

**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 **August 11, 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-324-16-7 (Sign)  
      Existing Zoning:                   DTC-Downtown Gateway ACSBO  
      Location:                           1100 North Central Avenue  
      Quarter Section:                 12-27(G8)  
      Proposal:                          **1)** Use permit for a major amendment to the FOUND:RE Hotel Comprehensive Sign Plan. Use permit required. **2)** Variance to increase the height of the tower wall sign to 87 feet. Maximum 15-foot height for wall signs.  
  
      Ordinance Sections:             705.E.2. 1212.B.7., 705.D.  
      Applicant:                         Tim Sprague, Habitat Metro, LLC  
      Representative:                 Kelee Walton, Identity Sign Group  
      Owner:                             Portland Place Hotel, LLC Found:re Phoenix
  
  2.       Application #:                       ZA-296-16-2  
      Existing Zoning:                   R1-14  
      Location:                           15620 North 43rd Street (Parcel Nos. 215-27-030 and 215-27-031)  
  
      Quarter Section:                 35-37(L10)  
      Proposal:                          **1)** Variance to allow a lot width of 80 feet. 110 feet is required. **2)** Variance to reduce the front yard setback to 20 feet. 30 feet is required. **3)** Variance to increase lot coverage to 35 percent. 30 percent is allowed.  
  
      Ordinance Sections:             607.B.1 607.B.2 607.B.5  
      Applicant:                         David G. Reich, True Homes, LLC  
      Representative:                 John Svechovsky, Echo Engineering, P.C.  
      Owner:                             David G. Reich, True Homes, LLC
  
  3.       Application #:                       ZA-326-16-7  
      Existing Zoning:                   DTC- Comm  
      Location:                           Southeast corner of 7th Avenue and Roosevelt Street  
  
      Quarter Section:                 11-27(F8)

- Proposal: **1)** Variance to reduce the frontage to 16%. Minimum 75% required. **2)** Variance to increase the number of parking spaces to 21. Maximum 10 allowed. **3)** Variance to allow surface parking within 30 feet of the west property line. Parking not allowed within 30 feet of the property line.
- Ordinance Sections: 1211.D 1206.B.1.b(2) 1206.B.3(a)  
 Applicant: Tim Rasnake, Archicon  
 Representative: Tim Rasnake, Archicon  
 Owner: William Rodriguez
4. Application #: ZA-327-16-8  
 Existing Zoning: R1-8  
 Location: Approximately 1300 feet south of the southwest corner of 51st Avenue and Southern Avenue  
 Quarter Section: 2-16(D5)  
 Proposal: Variance to allow an over height wall (6 feet, 8 inches) in the side and rear yards. Maximum 6 feet permitted.
- Ordinance Sections: 703.A.2.c  
 Applicant: David Coble, Coe & Van Loo Consultants, Inc.  
 Representative: David Coble, Coe & Van Loo Consultants, Inc.  
 Owner: Timothy S. Rampey, Rampey Family Trust
5. Application #: ZA-328-16-8  
 Existing Zoning: R1-14, Approved R1-8  
 Location: Approximately 700 feet west of the southwest corner of 24th Street and Baseline Road  
 Quarter Section: 01-32(D9)  
 Proposal: Variance to allow an over height wall (6 feet, 8 inches) in the side and rear yards. Maximum 6 feet permitted.
- Ordinance Sections: 703.A.2.c  
 Applicant: David Coble, Coe & Van Loo Consultants, Inc.  
 Representative: David Coble, Coe & Van Loo Consultants, Inc.  
 Owner: Steven Porath, Esq. Mountain Trails-Phoenix, LP c/o Hearst
6. Application #: ZA-329-16-8  
 Existing Zoning: A-2 approved, RSIOD ANIZO  
 Location: 2420 South 18th Place  
 Quarter Section: 010-15(B5)  
 Proposal: **1)** Variance to allow parking in the front yard setback. Parking not allowed in front yard setback. **2)** Variance to allow parking and

maneuvering from an alley. Parking and maneuvering to be entirely on private property. **3)** Variance to reduce setback adjacent to residential zoning to 2 feet (north side). Minimum 30 feet required. **4)** Variance to reduce setback adjacent to residential zoning to 1 foot (south side). Minimum 30 feet required.

Ordinance Sections: 628.E.2.b 702.A.1.b 628.E.2.b.(2) 628.E.2.b.(2)  
Applicant: Emilio Romero  
Representative: David Escalante, Delta Architectural Design Services, LLC  
Owner: Emilio Romero

7. Application #: ZA-330-16-1  
Existing Zoning: C-1  
Location: 12815 North 28th Drive  
Quarter Section: 31-22(K7)  
Proposal: **1)** Variance to reduce the required parking to 56 spaces. Minimum parking required 61 spaces. **2)** Variance to allow an over height fence of 6 feet 4 inches in the required front yard setback. Maximum height allowed is 40 inches.

Ordinance Sections: 702.C.Table 703.A.2.a  
Applicant: LeAnn Pearson, Broadway Terrace, LP  
ReBuild America-Pho  
Representative: Kevin Conner, Whitneybell Perry Inc.  
Owner: Joseph Glenn, Broadway Towers, Inc.

- 1:30 PM**  
8. Application #: ZA-332-16-1 (Sign)  
Existing Zoning: C-2 DVAO 1&2  
Location: 21815 North 26th Avenue  
Quarter Section: 43-23(N7)  
Proposal: Use permit for an electronic message display as part of a ground sign. Use permit required.

