

**NOTICE OF PUBLIC HEARING
ZONING ADJUSTMENT HEARING
*REVISED 5/3/17**

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 **May 11, 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-142-17-6
*Existing Zoning: R1-6 ACSPD
Location: 4540 East Heatherbrae Drive
Quarter Section: 17-38(H11)
Proposal: Time extension for ZA-368-16-6. **1)** Variance to reduce rear setback to 17 feet. 25 feet required. **2)** Variance to reduce side (east) setback to 6 feet. Minimum 10 feet required.

Ordinance Sections: 307.A.12 307.A.12
Applicant: Tom Hemingway
Representative: Tom Hemingway
Owner: ARZ Partners L.P.

2. Application #: ZA-139-17-5
Existing Zoning: R1-6
Location: 8520 West College Drive
Quarter Section: 18-8(H3)
Proposal: Use permit to allow a dependent care facility for up to 12 children. Use permit required.

Ordinance Sections: 608.F.1
Applicant: Carol Webb Knight, New Birth Child Care
Representative: Carol Webb Knight, New Birth Child Care
Owner: Carol Webb Knight, New Birth Child Care

3. Application #: ZA-140-17-8
Existing Zoning: R1-6 BAOD
Location: 2001 East St Catherine Avenue
Quarter Section: 2-32(D9)
Proposal: Use permit to allow traffic generated by a home occupation. Use permit required.

Ordinance Sections: 608.E.3.h
Applicant: Clark Gaston, Strength Doctor, LLC

- Representative: Clark Gaston, Strength Doctor, LLC
Owner: Clark Gaston, Strength Doctor, LLC
4. Application #: ZA-141-17-6
Existing Zoning: R1-6
Location: 4212 North 43rd Street
Quarter Section: 17-37(H10)
Proposal: Variance to allow an 8 foot wall in the required rear and side yards. Maximum 6 feet allowed.
Ordinance Sections: 703.A.2.c
Applicant: Nick Blue, Blue Sky Homes, Blue Enterprises, LLC
Representative: James Harvey, Blue Enterprise, LLC
Owner: Nick Blue, Blue Sky Homes, Blue Enterprises, LLC
5. Application #: ZA-143-17-7
Existing Zoning: A-1
Location: 4565 West Watkins Street
Quarter Section: 7-18(E6)
Proposal: Variance to reduce the required caliper of trees to 1" inch within the required easement on the site. Minimum 60% of trees to be a minimum 2" caliper and 40% to minimum 1" caliper trees required.
Ordinance Sections: 507 Tab A.II.A.3.1.2
Applicant: Robert Winton, Winton Architects, Inc.
Representative: Robert Winton, Winton Architects, Inc.
Owner: Daniel Owens, 301 L&D, LLC
6. Application #: ZA-144-17-6
Existing Zoning: R-3
Location: 2015, 2019, and 2025 East Turney Avenue
Quarter Section: 17-32(H9)
Proposal: Use Permit to allow the use of the Single-Family Attached option of Section 615 Table B. Use Permit required.
Ordinance Sections: 615.B.Table B
Applicant: Daniel Srdic, DSRM, LLC
Representative: Dwayne L. Griffin, Notch Enterprises, LLC
Owner: Daniel Srdic, DSRM, LLC
7. Application #: ZA-145-17-6
Existing Zoning: C-1
Location: 4855 East Warner Road
Quarter Section: 07-38(B11)
07-39(B11)
Proposal: Use permit to allow sale of alcoholic beverages accessory to a restaurant (Taste of Thai). Use permit required.

Ordinance Sections: 622.D.146.a
Applicant: Artichar Reynolds, Taste of Thai
Representative: Agate
Owner: David Maltzman, Maltzman Ahwatukee, LLC/ETAL

8. Application #: ZA-149-17-4
Existing Zoning: PUD
Location: 4626 North 16th Street
Quarter Section: 18-30(H9)
Proposal: **1)** Use permit to allow outdoor alcoholic beverage consumption if within 500 feet of a residential district zoning line. **2)** Use permit to allow outdoor dining if within 500 feet of a residential district zoning line.

Ordinance Sections: PUD PUD
Applicant: Justin Curtis, Future & Forever Investments, LLC
Representative: Theresa Morse, Agate
Owner: Crescent Highland and Member, LLC

1:30 PM

9. Application #: ZA-168-17-2 (Sign)
Existing Zoning: C-2 DRSP
Location: Southeast corner of Tatum Boulevard and Deer Valley Road
Quarter Section: 41-39(N11)
41-40(N11)
42-39(N11)
42-40(N11)
Proposal: Use Permit for a major amendment to the Desert Ridge Marketplace Comprehensive Sign Plan. Use Permit required.

Ordinance Sections: 705.E.2
Applicant: Paul Bleier Bleier Industries, LTD.
Representative: Paul Bleier Bleier Industries, LTD.
Owner: Vestar DRM-OPCO, LLC

10. Application #: ZA-148-17-6
Existing Zoning: R-3
Location: Approximately 150 feet south of the southeast corner of 13th Place and Colter Street
Quarter Section: 19-30(H9)
Proposal: Use permit to use the Single-family attached (SFA) option within the applicable area for property zoned R-3. Use permit required.

Ordinance Sections: 608.F.5
Applicant: Andrew Armstrong, Beus Gilbert, PLLC
Representative: Paul Gilbert, Beus Gilbert, PPLC

Owner: 13th Place SF, 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. 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.

April 24, 2017