

**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 29, 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-543-16-8 (Sign)
Existing Zoning: C-2 PKG/WVR
Location: 426 - 432 North 44th Street
Quarter Section: 11-37(F10)
Proposal: Use Permit for a major amendment to the Phoenix Gateway Center Comprehensive Sign Plan. Use Permit required.

Ordinance Sections: 705.E.2
Applicant: Stephanie Ryman, Airpark Signs & Graphics
Representative: Stephanie Ryman, Airpark Signs & Graphics
Owner: Susan Engstrom, ARE-LEI Phoenix Gateway Association, LLC

2. Application #: ZA-548-16-2 (Sign)
Existing Zoning: C-2 HGT/WVR PCD
Location: 7000 East Mayo Boulevard
Quarter Section: 39-43(M12)
39-44(M12)
Proposal: Variance to increase the wall sign area on the south elevation to 266 square feet for Major Tenant F. Maximum 1.25 square foot of wall sign area for each lineal foot of building elevation allowed through a Comprehensive Sign Plan (210 square feet maximum wall sign area on south elevation for Major Tenant F).

Ordinance Sections: 705.E.2.b.(3)
Applicant: Lisa Sawchyn, Imageone Industries
Representative: Thomas Gianni, Imageone Industries
Owner: Daniel Dahl, YAM Properties

3. Application #: ZA-549-16-2 (Sign)
Existing Zoning: A-1
Location: Approximately 975 feet east of the northeast corner of

- Quarter Section: 28th Street and Mohawk Lane
 Proposal: 41-34(N10)
1) Use Permit to establish the Cave Creek / 101 Business Center Comprehensive Sign Plan. Use Permit required. **2)** Variance to increase the wall sign area on the south elevation to 297 square feet. Maximum 1.25 square foot of wall sign area for each lineal foot of building elevation allowed through a Comprehensive Sign Plan (157.5 square feet maximum sign area on south elevation).
- Ordinance Sections: 705.E.2 705.E.2.b(3)
 Applicant: Chris Scherf, Epic Sign Group
 Representative: Pamela Collins, Chamberlain Enterprises, LLC
 Owner: Pamela Collins, Chamberlain Enterprises, LLC
4. Application #: ZA-147-16-5 (6-month review)
 Existing Zoning: R1-6
 Location: 3801 West Bethany Home Road
 Quarter Section: 20-20(I6)
 Proposal: Use Permit to allow traffic generated by the home occupation (book keeping/ tax preparation). Use Permit required.
- Ordinance Sections: 608.E.3.h(1)
 Applicant: Selene Serrano
 Representative: Selene Serrano
 Owner: Selene Serrano
5. Application #: ZA-499-16-6
 Existing Zoning: R-3
 Location: 1805 North 51st Street
 Quarter Section: 13-39(G11)
 Proposal: Variance to allow a zero-foot landscape setback in the required side yard (south). Minimum 5-foot landscape setback required.
- Ordinance Sections: 703.B.3.b.3
 Applicant: Abdul Slatewala, Architecture All & Assoc.
 Representative: Abdul Slatewala, Architecture All & Assoc.
 Owner: Harjit Singh Sodhi, Sodhi Family Capital, LLC
6. Application #: ZA-541-16-4
 Existing Zoning: C-2 SP HGT/WVR
 Location: 1521 East Camelback Road
 Quarter Section: 18-30(H9)
 Proposal: **1)** Variance to allow an open use (parking garage). Closed uses required. **2)** Variance to reduce the streetscape landscape (west) setback along 15th Street

to 8 feet. An average of 30 feet is required for structures exceeding two stories, minimum of 20 feet is permitted for up to 50 percent of the frontage. **3)** Variance to reduce the interior parking lot landscaping to 0%. Minimum 10% required. **4)** Variance to reduce the street side (south) building setback along Pierson Street to 14.75 feet. An average of 30 feet is required for structures exceeding two stories, minimum of 20 feet is permitted for up to 50 percent of the frontage. **5)** Variance to reduce the streetscape landscape (south) setback along Pierson Street to 14.75 feet. An average of 30 feet is required for structures exceeding two stories, minimum of 20 feet is permitted for up to 50 percent of the frontage. **6)** Variance to reduce the building setback (west) along 15th Street to 8 feet. An average of 30 feet is required for structures exceeding two stories, minimum of 20 feet is permitted for up to 50 percent of the frontage.