Ordinance Sections: 705.C.13.  
Applicant: Jeff Spence, Christy Signs  
Representative: Jeff Spence, Christy Signs  
Owner: 21815 N. 26th Ave., LLC Castle Megastore Corp.

9. Application #: ZA-333-16-3  
Existing Zoning: C-3  
Location: 9505 North Cave Creek Road

- Quarter Section: 27-29(J8)  
 Proposal: Variance to reduce the required landscape streetscape setback along Vogel Avenue to 10 feet. Average 25 foot setback required.
- Ordinance Sections: 624.E.4.e  
 Applicant: Alex Jaber, Zeina 1, LLC  
 Representative: David II Kenyon, Kenyon Architectural Studio  
 Owner: Alex Jaber, Zeina 1, LLC
10. Application #: ZA-334-16-4  
 Existing Zoning: R-5 TOD-1  
 Location: 30 West Highland Avenue  
 Quarter Section: 18-27(H8)  
 Proposal: Use permit to allow interim surface parking for 36 months. Use permit required.
- Ordinance Sections: 708.D.1  
 Applicant: George Pasquel III, Withey Morris  
 Representative: George Pasquel III, Withey Morris  
 Owner: Davis Enterprises - 4700 N Central, LLC
11. Application #: ZA-336-16-2  
 Existing Zoning: R1-14  
 Location: 13802 North 64th Place  
 Quarter Section: 33-43(L12)  
 Proposal: Variance to allow an over height wall (7 feet) in the required front yard (south) setback. Maximum 40 inches allowed.
- Ordinance Sections: 703.A.2.a  
 Applicant: Jennifer Semelka Dein  
 Representative: Jennifer Semelka Dein  
 Owner: Gerald & Jacquelyn Semelka
12. Application #: ZA-337-16-6  
 Existing Zoning: C-2  
 Location: 3623 East Indian School Road  
 Quarter Section: 16-36(H10)  
 Proposal: **1)** Use Permit to allow outdoor dining accessory to a restaurant (Nook Kitchen). Within 500 feet of residential zoning. Use Permit required. **2)** Use Permit to allow outdoor alcoholic beverage consumption accessory to a restaurant (Nook Kitchen) within 500 feet of residential zoning. Use Permit required.
- Ordinance Sections: 623.D.156.c 623.D.156.c  
 Applicant: Michael Hall, Michael A Hall Architect, LLC

- Representative: Michael Hall, Michael A Hall Architect, LLC  
 Owner: Daryl Burton, Gaslight Square Shopping Center
13. Application #: ZA-341-16-8  
 Existing Zoning: R1-6  
 Location: 2519 North 29th Street  
 Quarter Section: 14-34(G10)  
 Proposal: **1)** Variance to allow a lot width of 50 feet (lot 1). Minimum 55 feet required. **2)** Variance to allow a lot width of 50 feet (lot 2). Minimum 55 feet required.  
 Ordinance Sections: 615.B Table A 615.B Table A  
 Applicant: Derek Jarr, Green Street Communities  
 Representative: Nick Labadie, Rose Law Group  
 Owner: Richard L. Hazelwood, Richard L. Hazelwood Revocable Trust
14. Application #: ZA-342-16-3  
 Existing Zoning: R1-10 and P-1  
 Location: 2902 East Shea Boulevard  
 Quarter Section: 29-34(K10)  
 Proposal: Use permit to allow wireless communication facility to co-locate on a quasi-public property. Use permit is required.  
 Ordinance Sections: 715.B.2.a.(3).(a)  
 Applicant: Declan Murphy, Coal Creek Consulting  
 Representative: Declan Murphy, Coal Creek Consulting  
 Owner: Paradise Valley School District
15. Application #: ZA-364-16-7  
 Existing Zoning: DTC VB  
 Location: Southwest corner of 4th Avenue and Van Buren Street  
 Quarter Section: 10-27(F8)  
 Proposal: **1)** Use Permit to allow a bar (Stateside) in the Downtown Code Van Buren Character Area. Use Permit required. **2)** Use Permit to allow outdoor liquor service accessory to a bar (Stateside) in the Downtown Code Van Buren Character Area. Use Permit required. **3)** Use Permit to allow a dance hall in the Downtown Code Van Buren Character Area. Use Permit required  
 Ordinance Sections: 1204.D 1204.D 1204.D  
 Applicant: Charles Levy, Stateside Presents Investments Inc.

Representative: Charles Levy, Stateside Presents Investments Inc.  
Owner: Patrick Cantelme, So Ho on Van Buren, LLC

16. Application #: ZA-63-16-4  
Existing Zoning: R1-6  
Location: 1424 and 1426 East Virginia Avenue  
Quarter Section: 14-30(G9)  
Proposal: **1)** Use permit to allow a home occupation that generates traffic. Use permit is required. **2)** Use permit to allow a home occupation that is conducted in an accessory building. Use permit is required.  
Ordinance Sections: 608.E.3.h.(1) 608.E.3.h.(2)  
Applicant: John Longo  
Representative: Steven Vondran, (ZAHO) The Law Office of Steven C. Vondran  
Taylor Earl, (BOA) Earl, Curley & Lagarde, PC  
Owner: John Longo

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.

July 21, 2016