

**NOTICE OF PUBLIC HEARING
ZONING ADJUSTMENT HEARING
REVISED 2/28/17**

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 **March 9, 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-43-17-4 (Sign)
Existing Zoning: R-4A
Location: 1 West Campbell Avenue
Quarter Section: 17-27(H8)
Proposal: **1)** Variance to increase the wall sign area on the south elevation to 38 square feet. Maximum 1 square foot of wall sign area for each lineal foot of building elevation permitted. **2)** Variance to increase the letter height to 14 inches. Maximum 12-inch letter height permitted for building fronts 30 feet in height or less. **3)** Variance to increase the height and area of a ground sign to 5 feet and 38 square feet, respectively. Maximum size of a ground sign is 3 feet high and 30 square feet in area.

Ordinance Sections: 662.K.1.a 662.K.1.b 662.K.10
Applicant: Marc Shuman, Signworx
Representative: Tara Bevelacqua, Alliance Residential
Owner: CH Realty VI/MF Phoenix Pavilions, LLC
2. Application #: ZA-41-17-4
Existing Zoning: T5:2
Location: 340 East Coronado Road
Quarter Section: 13-28(G8)
Proposal: **1)** Variance to increase the primary frontage setback to 91 feet. Maximum 12 feet required. **2)** Variance to reduce the parking setback for the primary frontage to 20 feet. Minimum 30 feet required. **3)** Variance to eliminate the requirement to have a freestanding wall along a property line shared with a residentially zoned property. Minimum 8-foot freestanding wall required.

Ordinance Sections: 1303.B.T5 Table 1303.B.T5 Table 703.A.3.b.1)
Applicant: BHHS Legacy Foundation
Representative: Paul E. Gilbert, Beus Gilbert, PLLC
Owner: Valley of the Sun Hospice

3. Application #: ZA-42-17-4
Existing Zoning: R-3 HP
Location: 342 West Turney Avenue
Quarter Section: 17-27(H8)
Proposal: Variance to increase the allowed height for an accessory structure located within the required side yard setback to 11 feet to the peak. Maximum 8 feet allowed.

Ordinance Sections: 706.C
Applicant: Natasha Hartick, NMH Design, PLLC
Representative: Natasha Hartick, NMH Design, PLLC
Owner: Larocco Family Ventures, LLC
4. Application #: ZA-45-17-3
Existing Zoning: C-O M-O Appr R-3A
Location: 16875 North 12th Street
Quarter Section: 36-30(M9)
Proposal: **1)** Use permit to allow the use of Table A. PRD Development Option for the proposed single-family, detached development with 36 lots. Use permit required. **2)** Variance to create 36 single family residential lots with a lot width of 42 feet. Minimum 45-foot lot width required. **3)** Variance to create 36 single family residential lots that do not front on a public street or private access way. Variance required. **4)** Variance to reduce the minimum garage setback for single family, detached lots within a single family detached development to not less than 5 feet from front loaded garages. Eighteen (18) feet required. **5)** Variance to reduce the minimum interior building setback, front and street side, for single family detached lots to 5 feet. Minimum 10 feet required. **6)** Variance to reduce the minimum perimeter building setback, street side and property line, to not less than 10 feet. Minimum 15 feet required street side and minimum 15 feet required for the (side) and 20 feet for the (rear) property line. **7)** Variance to allow a 6-foot-high wall within the front yard of a single family detached lot along the 12th Street boundary. Maximum 40 inches allowed. **8)** Variance to increase the lot coverage to 65%. Maximum 40% allowed. **9)** Variance to allow vehicles to be parked in the designated driveway within the required front yard of single family lots. Parking spaces for single family uses may not be located in the required front yard.

- Ordinance Sections: 608.B 616.Table A, PRD Development Option 608.H.1
616. Table A, PRD Development Option
616. Table A, PRD Development Option 616. Table A,
PRD Development Option 703.A.3
616. Table A, PRD Development Option 702.F.1.a
Applicant: Metro Living on Bell, LLC
Representative: David Cisiewski, Law Office of David Cisiewski, PLLC
Owner: Metro Living on Bell, LLC
5. Application #: ZA-46-17-4
Existing Zoning: C-1
Location: 5041 West Thomas Road
Quarter Section: 14-17(G5)
Proposal: Use permit to allow a drive-through facility accessory to a restaurant (Pirate's Fish and Chips) less than 300 feet to a residential district zoning line. Use permit required.
Ordinance Sections: 622.D.146.e
Applicant: Gary King KDA Architecture
Representative: Gary King KDA Architecture
Owner: Randy Titzck Genesis 5041 West Thomas LLC
6. Application #: ZA-150-13-7 (3-month review)
Existing Zoning: A-2
Location: 1101 North 21st Avenue
Quarter Section: 12-24(G7)
Proposal: **1)** Use permit to allow medical marijuana cultivation facility. Use permit required. **2)** Variance to allow medical marijuana cultivation facility within 3,800 feet of another medical marijuana cultivation facility. Minimum of 5,280 feet of separation required.
Ordinance Sections: 627.D.91.a 627.D.91.c
Applicant: James Harrison Jr. Phoenix Freeway Partner
Representative: David Dow
Owner: James Harrison Jr. Phoenix Freeway Partner
- 1:30 PM**
7. Application #: ZA-48-17-7 (Sign)
Existing Zoning: DTC - Business Core
Location: 100 North 1st Street & 50 East Adams Street
Quarter Section: 10-28(F8)
Proposal: Use Permit to establish the Renaissance Phoenix Downtown Hotel Comprehensive Sign Plan. Use Permit required.
Ordinance Sections: 705.E.2
Applicant: Steve Cohn, PHXHOTEL, LLC, DBA: Renaissance

