

**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 **April 20, 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-118-17-1
Existing Zoning: S-1
Location: 27813 North 37th Avenue
Quarter Section: 50-20(P6)
Proposal: **1)** Time extension for ZA-69-16. Variance to allow a lot with no legal street frontage. Street frontage required. **2)** Time extension for ZA-69-16. Variance to reduce the required rear yard (south) setback for an accessory structure to four feet. Fifty feet required. **3)** Time extension for ZA-69-16. Variance to reduce the required side yard (west) setback to an accessory structure to three feet. Fifty feet required. **4)** Time extension for ZA-69-16. Variance to reduce the required side yard (east) setback for an accessory structure to thirty feet. Fifty feet required.

Ordinance Sections: 608.H.1 603.B.3 603.B.3 603.B.3
Applicant: Kyle Seabert
Representative: Kyle Seabert
Owner: Kyle Seabert

2. Application #: ZA-120-17-3
Existing Zoning: C-3, R-4
Location: 9601 North 19th Avenue
Quarter Section: 27-25(J7)
Proposal: Use permit to allow a neighborhood collection center. Use permit required.

Ordinance Sections: 624.D.91.a
Applicant: Charles Ditsch
Representative: Charles Ditsch
Owner: Cycle Two, LLC

3. Application #: ZA-121-17-8
Existing Zoning: R-3

- Location: Approximately 400 feet north of the northwest corner of 39th Street and Earll Drive
- Quarter Section: 15-36(G10)
- Proposal: Use permit to use the Single Family Attached development option. Use permit required.
- Ordinance Sections: 615.B.TableB
- Applicant: Rudy Herrera, Family Development
- Representative: Roger Theis, Slater Hanifan Group
- Owner: Derek Jarr, AVC Two, LLC
4. Application #: ZA-122-17-3
- Existing Zoning: RE-43
- Location: 4416 East Mockingbird Lane
- Quarter Section: 26-38(J11)
- Proposal: **1)** Variance to reduce the required front yard setback to 32 feet. Minimum 40 feet required. **2)** Variance to reduce the required side yard setback (west) to 21 feet. Minimum 30 feet required.
- Ordinance Sections: 605.B.2 605.B.3
- Applicant: Scott Jung, SRJ Development LLC
- Representative: Scott Jung, SRJ Development LLC
- Owner: Andrew and Melody Kaplan
5. Application #: ZA-55-17-4 (Continued from 3/16/17)
- 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

6. Application #: ZA-70-17-4 (Continued from 3/16/17)
Existing Zoning: C-2
Location: 1612 East McDowell Road
Quarter Section: 13-31(G9)
Proposal: **1)** Use permit to allow patron dancing in a bar. Use permit required. **2)** Use permit to allow music or entertainment in a 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

1:30 PM

7. Application #: ZA-360-16-4 (Continued from 3/16/17)
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. **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.

March 30, 2017