

**NOTICE OF PUBLIC HEARING
ZONING ADJUSTMENT HEARING
*2nd REVISION 5/23/17**

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 25, 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-162-17-7
Existing Zoning: A-1 RSIOD
Location: Approximately 450 feet west of the southwest corner of Central Avenue and Elwood Street
Quarter Section: 5-27(E8)
Proposal: Variance to allow an 8 foot wall for a lot fronting a public street (West Road, Elwood Street and Fulton Street). Maximum 40 inches allowed.
Ordinance Sections: 703.A.3.a
Applicant: Nick Tommer, Westland Development, LLC
Representative: Nick Tommer, Westland Development, LLC
Owner: Nick Tommer, Westland Development, LLC

 2. Application #: ZA-163-17-8
Existing Zoning: R-3 SPVOD
Location: 1112 East Roeser Road
Quarter Section: 4-29(E8)
Proposal: Use permit to use the PRD development option. Use permit required.
Ordinance Sections: 615.B.Table A
Applicant: John Fox
Representative: John Fox
Owner: Michael Jarman, A.M. Properties & Investments, LLC

 3. Application #: ZA-164-17-1
Existing Zoning: A-1 DVAO HL
Location: 23570 North Central Avenue
Quarter Section: 45-27(O8)
Proposal: Use permit to allow temporary grinding and outdoor storage of asphalt shingles for 36 months. Use permit required
Ordinance Sections: 708.D.1
Applicant: Jason McCullar, JML Energy Resources, LLC

- Representative: Manjula Vaz, Gammage and Burnham, PLC
 Owner: Jeff LaPour, LaPour D.C. One, LLC
4. Application #: ZA-166-17-2
 Existing Zoning: R1-14
 Location: 5822 East Charter Oak Road
 Quarter Section: 31-41(K11)
 Proposal: Variance to allow an accessory structure 12 feet in height in the required side yard setback (west). Maximum of 8 feet permitted.
 Ordinance Sections: 706.C
 Applicant: Scott Avery, Avery Design Group, LLC
 Representative: Scott Avery, Avery Design Group, LLC
 Owner: Ray Grimm
5. Application #: ZA-119-17-2
 Existing Zoning: C-2
 Location: 2420 East Greenway Parkway
 Quarter Section: 35-33(L9)
 Proposal: Use permit to allow for a carwash in an open building. Use permit required.
 Ordinance Sections: 623.C.41
 Applicant: John Reddell John Reddell Architects
 Representative: John Reddell John Reddell Architects
 Owner: Jeff Francis F&S Management IV LLC
6. Application #: ZA-165-17-2
 Existing Zoning: R1-18 PRD SP, appr C-1 PCD
 Location: 33244 North Black Mountain Road
 Quarter Section: 57-37(R10)
 58-37(R10)
 58-38(R10)
 Proposal: Use permit to reduce the required setback for a disguised wireless communications facility to 50 feet from a residentially zoned property. Minimum 150 feet required.
 Ordinance Sections: 715.B.2.a.(2).(i)
 Applicant: Horizon Tower/Verizon
 Representative: Mike O'Grady, American Star
 Owner: Ryan Thompson, DVRGC, LLC
7. Application #: ZA-167-17-6
 Existing Zoning: RE-35
 Location: 4506 North Rubicon Avenue
 Quarter Section: 17-39(H11)
 Proposal: **1)** Variance to allow a detached accessory structure

used for sleeping or living purposes 13 feet in the side yard setback. Minimum 20 feet required. **2)** Variance to allow a third story. Maximum two stories allowed. **3)** Variance to allow an over height fence in the front yard setback (east) 6 feet in height. Maximum 40 inches allowed. **4)** Variance to allow an accessory structure (tennis court) in the front yard setback. Accessory structures are not permitted in the required front yard setback.

Ordinance Sections: 609.B.Table 609.B.Table 703.A.2.a 706.A
Applicant: CP Drewett, Drewett Works Architecture
Representative: Alyssa Capps, Drewett Works Architecture
Owner: 5130 Exeter, LLC

1:30 PM

8. Application #: ZA-172-17-4 (Sign)
Existing Zoning: C-2 HR, C-2, C-2 HR SP
Location: 1801 - 1919 East Thomas Road & 2700 North 18th Place
Quarter Section: 14-31(G9)
Proposal: Use Permit for a major amendment to the Phoenix Children's Hospital Comprehensive Sign Plan. Use Permit required.

