

**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 17, 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-338-16-6 (Continued from 10/13/16)  
Existing Zoning: R-3  
Location: 3426 North 38th Street  
Quarter Section: 16-36(H10)  
Proposal: **1)** Use permit to use PRD option of Table B. Use permit required. **2)** Variance to reduce front yard setback to 0 feet. 10 feet required. **3)** Variance to increase lot coverage to 54%. Maximum 45% allowed. **4)** Variance to allow lots to front onto a private driveway. Frontage onto a public street or private access way is required. **5)** Variance to allow three stories, not to exceed 30 feet high. Maximum two stories, not to exceed 30 feet high.  
Ordinance Sections: 615.B Table B 615.B Table B 615.B Table B 615.B.Table B 615.B. Table B  
Applicant: Phoenix Capital XI, LLC  
Representative: Marty Hall, Homesmart Realty  
Owner: Phoenix Capital XI, LLC
  
2. Application #: ZA-482-16-8  
Existing Zoning: A-1  
Location: 215 South 13th Street  
Quarter Section: 10-30(F9)  
Proposal: Variance to reduce side (north) setback adjacent to a residential zoning district to 26 feet. Minimum 30 feet required.  
Ordinance Sections: 627.F.2.b(2)  
Applicant: William F. Allison, Withey Morris PLC  
Representative: William F. Allison, Withey Morris PLC  
Owner: SMT Investors Limited Partnership
  
3. Application #: ZA-483-16-8  
Existing Zoning: DTC-East Evans Churchill ACSBO  
Location: 620 East Roosevelt Street

- Quarter Section: 12-28(G8)  
 Proposal: Use permit to allow outdoor liquor service as accessory to a restaurant (Habaneros Mexican Grill). Use Permit required.
- Ordinance Sections: 1204.D  
 Applicant: Arturo Diaz, Habaneros Mexican Grill  
 Representative: Brian Anderson, BMA Architecture  
 Owner: Deven Avlani, Bass Investments, LLC
4. Application #: ZA-485-16-2  
 Existing Zoning: C-2 MR PCD  
 Location: Approximately 400 feet south of the southwest corner of 71st Street and Kierland Boulevard
- Quarter Section:  
 Proposal: Use permit to allow display of sale vehicles. Use permit required.
- Ordinance Sections: 623.C.8.  
 Applicant: Nick Wood, Snell & Wilmer LLP  
 Representative: Nick Wood, Snell & Wilmer LLP  
 Owner: Kierland Greenway, LLC
5. Application #: ZA-489-16-8  
 Existing Zoning: R-3 RI  
 Location: 1142 East Garfield Street  
 Quarter Section: 11-29(F8)  
 Proposal: Variance to reduce the front yard setback to 16 feet. Minimum 25 feet required.
- Ordinance Sections: 615.B.Table B  
 Applicant: Kevin Fulkerson, Cornerstone Design  
 Representative: Kevin Fulkerson, Cornerstone Design  
 Owner: Lux Limited
6. Application #: ZA-490-16-6  
 Existing Zoning: R1-10  
 Location: 301 East Northern Avenue  
 Quarter Section: 24-28(J8)  
 Proposal: **1)** Variance to reduce the required rear yard (south) setback to 5 feet. 25 feet required **2)** Variance to reduce the required front yard (north) setback to 0 feet. 25 feet required. **3)** Variance to allow and over height wall (8 feet) in the required front yard (north).
- Ordinance Sections: 611.B.Table B 611.B.Table B 703.A.2.a  
 Applicant: James Cadzow  
 Representative: James Cadzow  
 Owner: James Cadzow

7. Application: ZA-500-16-4  
Existing Zoning: C-2  
Location: 5114 North 7th Street  
Quarter Section: 19-28(H8)  
Proposal: Variance to reduce the number of required parking spaces to 71 spaces. Minimum of 106 parking spaces required.  
Ordinance Sections: 702.C  
Applicant: Virginia Senior, One Development  
Representative: Virginia Senior, One Development  
Owner: David McHenry, Windsor Place Property, LLC

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, 2016