

**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 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:

1.       Application #:                   ZA-542-16-2 (Sign)  
      Existing Zoning:               PCD, approved CP/GCP  
      Location:                       16430 North Scottsdale Road  
      Quarter Section:               36-44(M12)  
      Proposal:                       Use Permit for a major amendment to the Kierland Comprehensive Sign Plan (Kierland One). Use Permit required.  
  
      Ordinance Sections:           705.E.2  
      Applicant:                     Alissa Felker, SmithCraft  
      Representative:               Alissa Felker, SmithCraft  
      Owner:                         Michelle Brown, KO Scottsdale
  
2.       Application #:                   ZA-283-15-8 (1-year review)  
      Existing Zoning:               MUA BAOD  
      Location:                       6106 South 32nd Street  
   6215 and 6207 South 30th Street  
      Quarter Section:               2-34(D10)  
   2-35(D10)  
      Proposal:                       Use permit to allow outdoor public assembly uses/special events, including seasonal festivals. Use permit required.  
  
      Ordinance Sections:           649.D.8  
      Applicant:                     Patricia Christofolo, South Mountain Farm Property, LLC  
      Representative:               Patricia Christofolo, South Mountain Farm Property, LLC  
      Owner:                         Patricia Christofolo, South Mountain Farm Property, LLC
  
3.       Application #:                   ZA-536-16-6  
      Existing Zoning:               R-O  
      Location:                       4901 East Indian School Road  
      Quarter Section:               16-39(H11)

- Proposal: Variance to allow access to a site from a local street. Access must be from an arterial or collector street.
- Ordinance Sections: 620.C.8
- Applicant: Kelly Kvetko, K Squared Consulting
- Representative: Kelly Kvetko, K Squared Consulting
- Owner: Brett Brimley, Briggs B, LLC  
Brimley Development
4. Application #: ZA-537-16-3
- Existing Zoning: R1-6
- Location: 17230 North 20th Street
- Quarter Section: 37-31(M9)
- Proposal: Use Permit to allow a home occupation in an accessory building. Use Permit required.
- Ordinance Sections: 608.E.3.h(2)
- Applicant: Mark Mall, Tidy Tree Trimming
- Representative: Mark Mall, Tidy Tree Trimming
- Owner: Mark Mall, Tidy Tree Trimming
5. Application #: ZA-538-16-6
- Existing Zoning: C-2 HGT/WVR SP
- Location: 4355 East Indian School Road
- Quarter Section: 16-37(H10)
- Proposal: **1)** Use permit to allow outdoor dining (Zoe's Kitchen) within 500 feet of a residential zoning line. Use permit required. **2)** Use permit to allow outdoor alcohol consumption (Zoe's Kitchen) within 500 feet of a residential zoning line. Use permit required.
- Ordinance Sections: 623.D.156.c 623.D.156.c
- Applicant: Zoe's Arizona, LLC
- Representative: Andrea Lewkowitz, Lewkowitz Law Office PLC
- Owner: Samuel & Company, Inc.
6. Application #: ZA-540-16-8
- Existing Zoning: C-1
- Location: 2645 East Osborn Road
- Quarter Section: 15-33(G9)
- Proposal: **1)** Use permit to use the planned residential development option. Use permit required. **2)** Variance to reduce the perimeter setback adjacent to property line (west side) to 4.9 feet. Minimum 15 feet required. **3)** Variance to reduce the perimeter setback along the public street to 8 feet. Minimum 20 feet

required. **4)** Variance to allow a building height of 25 feet at a building set back of 12.91 feet (west side). Maximum 15 foot building height within 10 feet of single-family zoning district. **5)** Variance to allow a private drive with private utilities to access the individual units. Public street or private access way is required.

Ordinance Sections: 615.B.Table B 615.B.Table B 615.B.Table B  
615.B.Table B  
608.H

Applicant: Terrence Plas, Osborn 27 Partners, LLC  
William E Lally, Tiffany & Bosco, PA

Representative: William E Lally, Tiffany & Bosco, PA

Owner:

7. Application #: ZA-545-16-3  
Existing Zoning: R-2  
Location: Approximately 720 feet south of the southwest corner of 32nd Street and Cactus Road  
Quarter Section: 30-34(K10)  
Proposal: **1)** Variance to allow lots without legal frontage on a public or private street. **2)** Variance to reduce the required front yard setback to 0 feet for Lots 1-5 and 26-31. Minimum 10-foot required. **3)** Variance to reduce the required garage setback to 0 feet for all lots. Minimum 18 feet required.
- Ordinance Sections: 608.H.1 and 614.B.Table A 614.B.Table A  
614.B.Table A
- Applicant: Jennifer Boblick, Sender Associates, Chtd.  
Representative: Jennifer Boblick, Sender Associates, Chtd.  
Owner: Watt New Leaf Cactus, LLC  
c/o Sender Associates, Chtd.

8. Application #: ZA-338-16-6 (Continued from 11/17/16)  
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

accessway 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

9. Application #: ZA-452-16-4 (Continued from 11/22/16)  
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

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.

November 30, 2016