

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 **May 18, 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-77-17-4 (Sign)
Existing Zoning: C-2
Location: 1649 - 1701 East Indian School Road
Quarter Section: 16-31(H9)
Proposal: **1)** Use Permit to relocate and rebuild an existing double-face non-conforming off-premise sign to a double-face digital sign. Use Permit required. **2)** Variance to allow an off-premise structure on an arterial street where the sign face is oriented to a non-permitted freeway. Off-premise structures shall be oriented to permitted freeways. **3)** Use Permit to erect an off-premise structure within 500 feet of a residential district and residential use. 500-foot setback may be reduced with a use permit and a demonstration of a visual or physical barrier between the off-premise advertising structure and the residential use. **4)** Variance to increase the height of an off-premise structure on an arterial street to 70 feet. Maximum height for off-premise structures on arterial streets is 48 feet. **5)** Variance to reduce the setback for an off-premise structure to 3 feet from the property line. Minimum 25 feet setback required adjacent to a public right-of-way.
Ordinance Sections: 705.2.G.4 705.2.A.3.d 705.2.A.5 705.2.B.4.a 705.2.B.1
Applicant: Outfront Media
Representative: Charles Huellmantel, Huellmantel & Affiliates
Owner: Katsenes Enterprises, LLC
2. Application #: ZA-146-17-6
Existing Zoning: RE-35
Location: 6301 North 20th Street
Quarter Section: 21-32(I9)
Proposal: Variance to reduce the required street frontage to 20

- feet. Minimum 150 feet required.
- Ordinance Sections: 609.B.Column (a)
Applicant: Nick Labadie, Rose Law Group
Representative: Nick Labadie, Rose Law Group
Owner: ACV Two, LLC
3. Application #: ZA-150-17-2
Existing Zoning: C-2 HGT/WVR PCD
Location: 7000 East Mayo Boulevard, Suite 19
Quarter Section: 39-43(M12)
39-44(M12)
Proposal: Use permit to allow a bar of over 5,000 square feet in gross floor area to be located within 300 feet of a residential zoning district. Use permit required.
- Ordinance Sections: 623.D.156.e
Applicant: Bowlero Scottsdale, LLC Bowlero AMF
Representative: Andrea Lewkowitz, Lewkowitz Law Office
Owner: 101 & Scottsdale, LLC Yam Properties
4. Application #: ZA-151-17-8
Existing Zoning: R-10 BAOD PRD
Location: 9029 South 15th Street
Quarter Section: 02-30(C9)
Proposal: Variance to reduce the side yard setback (south) to 5 feet. Minimum 10 feet required.
- Ordinance Sections: 611.B.Table A
Applicant: Luigi Benven, Sandbox Land Development
Representative: Luigi Benven, Sandbox Land Development
Owner: Woodside Homes of Arizona
5. Application #: ZA-152-17-8
Existing Zoning: R1-10 BAOD PRD
Location: 1443 East Milada Drive
Quarter Section: 02-30(C9)
Proposal: Variance to reduce the side yard setback (east) to 5 feet. Minimum 10 feet required.
- Ordinance Sections: 611.B.Table A
Applicant: Luigi Benven, Sandbox Land Development
Representative: Woodside Homes of Arizona
Owner: Luigi Benven, Sandbox Land Development
6. Application #: ZA-153-17-3
Existing Zoning: C-2 HRO R-5 HRO (Approved C-2)
Location: Located at the northwest corner of 7th Street and Hatcher Road
Quarter Section: 27-28(J8)

- Proposal: 1) Use permit to allow package liquor sales as an accessory use to a convenience market within 300 feet of a residential zoning district. Use permit required. 2) Variance to allow the building to be built more than 55 feet from the build line. 70 percent of the ground floor façade adjacent to Hatcher Road to be built within a range of 0-2 feet of the building line required. 3) Variance to allow a building without an entrance facing Hatcher Road. Entrance facing building required. 4) Variance to allow parking at the front of the building. Parking in the rear of the building required. 5) Variance to allow a building without transparent windows facing Hatcher Road or East Carol Drive. Building with transparent windows facing Hatcher Road or East Carol Drive required. 6) Variance to allow a building façade facing Hatcher Road to be built without a window or entry. Window or entry required within 20 linear feet of Hatcher Road.
- Ordinance Sections: 622.D.97.a 672.G.1 672.L.1.a and b 672.L.2.a 672.L.3.a 672.L.4.a
- Applicant: Circle K Stores Inc.
- Representative: David Cisiewski, Esq. Law Office of David Cisiewski, PLLC
- Owner: Lakeland West Capital VI, LLC
7. Application #: ZA-154-17-6
- Existing Zoning: RE-35 ACSPD CROD
- Location: 4510 North Alta Hacienda Drive
- Quarter Section: 18-41(H11)
- Proposal: 1) Variance to allow less than 35,000 square feet of lot area. Minimum 35,000 square feet required. 2) Variance to allow a lot with less than 175 feet of depth. Minimum 175 feet required.
- Ordinance Sections: 609.B. Table 609.B Table
- Applicant: Dennis F. Keogh, Keogh Engineering, Inc.
- Representative: Dennis F. Keogh, Keogh Engineering, Inc.
- Owner: James S Kaiser
- 1:30 PM**
8. Application #: ZA-160-17-8 (Sign)
- Existing Zoning: C-2
- Location: 4041 East Thomas Road
- Quarter Section: 14-37(G10)
- Proposal: Variance to install a wall sign not over leased space. All signs shall be appurtenant to a permitted use of the

