

**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 18, 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-346-16-4 (Sign)
Existing Zoning: C-2
Location: 2211 West Camelback Road
Quarter Section: 18-24(H7)
Proposal: Use permit to establish the Westwood on Camelback Comprehensive Sign Plan. Use permit required.
Ordinance Sections: 705.E.2.
Applicant: Raymond Owens, Royal Sign Company
Representative: Raymond Owens, Royal Sign Company
Owner: VTC 2223 Camelback, LLC c/o De Rito Partners

 2. Application #: ZA-345-16-3
Existing Zoning: R-5
Location: 521 East Mission Lane
Quarter Section: 27-28(J8)
Proposal: Time extension of ZA-529-14, a use permit to reduce off street parking for a special needs population. Use permit required.
Ordinance Sections: 702.E.6
Applicant: Robert Briggs, Tebo, LLC
Representative: Robert Briggs, Tebo, LLC
Owner: Ziya Kural

 3. Application #: ZA-255-16-2
Existing Zoning: R1-10
Location: 4416 East Friess Drive
Quarter Section: 33-38(L11)
Proposal: Variance to reduce the required side yard setback (west) to one foot. Minimum three feet required.
Ordinance Sections: 611.B.TableB
Applicant: Robert Jones
Representative: Robert Jones
Owner: Robert Jones

4. Application #: ZA-343-16-6
Existing Zoning: R1-8
Location: 3605 East Ahwatukee Drive
Quarter Section: 07-36(B10)
Proposal: Variance to reduce rear yard setback to 17 feet.
Minimum 25 feet required.
Ordinance Sections: 612.B Table B
Applicant: Scott Merritt, Fine Line Designs
Representative: Scott Merritt, Fine Line Designs
Owner: Thomas and Jayne Russell

5. Application #: ZA-347-16-1
Existing Zoning: PSCOD
Location: 4925 West Bell Road, Suite D1
Quarter Section: 36-17(M5)
Proposal: **1)** Use permit to allow outdoor dining as an accessory use to a restaurant (Family Traditions BBQ). Use permit required. **2)** Use permit to allow outdoor cooking as an accessory to a restaurant (Family Traditions BBQ). Use permit required. **3)** Variance to reduce the setback for outdoor cooking to 150 feet as an accessory to a restaurant (Family Traditions BBQ). Minimum required setback is 300 feet.
Ordinance Sections: 622.D.146.d 622.D.146.f(1) 622D.146.f(4)
Applicant: Danny Lininger, Family Traditions Catering, LLC
Representative: Danny Lininger, Family Traditions Catering, LLC
Owner: Bell Tower Village, LLC

6. Application #: ZA-348-16-6
Existing Zoning: R1-6
Location: 4819 North 35th Street
Quarter Section: 18-35(H10)
Proposal: Variance to allow a lot with no legal street frontage.
Street frontage required.
Ordinance Sections: 608.H.1
Applicant: Jay Khor, Doubletree Capital Partners, LLC
Representative: Jay Khor, Doubletree Capital Partners, LLC
Owner: Jeremy T. Reed

7. Application #: ZA-349-16-6
Existing Zoning: R1-6
Location: 729 East Northview Avenue
Quarter Section: 23-29(I9)
Proposal: Requesting a variance to reduce the rear yard setback to 3 feet. 25 feet required.
Ordinance Sections: 613.B.Table B

Applicant: Andrew Ogas, Andrew Ogas Architect, LLC
Representative: John Allen
Owner: John Allen

1:30 PM

8. Application #: ZA-350-16-7 (Sign)
Existing Zoning: A-1
Location: 7150 West Roosevelt Street
Quarter Section: 12-11(G4)
Proposal: Use permit to increase the height of an off-premise sign to 60 feet. Maximum height of off-premise signs is 48 feet, or up to 70 feet with a use permit.
- Ordinance Sections: 705.2.B.4.b.
Applicant: Joseph White, Becker Boards Small, LLC
Representative: William Lally, Tiffany & Bosco, P.A.
Owner: Roosevelt Business Park Phoenix, LLC
c/o WLA Realty Group

9. Application #: ZA-355-16-4 (Sign)
Existing Zoning: C-2 TOD-1
Location: 2001 West Camelback Road
Quarter Section: 18-24(H7)
Proposal: Use permit to establish the Camelwest Plaza Comprehensive Sign Plan. Use permit required.
- Ordinance Sections: 705.E.2.
Applicant: Neal Eggen, Trademark Visual, Inc.
Representative: Neal Eggen, Trademark Visual, Inc.
Owner: Matt Gambetta, 1128 Valencia Associates, LLC

