

**NOTICE OF PUBLIC HEARING  
ZONING ADJUSTMENT HEARING  
\*REVISED 10/13/16 - Location**

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 20, 2016, at 9:00 a.m. located in \*Conference Room 10E, Phoenix City Hall, 200 West Washington Street, Tenth Floor, Phoenix, Arizona.**

The agenda for the meeting is as follows:

- 9:00 AM**
1. Application #: ZA-440-16-5 (Sign)  
Existing Zoning: C-2 SP  
Location: 8807 North Black Canyon Highway  
Quarter Section: 26-23(J7)  
Proposal: Use Permit for an electronic message display as part of a ground sign. Use Permit required.  
  
Ordinance Sections: 705.C.13  
Applicant: Charlie Gibson, Bootz & Duke Sign Company  
Representative: Charlie Gibson, Bootz & Duke Sign Company  
Owner: Derek Niday, Two Lips Towing, LLC
  
  2. Application #: ZA-442-16-2 (Sign)  
Existing Zoning: R-5 PCD  
Location: 18440 North 68th Street  
Quarter Section: 38-43(M12)  
Proposal: Variance to allow a ground sign in excess of the number of driveways for the development. One ground sign allowed per driveway for multi-family residential.  
  
Ordinance Sections: 705.D  
Applicant:  
Representative: Jamie Miller Greystar  
Corey Shano, Associated Sign Company  
Owner: CPUS Ninety Degrees, CBRE Global Investors
  
  3. Application #: ZA-434-16-7  
Existing Zoning: R-5 RI HP CMOD  
Location: 129 North 11th Avenue  
Quarter Section: 10-26(F8)  
Proposal: **1)** Variance to reduce the landscape area width to 3 feet. Minimum 5 feet required. **2)** Variance to reduce the tree density along the north property line to 0. One minimum 15-gallon tree for each 20 feet of linear

distance is required. **3)** Variance to allow vehicular maneuvering in the alley. Maneuvering space for parking area required to be on private property. **4)** Variance to allow parking spaces on the north and south side to encroach within the landscape setbacks. **5)** Variance to reduce the required open space area to 3% of the gross site area. Minimum 5% of the gross site area to be open space.

Ordinance Sections: 703.B.3.b.(3) 703.B.3.b.(1) 702.A.1.b 703.B.3.b  
703.B.4.a.(1)  
Applicant: Hannah Langmade, Cirrus Woodland, LLC  
Representative: Hannah Langmade, Cirrus Woodland, LLC  
Owner: Hannah and Dan Langmade, Cirrus Woodland, LLC

4. Application #: ZA-446-16-6  
Existing Zoning: R-2 PCD  
Location: Northwest corner of 9th Way and Frye Road  
Quarter Section: 011-29(A8)  
Proposal: **1)** Variance to reduce the front yard setback to 0 feet. Minimum 10 feet required. **2)** Variance to reduce the required garage setback to 0 feet. Minimum 18 feet from the back of the side walk required. **3)** Variance to allow use of a private driveway to access lots. Public street or private accessway required. **4)** Use Permit to allow retaining walls taller than 40 inches at a subdivision perimeter. Maximum 40 inches allowed.

Ordinance Sections: 614.B.Table A 614.B.Table A 614.B.Table A 703.A.4.c.  
Applicant: Ryan Larsen, Porchlight Homes  
Representative: Stephen Earl, Earl, Curley & Lagarde  
Owner: Corporation of the Presiding Bishop

5. Application #: ZA-449-16-1  
Existing Zoning: R1-8  
Location: 2936 West Kristal Way  
Quarter Section: 39-22(M7)  
Proposal: Use Permit to allow an over height detached accessory structure (24 feet) in the required rear yard. Use Permit required.

