

**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 **June 22, 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-168-17-2 (Sign) (Continued from 5/11/17)
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

2. Application #: ZA-216-17-2 (Sign)
Existing Zoning: C-2
Location: 16236 North 32nd Street
Quarter Section: 36-34(M10)
Proposal: Use Permit to allow an electronic message display as part of a ground sign. Use Permit required.
Ordinance Sections: 705.C.13
Applicant: Amanda Lauridsen, Precise Sign
Representative: Amanda Lauridsen, Precise Sign
Owner: David McHenry, Absolute Zero

3. Application #: ZA-223-17-2
Existing Zoning: S-1 DVAO
Location: 2201 East Lone Cactus Drive
Quarter Section: 42-32(N9)
Proposal: **1)** Variance to reduce the side yard setback for an accessory structure to 5 feet. Minimum 50 feet required. **2)** Variance to increase the height of an

- accessory structure in the required side yard to 19 feet.
Maximum 8 feet permitted.
- Ordinance Sections: 603.E.3 706.C
Applicant: Suzanne Higgins
Representative: Suzanne Higgins
Owner: Suzanne Higgins
4. Application #: ZA-224-17-6
Existing Zoning: R-4 SPPSP
Location: 5635 North 16th Street
Quarter Section: 20-31(I9)
Proposal: **1)** Variance to reduce the front yard setback to 5 feet for all lots. Minimum 10-foot setback required. **2)** Variance to allow 67 percent lot coverage. Maximum of 50 percent lot coverage permitted. **3)** Variance to allow a lot with no legal street frontage. Street frontage required.
- Ordinance Sections: 617.B.table B 617.B.table B 608.H.1
Applicant: Raleigh Hall, Raleigh George Hall/Architect, LLC
Representative: Raleigh Hall, Raleigh George Hall/Architect, LLC
Owner: David Arthur, Lost Dutchman Brewing Company, LLC
5. Application #: ZA-225-17-6
Existing Zoning: R1-6
Location: 3101 East Coolidge Street
Quarter Section: 18-34(H10)
Proposal: Variance to delete the street frontage requirement.
Minimum 45 feet required.
- Ordinance Sections: 613.B.table A
Applicant: Adam Baugh, Withey Morris, PLC
Representative: Adam Baugh, Withey Morris, PLC
Owner: DKB Trust
6. Application #: ZA-226-17-8
Existing Zoning: R-4
Location: 2531 East Adams Street
Quarter Section: 10-33(F9)
Proposal: Variance to reduce the side yard setback (west) to 7 feet. Minimum 10 feet required.
- Ordinance Sections: 617.B.TableB
Applicant: Primitivo Wancho, Wancho's Project
Representative: Primitivo Wancho, Wancho's Project
Owner: Jose Hernandez
7. Application #: ZA-228-17-1
Existing Zoning: CP/GCP PCD
Location: 4210 West Opportunity Way

- Quarter Section: 68-19(U6)
 Proposal: Use permit to allow the outdoor storage of recreational vehicles. Use permit required.
- Ordinance Sections: 626.F.2.y
 Applicant: Leodra Bowdell, Phoenix Permit Services
 Representative: Leodra Bowdell, Phoenix Permit Services
 Owner: Mark Deymonaz, RJCJ, LLC
8. Application #: ZA-229-17-2
 Existing Zoning: RE-24
 Location: 6748 East Sweetwater Avenue
 Quarter Section: 32-43(L12)
 Proposal: Variance to allow an open projection 27 feet into the front yard. Maximum five feet of projection allowed.
- Ordinance Sections: 701.A.3.a.(1).(a)
 Applicant: John Walko
 Representative: John Walko
 Owner: James R Mills
- 1:30 PM**
9. Application #: ZA-230-17-2 (Sign)
 Existing Zoning: PCD NBCC, approved R-3 PCD NBCC
 Location: Southeast corner of 27th Drive and Westland Road
 Quarter Section: 57-23(R7)
 Proposal: **1)** Use Permit to establish the North Valley Christian Academy Comprehensive Sign Plan. Use Permit required. **2)** Use Permit to allow an electronic message display as part of a ground sign. Use Permit required.
- Ordinance Sections: 705.E.2 705.C.13
 Applicant: Nate Kretzmann, North Valley Christian Academy
 Representative:
 Owner: Nate Kretzmann, North Valley Christian Academy
10. Application #: ZA-231-17-6 (Sign)
 Existing Zoning: C-1
 Location: 12925 South 48th Street
 Quarter Section: 07-38(B11)
 07-39(B11)
 Proposal: Use Permit for a major amendment to the Ahwatukee Palms Comprehensive Sign Plan. Use Permit required.
- Ordinance Sections: 705.E.2
 Applicant: Shawn Britson, Identity sign Group Inc.
 Representative: Shawn Britson, Identity sign Group Inc.
 Owner: Maltzman Ahwatukee, LLC / Etal