- Phoenix
Representative: John Williams Gensler
Owner: City of Phoenix
8. Application #: ZA-47-17-4
Existing Zoning: R1-6 HP
Location: 1128 West Mackenzie Drive
Quarter Section: 17-26(H8)
Proposal: Variance to reduce the side yard setback (east) to 0 feet, Minimum 10 feet required.
Ordinance Sections: 613.B.table B
Applicant: John Wayne Rejebian
Representative: John Wayne Rejebian
Owner: John Wayne Rejebian
9. Application #: ZA-49-17-7
Existing Zoning: R-5 RI
Location: 1117 West Roosevelt Street
Quarter Section: 11-26(F8)
Proposal: **1)** Variance to reduce the landscape setback (south) to 0 feet. Minimum 5 feet of landscape is required. **2)** Variance to reduce the landscape setback (east) to 0 feet. Minimum 5 feet of landscape is required. **3)** Variance to reduce the landscape setback (west) to 0 feet. Minimum 10 feet of landscape is required.
Ordinance Sections: 703.B.3.b.(3) 703.B.3.b.(3) 703.B.3.a
Applicant: Kevin Van Norman Van Norman Development
Representative: Kevin Van Norman Van Norman Development
Owner: Kevin and Jeff Van Norman
10. Application #: ZA-50-17-6
Existing Zoning: R1-6 CEPCSP
Location: 1919 East Minnezona Avenue
Quarter Section: 18-31(H9)
Proposal: Variance to reduce the required rear yard to 16 feet. Minimum 25 feet required.
Ordinance Sections: 613.B.Table B
Applicant: Jason Comer, Truespace
Representative: Jason Comer, Truespace
Owner: Niki Undrill
11. Application #: ZA-51-17-8
Existing Zoning: C-1, R-3 RI
Location: 1034 North 24th Street
Quarter Section: 12-32(G9)

- Proposal: **1)** Use permit to allow Public Assembly-Residential with vehicular access on local or minor collector street. Use permit required. **2)** Use permit to allow a pocket shelter for up to 20 unrelated persons. Use permit required.
- Ordinance Sections: 608.E.6 608.E.1.c.(1)
Applicant: David Johnson, Arizona Southern Baptist Convention
Representative: Joseph Still, Set Free Baptist Fellowship
Owner: Set Free Baptist Fellowship
12. Application #: ZA-6-17-6 (Continued from 2/2/17)
Existing Zoning: R1-10
Location: 5949 East Orange Blossom Lane
Quarter Section: 15-41(G11)
Proposal: Variance to reduce rear (east) setback to 10 feet. Minimum 25 feet required.
Ordinance Sections: 611.B Table B
Applicant: Ben Hawkins, Blackhawk Building Company, LLC
Representative: Lance Enyart, Lea-Architects, LLC
Owner: Ben Hawkins, Blackhawk Building Company, LLC
13. Application #: ZA-596-16-8 (Rescheduled from 2/2/17)
Existing Zoning: R1-6
Location: Northeast corner of 46th Street and Taylor Street
Quarter Section: 11-38(F11)
Proposal: **1)** Variance to reduce rear (north) setback to 5 feet. Minimum 25 feet required. **2)** Variance to reduce front (south) yard setback to 10 feet. Minimum 20 feet required. **3)** Variance to increase lot coverage to 48%. Maximum 40% allowed. **4)** Variance to reduce the minimum required lot size to 4,700 square feet. Minimum 6,000 square feet required.
Ordinance Sections: 613.B. Table B 613.B Table B 613.B Table B 613.B.tableB
Applicant: Rich Baxter, Central & Main Development
Representative: Rich Baxter, Central & Main Development
Owner: Rich Baxter, Central & Main Development

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.

This publication can be made available in alternate format upon request. Contact Tamra Ingersoll at (602) 534-6648, TTY: use 7-1-1.

To request reasonable accommodations, please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.

February 15, 2017