Ordinance Sections: 705.E.2
Applicant: Patrick Tennant, Smithcraft Signs
Representative: Patrick Tennant, Smithcraft Signs
Owner: Jessica Adams, Phoenix Children's Hospital

9. Application #: ZA-169-17-3
Existing Zoning: C-2 MR
Location: 11025 North 25th Avenue
Quarter Section: 29-23(K7)
Proposal: **1)** Use permit to allow alcoholic beverage consumption as an accessory to a restaurant (Seoul BBQ & Sushi) within 500 feet of a residential zoning line. Use permit required. **2)** Use permit to allow outdoor dining as an accessory to a restaurant (Seoul BBQ & Sushi) within 500 feet of a residential zoning line. Use permit required.

Ordinance Sections: 623.D.156.c 623.D.156.c
Applicant: Young Lee, MKL Black Canyon, LLC
DBA Seoul BBQ & Su
Representative: Young Lee, MKL Black Canyon, LLC
DBA Seoul BBQ & Sushi
Owner: Sung Hwan Lee, MKL Black Canyon, LLC
DBA Seoul BBQ & Sushi

10. Application #: ZA-171-17-4
Existing Zoning: R1-6
Location: 3802 North 14th Place
Quarter Section: 16-30(H9)
Proposal: **1)** Variance to allow a lot width of 53 feet. Minimum 60 feet required. **2)** Variance to allow a lot width of 43 feet. Minimum 60 feet required. **3)** Variance to allow a detached accessory structure over 8 feet in height within 6 feet of property line of a corner lot. Minimum 10 feet setback required.
Ordinance Sections: 613.B. Table B 613.B. Table B 706.E.
Applicant: Thomas Richard
Representative: Thomas Richard
Owner: TAR Living Trust
11. Application #: ZA-173-17-4
Existing Zoning: R1-6 HP
Location: 819 E Windsor Avenue
Quarter Section: 14-29(G8)
Proposal: Variance to allow an over height wall (48 inches) in the front yard. Maximum three (3) feet permitted.
Ordinance Sections: 703.2.a.1
Applicant: Robert and Vicki Awalt
Representative: Robert and Vicki Awalt
Owner: Robert and Vicki Awalt
- *12. Application #: ZA-174-17-6
Existing Zoning: R1-6
*Location: 1635 East McLellan Boulevard
Quarter Section: 22-31(I9)
Proposal: Variance to reduce the side yard setback (west) to 3 feet. Minimum 10 feet required.
Ordinance Sections: 613.B.TableB
Applicant: Brandon Keim, B.A.K Family Trust
Representative: Travis Scott Bryant, Next Level
Owner: Brandon Keim, B.A.K Family Trust
13. Application #: ZA-175-17-7
Existing Zoning: R-4
Location: 1020 East Maryland Avenue
Quarter Section: 22-29(I8)
Proposal: **1)** Variance to reduce the lot width to 12 feet (Lot No. 1). 60 feet required. **2)** Variance to reduce the lot width to 12 feet (Lot No. 2). 60 feet required. **3)** Variance to reduce the lot depth to 75 feet (Lot No. 3). 94 feet

required. **4)** Variance to reduce the rear yard (north) setback to 5 feet (Lot No. 2). 15 feet required. **5)** Variance to reduce the side yard (east) setback to 3 feet (Lot No. 3). 10 feet required. **6)** Variance to reduce the rear yard (north) setback to 5 feet (Lot No. 3). 15 feet required.

Ordinance Sections: 614.Table B 614.Table B 614.Table B 614.Table B 614.Table B 614.Table B

Applicant: Edmir Dzuda E-Project, LLC
 Representative: Edmir Dzuda E-Project, LLC
 Owner: Mirkhah Mir Mahmood

14. Application #: ZA-105-17-8
 Existing Zoning: R-3, C-3
 Location: 1121 East Apache Street
 Quarter Section: 8-29(F8)
 Proposal: **1)** Use Permit to allow a use permitted in a less restricted district into the more restrictive district to a maximum of 25 feet (south side). Use Permit required. **2)** Variance to extend a use permitted in a less restricted district into the more restrictive district for an additional 58 feet (south side). Variance required. **3)** Use permit to allow a use permitted in a less restricted district into the more restrictive district to a maximum of 25 feet (west side). Use permit required.
- Ordinance Sections: 307.A.8 307.A.8 307.A.8
 Applicant: Avi Sadote, 3D Printing Co.
 Representative: Avi Sadote, 3D Printing Co.
 Owner: Miriam Benjamin, 3D Printing Co

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.

May 3, 2017