

**NOTICE OF PUBLIC HEARING
ZONING ADJUSTMENT HEARING
*REVISED March 13, 2017**

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 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-52-17-4 (Sign)
Existing Zoning: C-2 TOD-1
Location: 5120 North Central Avenue
Quarter Section: 19-27(H8)
Proposal: **1) Variance to increase the maximum letter/logo height for a wall sign to 30 inches. Maximum 12 inches permitted for building fronts 30 feet in height or less.
2) Variance to increase the wall sign area to 45 square feet. Maximum 1 square foot of wall sign area for each linear foot of building elevation permitted.**

Ordinance Sections: 662.K.1.b. 662.K.1.a.
Applicant: Tonie Ginn, Mad Greens
Representative: John / Dylan Hansen, Advanced Sign & Lighting Inc.
Owner: Steve Grady, Focus Phoenix Central, LLC

 2. Application #: ZA-53-17-7
* Existing Zoning: DTC West Evans Churchill HP ACSBO
Location: Approximately 150 feet north of the northeast corner of 2nd Street and Roosevelt Street.

Quarter Section: 12-28(G8)
Proposal: Use permit to allow a community garden in DTC West Evans Churchill. Use permit required.

Ordinance Sections: 1204.D.
Applicant: Roosevelt Row Community Development
Representative: Kenny Barrett, Roosevelt Row Community Development
Owner: City of Phoenix

 3. Application #: ZA-54-17-8
Existing Zoning: R-3
Location: 3136 East Coronado Road
Quarter Section: 13-34(G10)
Proposal: Use permit to allow public assembly-residential uses with vehicular access on local or minor collector streets.

- Use permit required.
 Ordinance Sections: 608.E.6.
 Applicant: Sal Ramel, Ramel Architects International, LLC
 Representative: Sal Ramel, Ramel Architects International, LLC
 Owner: Subair Tahir, Muslim Community Mosque Inc.
4. Application #: ZA-55-17-4
 Existing Zoning: C-1
 Location: 392 and 396 East Palm Lane
 Quarter Section: 13-28(G8)
 Proposal: **1)** Use permit to allow outdoor dining as an accessory use to a restaurant (Black Rock Coffee). Use permit required. **2)** Use permit to allow a drive through facility as an accessory use to a restaurant (Black Rock Coffee). Use permit required when less than 300 feet from a residential district zoning line. **3)** Variance to reduce the street side building setback along 7th Street to 21 feet. An average 25 feet is required. **4)** Variance to reduce the street side building setback along Palm Lane to 14 feet. An average 25 feet is required. **5)** Variance to reduce the streetscape landscape setback along 7th Street to 0 feet. An average of 25 feet is required. **6)** Variance to reduce the streetscape landscape setback along Palm Lane to 0 feet. An average of 25 feet is required.
- Ordinance Sections: 622.D.146.d. 622.D.146.e. 622.E.4.d. 622.E.4.d. 622.E.4.e. 622.E.4.e.
 Applicant: Wendy Riddell, Berry Riddell
 Representative: Wendy Riddell, Berry Riddell
 Owner: Ali Fakih, 2000 N 7th, LLC
5. Application #: ZA-56-17-2
 Existing Zoning: R1-8
 Location: 19034 North 7th Drive
 Quarter Section: 39-26(M8)
 Proposal: Variance to reduce the side yard setback north to 8 feet. Minimum 10 feet required.
- Ordinance Sections: 612.B. Table B.
 Applicant: Douglas Sherwood, Design Associate
 Representative: Douglas Sherwood, Design Associate
 Owner: Robert and Karen Franklin
6. Application #: ZA-58-17-6
 Existing Zoning: R1-6
 Location: 935 East Georgia Avenue
 Quarter Section: 19-29(H8)

- Proposal: Variance to reduce the side yard setback (east) to 9 feet. Minimum 10 feet required.
- Ordinance Sections: 613.B. Table B.
- Applicant: Brad Nunn
- Representative: Brad Nunn
- Owner: Brad Nunn
7. Application #: ZA-59-17-4
- Existing Zoning: DTC-McDowell-1-HP
- Location: 542 West McDowell Road
- Quarter Section: 13-27(G8)
- Proposal: Use permit to allow outdoor liquor service as an accessory to a restaurant (Rubio's). Use permit required.
- Ordinance Sections: 1204.D.
- Applicant: Chris Cooper, A.d.Arizado, Inc.
- Representative: Brad Jefferies, Rubio's Restaurants, Inc.
- Owner: Ira Schwartz, Summitt Hurley Plaza, LLC
8. Application #: ZA-60-17-6
- Existing Zoning: R1-6
- Location: 4216 North 34th Place
- Quarter Section: 17-35(H10)
- Proposal: Variance to reduce rear yard setback to 17 feet. Minimum 25 feet required.
- Ordinance Sections: 613.B. Table B.
- Applicant: Andrew Ogas, Andrew Ogas Architect, LLC
- Representative: Andrew Ogas, Andrew Ogas Architect, LLC
- Owner: William & Gretchen Jay
- 1:30 PM**
9. Application #: ZA-61-17-8
- Existing Zoning: A-1 TOD-2
- Location: Southwest corner of 25th Street and Washington Street (7 lots)
- Quarter Section: 10-33(F9)
- Proposal: Variance to allow an over height wall/fence of 8 feet tall in the required front yard (north). Maximum 40 inches allowed.
- Ordinance Sections: 703.A.3.a.
- Applicant: Richard Andrews, 2425 East Washington, LLC
- Representative: Martin Sandino, Martin Sandino Architecture and Planning
- Owner: Richard Andrews, 2425 East Washington, LLC

