

**NOTICE OF PUBLIC HEARING
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** will hold a meeting open to the public on **July 21, 2016, 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-292-16-6 (Sign)
Existing Zoning: C-1
Location: 3132 East Camelback Road
Quarter Section: 19-34(H10)
Proposal: **1)** Variance to allow a wall sign to be installed over another tenant's leased space. All signs shall be appurtenant to a permitted use of the property on which displayed. **2)** Variance to increase the total wall sign area to 75 square feet. Maximum 50 square feet with a building wall length less than 50 feet long.

Ordinance Sections: 705.C.11., 705.D. 705.D.
Applicant: Scott Mehlhoff, Identity Sign Group
Representative: Kelly Kvetko, K Squared Consuting
Owner: Samuelson Hornaday

2. Application #: ZA-518-14-8 (1-year review)
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

3. Application #: ZA-281-16-4
Existing Zoning: R-3
Location: 3312 N 18th Street Phoenix, AZ 85016
Quarter Section: 15-31(G9)
Proposal: Variance to reduce landscape setback to 10 feet for parking and maneuvering area. 25 feet required.

Ordinance Sections: 703.B.3.a
Applicant: Janice Rosaire, 3312 North 18th Street, LLC
Representative: Michael Golec, Radius
Owner: Janice Rosaire, 3312 North 18th Street, LLC

4. Application #: ZA-289-16-3
Existing Zoning: R-O
Location: 1675 East Bell Road
Quarter Section: 36-31(M9)
Proposal: **1)** Variance to reduce the required front yard setback (north) to 17 feet to allow parking. 20 feet required. **2)** Variance to delete the required landscape strip around the principal structure. 3 feet of landscape required. **3)** Variance to reduce the number of required parking spaces to 36. 40 parking spaces required.

Ordinance Sections: 620.C.3 620.C.1.c 702.C
Applicant: Rauf Moosavi, Moosavi Design Group, Inc.
Representative: Rauf Moosavi, Moosavi Design Group, Inc.
Owner: Ana and Arturo Valdez and Alattore Varona Investment, LLC

5. Application #: ZA-290-16-7
Existing Zoning: C-2, C-3 ACSBO
Location: Southwest corner of 15th Avenue and Roosevelt Street
Quarter Section: 11-25(F7)
Proposal: **1)** Use Permit to allow a 50 percent reduction of building setback (15th Avenue) to 12.5 feet. Minimum 25 foot setback required. **2)** Use Permit to allow a 50 percent reduction of building setback (Roosevelt Street) to 12.5 feet. Minimum 25 foot setback required. **3)** Variance to reduce the landscape setback (15th Avenue) to 12.5 feet. Minimum average of 25 feet required. **4)** Variance to reduce the landscape setback (Roosevelt Street) to 12.5 feet. Minimum average of 25 feet required. **5)** Variance to reduce the landscape setback (Roosevelt Street) to 12.5 feet. Minimum average of 25 feet required. **6)** Variance to reduce the landscape setback (lots 18 and 20) to 0 feet. Minimum average of 25 feet required.

Ordinance Sections: 624.E.4.f.(5)(a) 624.E.4.f.(5)(a) 624.E.4.e 624.E.4.e
623.E.4.e 624.E.4.e
Applicant: Todd Leslie, Kimley Horn
Representative: Todd Leslie, Kimley Horn
Owner: Robin Romano Marisol Federal Credit Union

- *6. Application #: ZA-291-16-4
Existing Zoning: R-5 TOD-1

Location: 3001 North 3rd Street
Quarter Section: 15-28(G8)
Proposal: **1)** Variance to reduce the required front yard setback to 0 feet. 20 feet is required. **2)** Variance to reduce the required front yard landscape setback to 0 feet. 20 feet is required. **3)** Variance to reduce the required side yard landscape setback to 4 feet. 10 feet is required. **4)** Use permit to reduce the required parking to 65 spaces (86 spaces required) for special needs population. Use permit required.

Ordinance Sections: 618.B.Table B 703.B.3.a 703.B.3.a 702.E.6
Applicant: First Place AZ
Representative: Larry Lazarus, Lazarus, Silvyn & Bangs, PC
Owner: First Place AZ

7. Application #: ZA-293-16-4
Existing Zoning: R-5
Location: Northwest corner of 27th Avenue and Taylor Street
Quarter Section: 11-22(F7)
Proposal: Variance to reduce front setback (south) to 5 feet. Minimum 20 feet required.

Ordinance Sections: 618.B. Table B
Applicant: Thomas Castellanos, Primer Paso, LLC
Representative: Dev Pawar, Architectural Resource Team, Inc.
Owner: Thomas Castellanos, Primer Paso, LLC

8. Application #: ZA-300-16-1
Existing Zoning: R1-10
Location: Southeast corner of Pyramid Peak Parkway and the Central Arizona Project Canal (Parcel Nos. 204-19-315 and 204-19-316)

Quarter Section: 51-13(P4)
Proposal: **1)** Use permit to allow a 7 foot retaining wall within 50 feet of a subdivision perimeter. Use permit required to exceed 40 inches. **2)** Variance to allow a 4 foot separation between retaining walls. One foot of separation is required for each one foot in vertical height of the wall (7 feet). **3)** Variance to allow an over height wall (12 feet) in the required side and rear yards. Maximum of 6 feet permitted in required side and rear yards.

Ordinance Sections: 703.A.4.c 703.A.4.b 703.A.2.c
Applicant: Todd Skoro, Lennar Arizona, Inc.
Representative: Curt Johnson, CVL Consultants, Inc.
Owner: Todd Skoro, Lennar Arizona, Inc.

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.

June 27, 2016