Ordinance Sections: 623.C.1 623.E.4.e 623.E.4.e 623.E.4.d
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Applicant: William F. Allison, Withey Morris PLC
 Representative: William F. Allison, Withey Morris PLC
 Owner: Roberts Sanders, BHA Real Estate Holdings, LLC

7. Application #: ZA-544-16-1
 Existing Zoning: R1-18
 Location: 4618 West Alameda Road
 Quarter Section: 46-18(O6)
 Proposal: **1)** Variance to allow 33 percent lot coverage. Maximum of 25 percent lot coverage allowed. **2)** Variance to reduce the required front yard setback (west) to 9 feet. Minimum 25 feet required.

Ordinance Sections: 610.B.Table 610.B.Table
 Applicant: Robin Mickelson
 Representative: Robin Mickelson
 Owner: Robin Mickelson

8. Application #: ZA-530-16-7
 Existing Zoning: C-3 CMOD ACOD
 Location: 751 Grand Avenue
 Quarter Section: 11-26(F8)
 Proposal: **1)** Use permit to allow outdoor dining as an accessory use to a bar (Arizona Wilderness) within 500-feet of a residential zoning district. Use permit required. **2)** Use permit to allow outdoor alcohol consumption as an accessory use to a bar (Arizona Wilderness) within 500-

- feet of a residential zoning district. Use permit required. **3)** Use permit to allow a bar (Arizona Wilderness). Use permit required.
- Ordinance Sections: 624.D.112.c 624.D.112.c 646.G.1.a.
 Applicant: Jeff Graham, Aline Architecture.Concepts
 Representative: Jeff Graham, Aline Architecture.Concepts
 Owner: Joshua Simon, SimonCRE Chisum, LLC
- 1:30 PM**
9. Application #: ZA-497-16-4 (Continued from 11/22/16)
 Existing Zoning: C-2
 Location: 3018 North 16th Street
 Quarter Section: 15-30(G9)
 Proposal: **1)** Use permit to allow a pet care facility. Use permit required. **2)** Variance to reduce building setback for pet care facility to 0 when located adjacent to a residential district. Minimum 100 feet required.
- Ordinance Sections: 622.D.127.a 622.D.127.d
 Applicant: Anne Aldrich, Pee Wee's Pals
 Representative: Mary Aldrich
 Owner: Mary Aldrich
10. Application #: ZA-501-16-2 (Rescheduled from 12/1/16)
 Existing Zoning: A-1 DVAO 1 & 2
 Location: 1720 East Deer Valley Road
 Quarter Section: 43-31(N9)
 Proposal: Use permit to allow a medical marijuana dispensary. Use permit required.
- Ordinance Sections: 627.D.92.a
 Applicant: Curtis Devine
 Representative: Larry Lazarus, Lazarus, Silvyn & Bangs, P.C.
 Owner: Landmark Group, LLC
11. Application #: ZA-553-16-1
 Existing Zoning: A-1 DVAO
 Location: 1115 West Deer Valley Road, Suite 4
 Quarter Section: 42-26(N8)
 Proposal: Revocation of ZA-16-11-1, use permit for medical marijuana cultivation and dispensary.
- Ordinance Sections: 307.A.7.g
 Applicant: City of Phoenix Planning and Development
 Representative: City of Phoenix Planning and Development
 Owner: VJS Enterprises, LLC
12. Application #: ZA-554-16-1
 Existing Zoning: A-1 DVAO

Location: 21421 North 11th Avenue
Quarter Section: 42-26(N8)
Proposal: Revocation of ZA-378-11-1, use permit for a medical marijuana (caregiver) cultivation.
Ordinance Sections: 307.A.7.g
Applicant: City of Phoenix Planning and Development
Representative: City of Phoenix Planning and Development
Owner: 1116, 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.

December 9, 2016