

**NOTICE OF PUBLIC HEARING
ZONING ADJUSTMENT HEARING
*REVISED November 16, 2016**

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 22, 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-484-16-4 (Sign)
Existing Zoning: C-2 SAUMSO
Location: 4330 North 7th Avenue
Quarter Section: 17-26(H8)
Proposal: **1)** Use permit to relocate and rebuild an existing single-face non-conforming off-premise sign to single-face digital (south face) and increase the height to 35 feet. Use permit required. **2)** Use permit to erect an off-premise sign within 500 feet of a residential district and residential use. Use permit required.

Ordinance Sections: 705.2.G.4. 705.2.A.5.
Applicant: Clear Channel Outdoor
Representative: Stephen C. Earl, Earl, Curley and Lagarde
Owner: Clear Channel Outdoor

2. Application #: ZA-492-16-3 (Sign)
Existing Zoning: PSC
Location: 13236 North 7th Street
Quarter Section: 32-28(L8)
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: Michael Bushell, SBDG Holdings, LLC Etal

- *3. Application #: ZA-491-16-6
Existing Zoning: RE-24 ACSPD
Location: 5615 East Lafayette Boulevard
Quarter Section: 17-41(H11)
Proposal: **1)** Variance to reduce the required lot width to 110. Minimum 130 feet required. **2)** Variance to reduce the lot square footage to 20,900 square feet. Minimum

- 24,000 square feet required.
Ordinance Sections: 606.B.1. 606.B.1.
Applicant: David Brantner, Brantner Group, LLC
Representative: David Brantner, Brantner Group, LLC
Owner: Philip G. Vail, III
4. Application #: ZA-493-16-6
Existing Zoning: R1-6
Location: 1450 East Harmont Drive
Quarter Section: 25-30(J9)
Proposal: Variance to reduce the required front yard setback to 6 feet. Minimum 20 feet required.
Ordinance Sections: 613.B. Table B
Applicant: Michael Munninger
Representative: Michael Munninger
Owner: Michael Munninger
5. Application #: ZA-494-16-7
Existing Zoning: A-1
Location: 7330 West Sherman Street
Quarter Section: 9-10(F4)
Proposal: Use permit to allow a height of 70 feet for four silos. Maximum 56 feet allowed.
Ordinance Sections: 627.F.2.a.
Applicant: Robert B. Winton, Winton Architects, Inc.
Representative: Robert B. Winton, Winton Architects, Inc.
Owner: Bob Calling, Barrel O'Fun Snack Foods Co. SW
6. Application #: ZA-496-16-1
Existing Zoning: S-1
Location: 3115 West Oberlin Way
Quarter Section: 50-21(P6)
Proposal: **1)** Variance to reduce the rear (south) setback for an accessory structure (garage) to 37 feet. Minimum 50 feet required. **2)** Variance to reduce the rear (south) setback for an accessory structure (shed) to 13 feet. Minimum 50 feet required. **3)** Variance to reduce the side (east) setback for an accessory structure (shed) to 16 feet. Minimum 50 feet required.
Ordinance Sections: 601.B.3. 601.B.3. 601.B.3.
Applicant: Andre Hamilton
Representative: Andre Hamilton
Owner: Andre Hamilton
7. Application #: ZA-497-16-4
Existing Zoning: C-2

- Location: 3018 North 16th Street
Quarter Section: 15-30(G9)
Proposal: Use permit to allow a pet care facility. Use permit required.
- Ordinance Sections: 622.D.127.a.
Applicant: Anne Aldrich, Pee Wee's Pals
Representative: Mary Aldrich
Owner: Mary Aldrich
- *8. Application #: ZA-452-16-4
Existing Zoning: C-2 TOD-1 WSNSPD
Location: 10 East Camelback Road
Quarter Section: 19-28(H8)
Proposal: Use permit to allow outdoor alcoholic beverage consumption accessory to a bar (Huss Brewing Uptown). Use permit required.
- Ordinance Sections: 662.F.1.d.
Applicant: Jeffrey & Leah Huss, The Farmhouse by Huss Brewing
Representative: Camila Alarcon, Gammage & Burnham PLC
Owner: Uptown Plaza, LLC
9. Application #: ZA-502-16-4
Existing Zoning: A-2
Location: 2902 and 2908 West Virginia Avenue
Quarter Section: 14-22(G7)
Proposal: **1)** Time extension for ZA-432-15, a use permit to allow a medical marijuana cultivation and infusion facility.
2) Time extension for ZA-432-15, a variance to allow a medical marijuana cultivation and infusion facility within 1,017 feet of another medical marijuana facility.
- Ordinance Sections: 307.A.12. 307.A.12.
Applicant: American Green Inc.
Representative: Jenifer Corey, Zoning Strategies, LLC
Owner: S&S Holdings, 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. 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 27, 2016