application #: ZA-475-15-4  
Existing Zoning: C-2  
Location: 5030 West McDowell Road  
Quarter Section: 13-17(G5)  
Proposal: **1)** Use permit to allow a stage larger than 80 square feet. Use permit required if over 80 square feet. **2)** Use permit to allow patron dancing. Use permit required.
- Ordinance Sections: 623.C.156.a.(1) 623.C.156.b.  
Applicant: Gabriel A. Cabrera CPA Enterprises, LLC  
Representative: Theresa J Morse, A.G.A.T.E.  
Owner: David J McHenry, McHenry Family Trust/Crossroads Village
8. Application #: ZA-476-15-2  
Existing Zoning: S-1  
Location: 33214 North 55th Street  
Quarter Section: 57-40(R11)  
Proposal: Variance to increase lot coverage to 12%. Maximum 10% lot coverage allowed.
- Ordinance Sections: 603.B.4  
Applicant: David Arambula, Phoenix Design Group  
Representative: David Arambula, Phoenix Design Group  
Owner: Wolfgang Garbelmann

9.           Application #:                           ZA-477-15-8  
Existing Zoning:                           R1-6  
Location:                                    2311 North 29th Street  
Quarter Section:                         14-34(G10)  
Proposal:                                    Variance to create two lots with lot widths of  
  50.61 feet. Minimum 55 feet required.  
Ordinance Sections:                     613.B.Table A  
Applicant:                                 Dora Castillo, RD Design Team, Inc.  
Representative:                         Dora Castillo, RD Design Team, Inc.  
Owner:                                       Dora Castillo, RD Design Team, Inc.
- 1:30 PM**
10.           Application #:                           ZA-478-15-8  
Existing Zoning:                           A-2 RSIOD  
Location:                                    3545 South 28th Street  
Quarter Section:                         6-34(E10)  
Proposal:                                    Use permit to allow an industrial warehouse.  
  Use permit required for development that is not  
  subject to a special permit and within 500 feet  
  of the Rio Salado Habitat Restoration Project.  
Ordinance Sections:                     655.E.4  
Applicant:                                 Brad Anderson, Kitchell Development  
  Company  
Representative:                         Benjamin Graff, Withey Morris, PLC  
Owner:                                       ADOT

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](mailto: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 26, 2015