

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 **February 16, 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-560-16-4 (Continued from 1/5/17)
Existing Zoning: R-4A
Location: Northwest corner of 24th Avenue and Indianola Avenue
Quarter Section: 16-23(H7)
Proposal: **1)** Variance to allow an over height wall (8 feet) on the rear (north) property line of Parcel B. Maximum 6 feet permitted. **2)** Variance to reduce the required number of parking spaces on Parcel A to 41. Minimum 84 spaces required. **3)** Variance to reduce the required number of parking spaces on Parcel B to 14. Minimum 42.5 spaces required.
Ordinance Sections: 703.A.2.c 702.C 702.C
Applicant: Tony Tang, Tony Tang Architect Ltd.
Representative: Tony Tang, Tony Tang Architect Ltd.
Owner: Hong Lok House/ Phoenix Chinese Senior Center
2. Application #: ZA-11-17-1
Existing Zoning: R1-18 AL
Location: 4517 West Range Mule Drive
Quarter Section: 47-18(O6)
Proposal: Variance to increase lot coverage to 27% for the primary structure. Maximum 25% allowed.
Ordinance Sections: 610.B. Table
Applicant: Adrian Saluk, Saluk Family Trust - Survivors Trust
Representative: Adrian Saluk, Saluk Family Trust - Survivors Trust
Owner: Adrian Saluk, Saluk Family Trust - Survivors Trust
3. Application #: ZA-12-17-5
Existing Zoning: R1-6
Location: 2028 West Claremont Street
Quarter Section: 21-24(I7)
Proposal: **1)** Variance to reduce the required rear yard setback

(North) to 16 feet. Minimum 25 feet required. **2)** Variance to reduce the side yard setback (East) to 0 feet. Minimum 10 feet required. **3)** Variance to allow 43 percent lot coverage. Maximum of 40 percent lot coverage permitted.

Ordinance Sections: 613.B.Table A 613.B. Table A 613.B.Table A
Applicant: David L Ellis , Lynette G. Ellis
Representative: David L Ellis , Lynette G. Ellis
Owner: David L Ellis , Lynette G. Ellis

4. Application #: ZA-13-17-7
Existing Zoning: C-1
Location: 2446 West Hadley Street
Quarter Section: 9-23(F7)
Proposal: Variance to reduce the required parking to 5 spaces total. Minimum 11 spaces required.

Ordinance Sections: 702.C
Applicant: Jose Eduardo Valle, Zometa Maria Restaurant
Representative: Martin Sandino, Martin Sandino Architecture and Planning
Owner: Jose Eduardo Valle, Zometa Maria Restaurant

5. Application #: ZA-14-17-6
Existing Zoning: R1-10 NCASPD
Location: 6102 North Central Avenue
Quarter Section: 21-27(I8)
Proposal: Variance to reduce the rear yard setback to 7 feet. Minimum 25 feet required.

Ordinance Sections: 611.B.TableB
Applicant: Frank Dancil, FDA Services
Representative: Frank Dancil, FDA Services
Owner: Jeffery and Laura Peabody

6. Application #: ZA-15-17-6
Existing Zoning: C-2
Location: 3626 East Indian School Road
Quarter Section: 17-36(H10)
Proposal: Variance to reduce the landscape setback to 10 feet, minimum 25 feet required.

Ordinance Sections: 623.E.4.e
Applicant: Lance Baker, Synectic Design Inc.
Representative: Lance Baker, Synectic Design Inc.
Owner: SimonCRE Broadway V, LLC

7. Application #: ZA-16-17-6
Existing Zoning: R-3

Location: 2130 East Turney Avenue
Quarter Section: 17-32(H9)
Proposal: **1)** Use Permit to use table A and Planned Residential Development (PRD) Option, Use Permit required. **2)** Variance to delete the required front perimeter building setback. Minimum 15 feet required. **3)** Variance to delete the required rear perimeter building setback to 15 feet. Minimum 20 feet required. **4)** Variance to delete the required east perimeter building setback to 5 feet. Minimum 15 feet required. **5)** Variance to delete the common landscape setback adjacent to perimeter streets. Minimum 15 feet required. **6)** Variance to delete front interior building setbacks. Minimum 10 feet required. **7)** Variance to reduce garage setbacks for front loaded garages to 3 feet from back of sidewalk. Minimum 18 feet from back of sidewalk required. **8)** Variance to increase lot coverage to 75% with 5% attached shade structures. Maximum 40% with 10% attached shade structures. **9)** Variance to reduce the common area to 2.4%. Minimum 5% required. **10)** Variance to allow private driveway. Public street or private access way required.