10. Application #: ZA-63-17-7
Existing Zoning: C-3 HP ACSBO
Location: Northwest corner of Grand Avenue and Polk Street
Quarter Section: 11-26(F8)
Proposal: **1)** Use permit to allow outdoor alcoholic beverage consumption within 500 feet of a residential district. Use permit required if located within 500 feet of a residential district. **2)** Variance to reduce the front yard setback (south) to 0 feet. Minimum 25 feet required. **3)** Variance to reduce the streetscape landscape setback along Polk Street to 0 feet. An average of 25 feet is required, minimum of 20 feet is permitted for up to 50percent of the frontage.
- Ordinance Sections: 624.D.112.c. 701.D.3.a. 624.E.4.e.Table
Applicant: Steven Nevala, FINN Architects, LLC
Representative: Chris Anaya, The Original Burrito and Co.
Owner: Lorenzo and Margaret De La Cruz, The Original Burrito and Co.
11. Application #: ZA-69-17-6
Existing Zoning: R1-10
Location: 4714 East Virginia Avenue
Quarter Section: 14-38(G11)
Proposal: **1)** Use permit to allow traffic to be generated by the home occupation. Use permit required. **2)** Use permit to allow a home occupation to be conducted in an accessory building. Use permit required.
- Ordinance Sections: 608.E.3. 608.E.3.
Applicant: Nicole Posten, On Point Architecture
Representative: Nicole Posten, On Point Architecture
Owner: Deirdre Gilmore, Tank Girl Marketing
12. Application #: ZA-70-17-4
Existing Zoning: C-2
Location: 1612 East McDowell Road
Quarter Section: 13-31(G9)
Proposal: **1)** Use permit to allow patron dancing in bar. Use permit required. **2)** Use permit to allow music or entertainment in bar. Use permit required.
- Ordinance Sections: 623.D.156.b. 623.D.156.a.
Applicant: Billares Silverado, LLC
Representative: Andrea Lewkowitz, Lewkowitz Law Office PLC
Owner: Dew Seven Inverness, LLC

13. Application #: ZA-72-17-2
Existing Zoning: RE-35 PCD NBCCPOD
Location: 2526 West Praiano Way
Quarter Section: 60-23(S7)
Proposal: Use permit to allow retaining walls over 40 inches within 50 feet of a subdivision perimeter. Maximum 40 inches allowed within 50 feet of a subdivision perimeter.
Ordinance Sections: 703.A.4.c.
Applicant: Michael J Carter
Representative: Al Christensen, A Christensen Architect
Owner: Michael J Carter
14. Application #: ZA-360-16-4
Existing Zoning: C-2
Location: 605 West Osborn Road
Quarter Section: 15-26(G8)
15-27(G8)
Proposal: **1)** Use permit to allow outdoor alcohol consumption as an accessory to a restaurant (Stacey's Pampered Pig) within 500 feet of residential zoning. Use permit required. **2)** Use permit to allow outdoor dining as an accessory to a restaurant (Stacey's Pampered Pig) within 500 feet of residential zoning. Use permit required. **3)** Use permit to allow outdoor food preparation and cooking. Use permit required. **4)** Variance to reduce the setback requirement for outdoor cooking area from a residential district. 300 feet is required. **5)** Variance to reduce the landscape setback (north) to 0 feet. Average 25 feet for structures not exceeding two stories. **6)** Variance to allow parking and maneuvering from an alley. Parking and maneuvering to be provided on site. **7)** Variance to reduce parking spaces to 75. 99 spaces required.
Ordinance Sections: 623.D.156.c. 623.D.156.c. 623.D.156.f.(1) 623.D.156.f.(2) 623.E.4.e. 702.A.1.b. 702.C.
Applicant: Stacey Phipps, Stacey's Pampered Pig
Representative: Tim Spradley, AZ New Image Contractors
Owner: Komatsu Okamoto Trust

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 23, 2017