

## 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 **January 26, 2017, 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-576-16-8 (Sign)  
Existing Zoning: A-2 AIO RSIO  
Location: 1850 East Watkins Street  
Quarter Section: 7-31(E9)  
Proposal: Use Permit for an electronic message display as part of a wall sign (north and west elevations). Use Permit required,  
Ordinance Sections: 705.C.13  
Applicant: Corey Shano, Associated Sign Company  
Representative: Corey Shano, Associated Sign Company  
Owner: CC&F Properties
  
2. Application #: ZA-291-15-4 (6-month review)  
Existing Zoning: C-3  
Location: 3038 West Van Buren Street  
Quarter Section: 11-22(F7)  
Proposal: Use permit to allow an assembly hall less than 25,000 square feet. Use permit required.  
Ordinance Sections: 623.D.9  
Applicant: Jose Oscar Diaz, Plaza Kora LLC  
Representative: Robert Gomez, Robert Gomez, Architect, AIA  
Owner: Jose Oscar Diaz, Plaza Kora LLC
  
3. Application #: ZA-577-16-4  
Existing Zoning: R1-6 HP  
Location: 1326 West Willetta Street  
Quarter Section: 12-26(G8)  
Proposal: **1)** Variance to reduce the side yard (east) setback to 1-foot Minimum 10 feet required. **2)** Variance to reduce the rear yard setback (north) to 2 feet. Minimum 25 feet required.  
Ordinance Sections: 613.B.Table B 613.B.Table B  
Applicant: Mark Diana, Masterbuild Homes, LLP  
Representative: Mark Diana, Masterbuild Homes, LLP

- Owner: Richard Usher
4. Application #: ZA-578-16-3  
Existing Zoning: C-2  
Location: 13648 North 19th Avenue  
Quarter Section: 32-24(L7)  
Proposal: Use permit to allow package liquor sales as an accessory use to a convenience market. Use permit required.  
Ordinance Sections: 622.D.97.a  
Applicant: Phoenix Retail Associates, LLC  
Representative: Andrea Lewkowitz, Lewkowitz Office PLC.  
Owner: Hirmiz Kando, 19 Thunderbird Plaza, LLC
5. Application #: ZA-580-16-5  
Existing Zoning: R-5  
Location: 1825 West Northern Avenue  
Quarter Section: 24-25(J7)  
Proposal: **1)** Variance to reduce parking to 57 spaces. Minimum 135 spaces required. **2)** Variance to allow 70% lot coverage. Maximum 50% allowed. **3)** Variance to eliminate 5 foot landscaped strip for interior property lines. Minimum five-foot-wide landscaped area required.  
Ordinance Sections: 702.C 618.B. Table B 703.B.3.b.3  
Applicant: Stephen Capobres, Catholic Charities Community Services  
Representative: Doug McCord, Architectural Resource Team  
Owner: Stephen Capobres, Catholic Charities Community Services
6. Application #: ZA-581-16-6  
Existing Zoning: C-2  
Location: 742 East Glendale Avenue  
Quarter Section: 23-29(I8)  
Proposal: Use Permit to allow outdoor dining accessory to a restaurant (Scott's Generations Delicatessen) within 500 feet of a residential zoning district. Use Permit required.  
Ordinance Sections: 623.D.156.c  
Applicant: Scott Snyder, Scott's Generations Delicatessen, Inc.  
Representative: Brent Kleinman, Scott's Generations Delicatessen, Inc.  
Owner: Linda Bayless, Bayless Investment & Trading Company

7. Application #: ZA-589-16-6  
Existing Zoning: R1-6  
Location: 2514 East Fairmount Avenue  
Quarter Section: 16-33(H9)  
Proposal: Variance to reduce side yard setback (east) to 0 feet. Minimum 3 feet required.  
Ordinance Sections: 613.B Table B  
Applicant: Nigel Brandon  
Representative: Diego Munoz, Munoz Complete Drafting Services  
Owner: Nigel Brandon
- 1:30 PM**
8. Application #: ZA-588-16-7, 8 (Sign)  
Existing Zoning: DTC  
Location: Downtown Redevelopment Area, as defined in Resolution No. 15143  
Quarter Section: Multiple  
Proposal: **1)** Use permit for a comprehensive sign plan for the 2017 NCAA Final Four events within the Downtown Redevelopment Area. Use permit required. **2)** Use permit to allow a sign erected in conjunction with a special promotional event within the Business Core of a civil or commercial nature. Use permit required.  
Ordinance Sections: 705.E.2 705.F.1.b 1209.B.8.j  
Applicant: Stephanie Jarvis, Phoenix Local Organizing Committee  
Representative: Mike Wagner, Phoenix Local Organizing Committee  
Owner: Various
9. Application #: ZA-452-16-4 (Continued from 12/22/16)  
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
10. Application #: ZA-582-16-4  
Existing Zoning: R-3  
Location: 1443 East Osborn Road  
Quarter Section: 15-30(G9)  
Proposal: **1)** Use permit to allow the single family attached (SFA) option. use permit required. **2)** Variance to reduce the