- property on which displayed.
- Ordinance Sections: 705.C.11, 705.D
 Applicant: Carol Shipman Arizona Commercial Signs
 Representative: Zuzana Metta Yoga
 Owner: Arcadia Village Shops LLC / 40 Palms Reliance Mgmt.
9. Application #: ZA-155-17-8
 Existing Zoning: R1-6
 Location: 5013 South 21st Place
 Quarter Section: 4-32(E9)
 Proposal: **1)** Variance to reduce rear (east) setback to 14 feet. Minimum 25 feet required. **2)** Variance to reduce side (south) setback to 4 feet. Minimum 10 feet required.
- Ordinance Sections: 613.B Table B 613.B Table B
 Applicant: Laura Armstrong
 Representative: Brian Gibson, Advanced Energy Systems
 Owner: Laura Armstrong
10. Application #: ZA-156-17-5
 Existing Zoning: R1-6
 Location: 8802 North 19th Avenue
 Quarter Section: 26-24(J7)
 Proposal: Use Permit to allow a disguised WCF on a residentially zoned property that is designated for public or quasi-public spaces. Use Permit required.
- Ordinance Sections: 715.B.2.a(3)(a)
 Applicant: Jeremy Underwood, Tectonic Engineering
 Representative: Jeremy Underwood, Tectonic Engineering
 Owner: Tony Burns, Royal Palms Baptist Church
11. Application #: ZA-157-17-7
 Existing Zoning: A-1 CMOD
 Location: 815-817 West Madison Street
 Quarter Section: 10-26(F8)
 Proposal: **1)** Use Permit to allow a bar and cocktail lounge in the Capitol Mall Overlay District. Use Permit required. **2)** Use Permit to allow an assembly or banquet hall with less than 25,000 square feet in gross floor area. Use Permit required. **3)** Variance to reduce the number of parking spaces required to 6. Minimum 116 spaces required.
- Ordinance Sections: 646.G.1.a 623.D.9.a 702.C
 Applicant: Ian Francis Green, 815-817 W. Madison Street, LLC
 Representative: Ian Francis Green, 815-817 W. Madison Street, LLC
 Owner: Ian Francis Green, 815-817 W. Madison Street, LLC

12. Application #: ZA-158-17-2
Existing Zoning: S-1
Location: 25401 North Central Avenue
Quarter Section: 47-28(O8)
Proposal: Use Permit to allow an environmental remediation facility. Use Permit required.
Ordinance Sections: 603.A.13.a
Applicant: Bruce Amig, Universal Propulsion Company
Representative: Michael Nesky, Arcadis
Owner: Bruce Amig, Universal Propulsion Company
- 13 Application #: ZA-161-17-2
Existing Zoning: C-2 DRSP
Location: 5450 East High Street
Quarter Section: 41-40(N11)
42-40(N11)
Proposal: Use permit to allow outdoor alcoholic beverage consumption within 500 feet of a residential district zoning line. Use permit required.
Ordinance Sections: 623.D.156.c
Applicant: Tracy VanBibber, M3V The Nail Bar
Representative: Amy Nations, ALIC
Owner: City North HH, LLC
14. Application #: ZA-114-17-7 (Continued from 4/13/17)
Existing Zoning: DTC - EAST ROOSEVELT
Location: 609 North 2nd Avenue
Quarter Section: 11-27(F8)
Proposal: Use Permit to allow a pet care facility. Use Permit required.
Ordinance Sections: 1204.D
Applicant: Canine Rescue Coalition
Representative: Randi Brandfass, Southwest Commercial RE, LLC
Owner: Native American Connections, Inc.

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 28, 2017