Ordinance Sections: 615.B 615.B.table A PRD 615.B table A PRD 615.B table A PRD
615.B table A PRD 615.B table A PRD 615.B table A PRD
615.B table A PRD 615.B table A PRD 615.B table A PRD

Applicant: Walter Veselinovic, 2130 E Turney, LLC
Representative: Edmir Dzudza, E-Project, LLC
Owner: Walter Veselinovic, 2130 E Turney, LLC

8. Application #: ZA-17-17-4
Existing Zoning: R1-6
Location: 4625 North 27th Avenue
Quarter Section: 18-23(H7)
Proposal: Variance to reduce the required off-street parking to 62 spaces. Minimum 93 parking spaces required.

Ordinance Sections: 702.C.Table
Applicant: Peter Swingle, Athena Studio, LLC
Representative: Peter Swingle, Athena Studio, LLC
Owner: Rehoboth Saints Center Church of God

1:30 PM

9. Application #: ZA-22-17-7

- Existing Zoning: DTC-Downtown Gateway ACSBO
 Location: 888 North 1st Avenue
 Quarter Section: 11-27(F8)
 Proposal: Use permit to allow outdoor alcohol consumption as an accessory use to a restaurant (Ncounter). Use permit required.
- Ordinance Sections: 1204.D Table
 Applicant: Karl Iskat, Due North Consulting
 Representative: Elisa Bayha, Run Run Design
 Owner: Matt Seaman, Metrowest Development
10. Application #: ZA-18-17-2
 Existing Zoning: CP/BP
 Location: 5675 East Mayo Boulevard
 Quarter Section: 39-41(N11)
 39-41(M11)
 40-41(N11)
 40-41(M11)
 Proposal: Use permit to allow temporary parking for three years. Use permit required.
- Ordinance Sections: 708.D.1
 Applicant: Mayo Clinic Arizona
 Representative: Michael Delmarter, P.E. Kimley-Horn & Associates
 Owner: Mayo Clinic Arizona
11. Application #: ZA-20-17-6
 Existing Zoning: R1-10
 Location: 2927 East Campbell Avenue
 Quarter Section: 17-34(H10)
 Proposal: **1)** Variance to reduce the required rear yard setback to 10 feet (East property line of the western portion of 163-04-208). Minimum 25 feet required. **2)** Variance to reduce the required rear yard setback to 6 feet (West property line of the eastern portion of 163-04-208). Minimum 25 feet required.
- Ordinance Sections: 611.B.Table B 611.B.Table B
 Applicant: Jeff Zimmerman, Villa Montessori
 Representative: Jeff Zimmerman, Villa Montessori
 Owner: Mountain View Christian Church of Phoenix
12. Application #: ZA-21-17-8
 Existing Zoning: DTC-East Evans Churchill ACSBO
 Location: 501 East Roosevelt Street
 Quarter Section: 11-28(F8)
 Proposal: Use permit to allow outdoor liquor service as an accessory to a restaurant (Taco Chelo). Use permit

- required.
- Ordinance Sections: 1204.D.Land Use Matrix
 Applicant: Aaron Chamberlin, Cannons Cookery #3, LLC
 Representative: Aaron Chamberlin, Cannons Cookery #3, LLC
 Owner: Neils Kreipke, Desert Viking Roosevelt Row, LLC
13. Application #: ZA-38-17-6
 Existing Zoning: C-2
 Location: 2417 East Indian School Road
 Quarter Section: 16-33(H9)
 Proposal: Use permit to allow outdoor alcoholic beverage consumption accessory to a bar (The Wandering Tortoise) within 500 feet of a residential district. Use permit required if located within 500 feet of a residential district.
- Ordinance Sections: 623.D.156.c
 Applicant: Michael Gau, The Wandering Tortoise
 Representative: Andrew Boorse, A.P. Boorse, PLLC
 Owner: Yen Yen Woo, Lucky Feng Indian School
14. Application #: ZA-589-16-6 (Continued from 1/26/17)
 Existing Zoning: R1-6
 Location: 2514 E 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

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

January 30, 2017