10. Application #: ZA-351-16-4
Existing Zoning: C-O
Location: Southeast corner of 2nd Street and Catalina Drive
Quarter Section: 15-28(G8)
Proposal: **1)** Variance to reduce the front yard setback to 0'. Minimum 20 feet required. **2)** Variance to reduce the rear yard setback to 5'. Minimum 15 feet required. **3)** Variance to reduce the minimum lot depth to 76'. Minimum 94 feet required. **4)** Variance to reduce the minimum lot size to 5758 square feet. Minimum 6000 square feet required.
- Ordinance Sections: 621.B.2.b 621.B.2.d 621.B.2.a 621.B.2.a
Applicant: Robert Warnicke Ombers, LLC
Representative: Robert Warnicke Ombers, LLC
Owner: Robert Warnicke Ombers, LLC

11. Application #: ZA-352-16-6
Existing Zoning: R1-6
Location: Approximately 304 feet west of the southwest corner of north 32nd Street and east Monterosa Street.
Quarter Section: 17-34(H10)
Proposal: Variance to reduce the required street frontage to 57.5 feet. Minimum 60 feet required.
Ordinance Sections: 613.B.Table B
Applicant: Anthony Vay, Homesaver Solutions Inc.
Representative: Katy James, Architectural Collaborative Team
Owner: Katy James, Architectural Collaborative Team
12. Application #: ZA-353-16-2
Existing Zoning: R-2
Location: 4529 and 4531 East Renee Drive
Quarter Section: 39-38(M11)
Proposal: **1)** Variance to reduce side yard (east side) setback to 3 feet for Parcel 1. 10 feet is required. **2)** Variance to reduce side yard (west side) setback to 2 feet for Parcel 2. 3 feet is required. **3)** Variance to reduce side yard (east side) setback to 6 feet for Parcel 2. 10 feet is required. **4)** Variance to reduce side yard setback for an accessory structure to 0 feet. 3 feet is required. **5)** Variance to reduce rear yard setback for an accessory structure to 0 feet. 3 feet is required.
Ordinance Sections: 614.B.Table B 614.B.Table B 614.B.Table B 706.B 706.B
Applicant: Gust Rosenfeld, PLC
Representative: Gust Rosenfeld, PLC
Owner: Marwan Manhal Oroo
13. Application #: ZA-356-16-4
Existing Zoning: C-1
Location: 802 West Osborn Road
Quarter Section: 16-26(H8)
Proposal: **1)** Variance to reduce the streetscape landscape setback along Osborn Road to 0 feet. An average of 25 feet is required, minimum of 20 feet is permitted for up to 50 percent of the frontage. **2)** Variance to reduce the rear yard setback to 17 feet. Minimum 25 feet permitted.
Ordinance Sections: 622.E.4.e 622.E.4.d
Applicant: Margot Magnum, Magnum House Inc.
Representative: Brian Stimatze, AEC Designs Inc.
Owner: Ardith J. Cronin
Ardith J. Cronin, Successor Trustee

14. Application #: ZA-358-16-8
Existing Zoning: R-5 RI HP ACSBO TOD-1
Location: approximately 88 feet north of the NWC of North 10th Street and East McKinley Street
Quarter Section: 11-29(F8)
Proposal: **1)** Variance to reduce building setback (west) to 8 feet. Minimum 25 feet required. **2)** Variance to reduce building setback (east) to 2 feet. Minimum 25 feet required. **3)** Variance to reduce landscape setback (west) to 8 feet. Minimum 25 feet required. **4)** Variance to reduce landscape setback (east) to 10 feet. Minimum 25 feet required. **5)** Variance to reduce landscape setback (north) to 2 feet. Minimum 25 feet required.
Ordinance Sections: 622.E.4.d 622.E.4.d 622.E.4.e 622.E.4.e 622.E.4.e
Applicant: Cristin Davis
Representative: Christoph Kaiser, Christoph Kaiser, LLC
Owner: Cristin Davis
15. Application #: ZA-357-16-7
Existing Zoning: A-1 RSIOD
Location: 126 West Forest Grove Avenue
Quarter Section: 6-27(E8)
Proposal: **1)** Use permit to allow a medical marijuana dispensary. Use permit required. **2)** Variance to allow a medical marijuana dispensary less than 5,280 feet from another medical marijuana use. Minimum 5,280 foot separation required.
Ordinance Sections: 627.D.92.a 627.D.92.d
Applicant: Lori Hicks, Organic Medicine Center
Representative: Lori Hicks, Organic Medicine Center
Owner: John Culver, Organic Medicine Center

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.

July 29, 2016