Ordinance Sections: 706.G  
Applicant: Dean Adams  
Representative: Dean Adams  
Owner: Dean Adams

6. Application #: ZA-445-16-4  
Existing Zoning: C-2  
Location: 1525 North 51st Avenue

Quarter Section: 12-17(G5)  
Proposal: **1)** Use permit to allow a medical marijuana dispensary facility. Use permit is required. **2)** Variance to allow a medical marijuana dispensary facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet separation required.  
Ordinance Sections: 623.D.122.a 623.D.122.e  
Applicant: Raul Molina, RMEG Investments, LLC  
Representative: Ryan Hurley, Rose Law Group, PC  
Owner: Rajnikant Bhakta, LNR Lodging, LLC

**1:30 PM**

7. Application #: ZA-425-16-8 (Sign)  
Existing Zoning: R-4 RSIO  
Location: 832 East Jones Avenue  
Quarter Section: 5-29(E8)  
Proposal: Variance to increase height of wall signs to 22 feet and 35 feet. Maximum height of wall signs for multi-family residential use is 15 feet.  
Ordinance Sections: 705.D  
Applicant: Peter Postlmayr, Cloudbreak Phoenix, LLC  
Representative: Peter Postlmayr, Cloudbreak Phoenix, LLC  
Owner: Peter Postlmayr, Cloudbreak Phoenix IV, LP

8. Application #: ZA-448-16-4  
Existing Zoning: C-3  
Location: Northeast corner of 20th Street and Indian School Road  
Quarter Section: 17-32(H9)  
Proposal: **1)** Variance to reduce the rear yard setback to 17 feet. Minimum 50-foot setback required when adjacent to R-3 and a two-story building. **2)** Variance to reduce the landscape setback along Indian School Road to 5 feet. Average setback of 25 feet required for structures not exceeding two-stories in height.  
Ordinance Sections: 624.E.4.d 624.E.4.e  
Applicant: William F. Allison, Withey Morris, PLC  
Representative: William F. Allison, Withey Morris, PLC  
Owner: John Badura, 20 Commons, LLC

9. Application #: ZA-461-16-6  
Existing Zoning: C-2  
Location: 2417 East Indian School Road  
Quarter Section: 16-33(H9)  
Proposal: Variance to reduce the required parking to 10 spaces. Minimum 17 spaces required.

- Ordinance Sections: 702.C.  
Applicant: Michael S Gau, The Wandering Tortoise  
Representative: William Allison, Withey Morris, PLC  
Owner: Yan Yen Woo, Lucky Feng Indian School Plaza
10. Application #: ZA-406-16-6 (Continued from 9/15/16)  
Existing Zoning: R1-18  
Location: 4348 East Palo Verde Drive  
Quarter Section: 20-37(I10)  
Proposal: Variance to reduce front yard setback to 10 feet. 25 feet required.
- Ordinance Sections: 610.B.Table  
Applicant: Raleigh George Hall, Raleigh George Hall/Architect  
Representative: Raleigh George Hall, Raleigh George Hall/Architect  
Owner: Grant & Janine Smedley
11. Application #: ZA-409-16-5 (Continued from 9/15/16)  
Existing Zoning: R1-6  
Location: 7901 West Osborn Road  
Quarter Section: 15-9(G3)  
Proposal: Use Permit to allow a concealed wireless communication facility on a quasi-public space. Use Permit required.
- Ordinance Sections: 715.B.1.a(1)  
Applicant: Verizon Wireless  
Representative: Daniel Nies, Insite, Inc.  
Owner: Starlight Park Baptist Church of Phoenix
12. Application #: ZA-270-16-3 (Continued from 9/15/16)  
Existing Zoning: A-1  
Location: 2046 West Ironwood Drive  
Quarter Section: 28-24(K7)  
Proposal: **1)** Use permit to allow a medical marijuana dispensary facility. Use permit required. **2)** Variance to allow a medical marijuana dispensary facility within 1,320 feet of a church. Minimum separation of 1,320 feet required.
- Ordinance Sections: 627.D.92.a. 627.D.92.g.  
Applicant: Ryan Hurley, Rose Law Group  
Representative: Ryan Hurley, Rose Law Group  
Owner: Nolan Ryan

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.

September 29, 2016