

***Revised 12/2/16**
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 **December 8, 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-504-16-2 (Sign)
 Existing Zoning: PUD
 Location: 7120-7180 East Kierland Boulevard
 Quarter Section: 35-44(L12)
 Proposal: Use permit for a major amendment to the Kierland Comprehensive Sign Plan (Optima Kierland). Use permit required.

 Ordinance Sections: 705.E.2.
 Applicant: Alan Welner, Sign Language
 Representative: Alan Welner, Sign Language
 Owner: 7120 East Kierland & 7160 East Kierland, LLC

 2. Application #: ZA-509-16-2 (Sign)
 Existing Zoning: C-2
 Location: 2901 East Bell Road
 Quarter Section: 36-34(M10)
 Proposal: Variance to reduce the minimum spacing between ground signs to 63 feet. Minimum 100-foot spacing required between ground signs for commercial land uses.

 Ordinance Sections: 705.D.
 Applicant: Jason Shano, Associated Sign Company
 Representative: Jason Shano, Associated Sign Company
 Owner: Whataburger Restaurants of Arizona, Inc.

 3. Application #: ZA-507-16-6
 Existing Zoning: R-5 M-R CEPCSP
 Location: 2725 and 2747 East Camelback Road
 Quarter Section: 18-33(H9)
 Proposal: Variance to allow a wall in the required rear setback to be 10 feet tall. Maximum allowed is 6 feet tall.

 Ordinance Sections: 703.A.2.c.
 Applicant: Benjamin Graff, Withey Morris, PLC
 Representative: Benjamin Graff, Withey Morris, PLC

- Owner: Scott Ellington, 2747 Camelback, LLC
4. Application #: ZA-508-16-6
Existing Zoning: C-2
Location: 6002 North 16th Street
Quarter Section: 21-30(I9)
Proposal: **1)** Variance to delete the parking lot landscaping requirement. Minimum 10% required. **2)** Variance to delete the requirement for parking lot landscape planters. Planters required at the ends of each row of parking and approximately every 110 feet.
Ordinance Sections: 623.E.4.e. 623.E.4.e.
Applicant: Adam Baugh, Withey Morris, PLC
Representative: Adam Baugh, Withey Morris, PLC
Owner: Jamel Greenway, LLC
5. Application #: ZA-510-16-4
Existing Zoning: C-1
Location: Northwest corner of 18th Place and Thomas Road
Quarter Section: 15-31(G9)
Proposal: **1)** Use permit to allow a drive-through facility within 300 feet of a residential district. Use permit required. **2)** Use permit to allow outdoor dining accessory to a restaurant. Use permit required. **3)** Variance to delete the landscape setback along the east side. Minimum 25 feet required.
Ordinance Sections: 622.D.146.e. 622.D.146.d. 622.E.4.e.
Applicant: Aaron Klusman, Klusman Family Holdings
Representative: Jonathan Ammon Design-build collaborative, LLC
Owner: Aaron Klusman, Klusman Family Holdings
6. Application #: ZA-513-16-4
Existing Zoning: R1-6
Location: 4136 North 11th Street
Quarter Section: 17-29(H8)
Proposal: Variance to reduce the minimum lot size to 39.5 feet. Minimum lot size 60 feet required.
Ordinance Sections: 613.B. Table B.
Applicant: Doug Hanson, Doug Hanson Architecture Inc.
Representative: Doug Hanson, Doug Hanson Architecture Inc.
Owner: Fox Remodel, LLC.
7. Application #: ZA-515-16-4
Existing Zoning: R1-6
Location: 1106 East Virginia Avenue
Quarter Section: 14-29(G8)
Proposal: **1)** Variance to reduce the setback for a visible wireless communication facility (WCF) to 75 feet on the west and

184 feet on the south from another property zoned for residential purposes. Minimum 300 feet setback is required. **2)** Variance to reduce the setback for a visible wireless communication facility (WCF) to 12 feet on the west (Dayton Street) and 119 feet on the south (Virginia Avenue) from public right-of-way. Minimum 75 feet setback is required.

Ordinance Sections: 715.B.3.a(2)(a) 715.B.3.a(2)(c)
 Applicant: Matthew Dorris, Crown Castle on behalf of AT&T BU 856602
 Representative: Matthew Dorris, Crown Castle on behalf of AT&T BU 856602
 Owner: Phoenix Union High School

8. Application #: ZA-516-16-6
 Existing Zoning: R1-18
 Location: 3339 East Sequoia Trail
 Quarter Section: 06-35(B10)
 Proposal: **1)** Variance to reduce the rear yard setback (west side) to 15 feet. Minimum 30 feet required. **2)** Variance to increase the lot coverage to 26%. Maximum 25% allowed.