perimeter (south, east and west) setback to 20 feet. Minimum 28-foot setback required for a 33 foot building height adjacent to a single-family residential zoning district.

Ordinance Sections: 608.F.5 615.Table B.  
Applicant: Matt Burrow, FRB Investment Fund, LLC  
Representative: Mark Tomecak, Tomecak Design  
Owner: Matt Burrow, FRB Investment Fund, LLC

11. Application #: ZA-583-16-6  
Existing Zoning: C-2 PCD  
Location: 3215 East Chandler Boulevard  
Quarter Section: 011-35(A10)  
Proposal: **1)** Use Permit to allow outdoor dining (Dutch Bros.) within 500 feet of a residential district zoning line. Use Permit required. **2)** Use Permit to allow a drive-through facility (Dutch Bros.) within 300 feet of a residential district zoning line. Use Permit required.

Ordinance Sections: 623.D.156.c. 623.D.156.d(2)  
Applicant: Bill Cantieri, Thompson McCarthy Coffee Co.  
Representative: Sake Reindersma, Stewart-Reindersma Architecture  
Owner: Daniel Roberts, Chandler Blvd, LLC

12. Application #: ZA-584-16-6  
Existing Zoning: R1-6  
Location: 4148 North 36th Street  
Quarter Section: 17-35(H10)  
Proposal: **1)** Variance to reduce the front yard setback (east) to 17.5 feet. Minimum 20 feet required. **2)** Variance to reduce the rear yard setback (west) to 18 feet. Minimum 25 feet required. **3)** Variance to reduce the side yard setback (south) to 1 foot. Minimum 3 feet required.

Ordinance Sections: 613.B.TableB 613.B.TableB 613.B.TableB  
Applicant: Marliyn Mikesell  
Representative: Noel Santos, American Care Homes, Inc.  
Owner: Marliyn Mikesell

13. Application #: ZA-585-16-8  
Existing Zoning: R-2, R-3A, R-4 and R1-6  
Location: 1225 North 36th Street  
Quarter Section: 12-36(G10)  
Proposal: **1)** Variance to allow an over height fence (8 feet) in the front yard setback (west). Maximum 40 inches permitted. **2)** Variance to allow an over height fence (8 feet) in the side yard setback (north). Maximum 6 feet

permitted. **3)** Variance to allow an over height fence (8 feet) in the side yard setback (south). Maximum 6 feet permitted. **4)** Variance to allow an over height fence (8 feet) in the rear yard setback (east). Maximum 6 feet permitted.

Ordinance Sections: 703.A.2.a 703.A.2.c 703.A.2.c 703.A.2.c  
Applicant: James Richardson, Enclave Villas Condominium Council of Co-Owners  
Representative: Michael Kolejka, AIA MK Architects  
Owner: Tori Vigil, Enclave Villas Condominium of Co-Owners

14. Application #: ZA-586-16-3  
Existing Zoning: R-3  
Location: 1500 West Thunderbird Road  
Quarter Section: 32-26(L8)  
Proposal: Use Permit to allow an over height retaining wall (48 inches) along the west side of the property located within fifty (50) feet of a subdivision perimeter or the property line of an unplatted parcel. Use permit required to exceed 40 inches.

Ordinance Sections: 703.A.4.c)  
Applicant: Mark Tomecak, Tomecak Design  
Representative: Mark Tomecak, Tomecak Design  
Owner: Robert Evans, Artisan at Moon Mountain

15. Application #: ZA-587-16-7  
Existing Zoning: C-2  
Location: 2175 North 83rd Avenue  
Quarter Section: 13-9(G3)  
Proposal: Time extension of ZA-517-15, a Use Permit to allow a medical marijuana dispensary facility.

Ordinance Sections: 623.D.122.a  
Applicant: Martin Flood A + E Solutions LLC  
Representative: Martin Flood A + E Solutions LLC  
Owner: Core Management 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.

January 12, 2017