Ordinance Sections: 610.B. Table 610.B. Table
 Applicant: Doug Rusk, Designline Architects, LLC
 Representative: Doug Rusk, Designline Architects, LLC
 Owner: Adam and Michelle Johnson

1:30 PM

9. Application #: ZA-518-16-6
 Existing Zoning: R1-6
 Location: 729 East Northview Avenue
 Quarter Section: 23-29(I8)
 Proposal: Time extension for ZA-349-16, variance to reduce the rear yard setback to 3 feet.

Ordinance Sections: 307.A.12.
 Applicant: John Allen
 Representative: John Allen
 Owner: John Allen

10. Application #: ZA-517-16-8
 Existing Zoning: R1-6
 Location: 2933 North 26th Street
 Quarter Section: 15-33(G9)
 Proposal: **1)** Variance to reduce side yard (south) setback to 0 feet. Minimum 10 feet required. **2)** Variance to allow an accessory structure to be 2 feet from the side property line. Minimum 3 feet setback required.

- Ordinance Sections: 613.B. Table B 706.B.
 Applicant: Denny Durbin
 Representative: Denny Durbin
 Owner: Denny Durbin
11. Application #: ZA-520-16-8
 Existing Zoning: C-2
 Location: 4501 East McDowell Road
 Quarter Section: 12-38(G11)
 Proposal: Variance to allow an over height fence (7 feet) in the required front yard setback. Maximum of 40 inches permitted.
- Ordinance Sections: 703.A.3.a.
 Applicant: Leodra Bowell, Phoenix Permit Service, LLC
 Representative: Leodra Bowell, Phoenix Permit Service, LLC
 Owner: Chris Scheideler, Phoenix Design Center, LLC
12. Application #: ZA-521-16-6
 Existing Zoning: R-5 HGT/WVR
 Location: approximately 280 feet south of the southeast corner of 32nd Street and Glenrosa Avenue
 Quarter Section: 17-35(H10)
 Proposal: **1)** Variance to reduce landscape perimeter adjacent to a street to 20 feet. Minimum 30 feet required. **2)** Variance to reduce landscape perimeter not adjacent to a street (north side) to 0. Minimum 10 feet required. **3)** Variance to reduce landscape perimeter not adjacent to a street (south side) to 5 feet. Minimum 10 feet required. **4)** Variance to reduce building setback adjacent to a street to 20 feet. Minimum 30 feet required. **5)** Variance to reduce building setback not adjacent to a street (north side) to 33 feet. Minimum 45 feet required.
- Ordinance Sections: 622.E.4.e. 622.E.4.e. 622.E.4.e. 622.E.4.d. 622.E.4.d.
 Applicant: PRI Glenrosa, LLC
 Representative: Larry Lazarus, Lazarus, Silvyn & Bangs, PC
 Owner: PRI Glenrosa, LLC
13. Application #: ZA-522-16-3
 Existing Zoning: R1-10
 Location: 715 West Northview Avenue
 Quarter Section: 23-26(I8)
 Proposal: Variance to reduce the street side setback for an accessory structure over 8 feet high to 3 feet. Minimum 10 feet required.
- Ordinance Sections: 706.E.
 Applicant: Wayne Quint
 Representative: Mike Marden, WDS Architecture, PLLC

- Owner: Wayne Quint
14. Application #: ZA-463-16-4 (Continued from 11/3/16)
Existing Zoning: C-2 TOD-1
Location: 2918 North Central Avenue
Quarter Section: 15-27(G8)
Proposal: **1)** Variance to allow a Medical Marijuana Dispensary to be located within 500 feet of a residentially zoned district. Minimum 500-foot separation from a residential zoning district required. **2)** Use permit to allow a Medical Marijuana Dispensary. Use permit required.
Ordinance Sections: 623.D.122.f. 623.D.122.a.
Applicant: Thunderbird Partners III, LLC
Representative: Ryan Hurley, Rose Law Group PC
Owner: Larry Furlong, Pamala, Inc.
15. Application #: ZA-525-16-7
Existing Zoning: A-2
Location: 2220 West McDowell Road
Quarter Section: 13-24(G7)
Proposal: **1)** Time extension for ZA-221-16, Variance to allow a medical marijuana cultivation facility within 5280 feet of another medical marijuana facility. Minimum 5280 feet separation required. **2)** Time extension for ZA-221-16, Variance to allow a medical marijuana infusion facility within 5280 feet of another medical marijuana facility. Minimum 5280 feet separation required. **3)** Time extension for ZA-221-16, Use permit to allow a medical marijuana cultivation facility. Use permit required. **4)** Time extension for ZA-221-16, Use permit to allow a medical marijuana infusion facility. Use permit required.
Ordinance Sections: 627.D.91.c. 627.D.93.b. 627.D.91.a. 627.D.93.a.
Applicant: Ryan Hurley, Rose Law Group
Representative: Ryan Hurley, Rose Law Group
Owner: J & M McDowell 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. 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.

November 15, 2016