11. Application #: ZA-233-17-1 (Sign)
Existing Zoning: C-2
Location: Southeast corner of 31st Avenue and Peoria Avenue
Quarter Section: 28-22(K7)
Proposal: **1)** Use Permit for a major amendment to the Metro Towne Center Comprehensive Sign Plan. Use Permit required. **2)** Variance to increase the wall sign area on the east elevation to 302 square feet. Maximum 1.25 square feet of wall sign area for each linear foot of building elevation allowed through a Comprehensive Sign Plan (178 square feet maximum wall sign area on east elevation).
Ordinance Sections: 705.E.2 705.E.2.b(3)
Applicant: Shawn Britson, Identity Sign Group
Representative: Shawn Britson, Identity Sign Group
Owner: ACP Metro Towne Center, LLC
12. Application #: ZA-153-17-3 (Continued from 5/18/17)
Existing Zoning: C-2, R-5 (Approved C-2)
Location: Located at the northwest corner of 7th Street and Hatcher Road
Quarter Section: 27-28(J8)
27-28(J8)
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,

- Owner: PLLC
Lakeland West Capital VI, LLC
13. Application #: ZA-164-17-1 (Continued from 5/25/17)
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
14. Application #: ZA-234-17-2
Existing Zoning: C-3, C-2
Location: Southeast corner of Cave Creek and Beardsley Roads
Quarter Section: 40-33(N9)
Proposal: **1)** Use Permit to allow an open car wash. Use Permit required. **2)** Variance to reduce the street side setback (east) to 10 feet. Minimum 25 feet required.
Ordinance Sections: 623.D.41 623.E.4.d
Applicant: Patrick Musser, PM Design Group, Inc.
Representative: Patrick Musser, PM Design Group, Inc.
Owner: Tom Woods, Augustine Woods Development Company, LLC
15. Application #: ZA-235-17-2
Existing Zoning: C-2, C-2 SP
Location: 20610 North Cave Creek Road
Quarter Section: 41-32(N9)
Proposal: Variance to reduce the required parking to 124 spaces. 174 parking spaces required.
Ordinance Sections: 702.C.Table
Applicant: T Arch Robertson, D.V.M Echo Drive Properties, LLC
Representative: Stan Connick, Stan J. Connick and Assoc. – Architect
Owner: 101 Plaza North Office Condominium Association
16. Application #: ZA-236-17-3
Existing Zoning: R1-10
Location: 4931 East Voltaire Avenue
Quarter Section: 32-39(L11)
Proposal: **1)** Variance to allow an over height wall/fence 8 feet in the required rear (south) yard. Maximum 6 feet permitted. **2)** Variance to allow an over height wall/fence

8 feet in the required side yards. Maximum 6 feet permitted. **3)** Variance to allow an over height wall/fence 8 feet in the required front (north) yard. Maximum 40 inches permitted.

Ordinance Sections: 703.2.c 703.2.c 703.2.a
Applicant: Tom Wick
Representative: Zachary Garshasb
Owner: Tom Wick

17. Application #: ZA-237-17-2
Existing Zoning: C-2 HGT/WVR
Location: 3036 East Greenway Road
Quarter Section: 35-34(L10)
Proposal: Use Permit to allow a temporary use that exceeds the standards of Section 708. Use Permit required.

Ordinance Sections: 708.D.1
Applicant: Gene Traver, CORE Construction
Representative: Gene Traver, CORE Construction
Owner: CORE Construction

18. Application #: ZA-232-17-4
Existing Zoning: A-2
Location: 2929 West Thomas Road
Quarter Section: 14-22(G7)
Proposal: **1)** Use permit to allow a medical marijuana cultivation Facility. Use permit required. **2)** Variance to allow a medical marijuana cultivation facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 separation required. **3)** A Use Permit to allow a medical marijuana infusion facility. Use Permit required. **4)** Variance to allow a medical marijuana infusion facility within 5,280 feet of another medical marijuana facility. Minimum separation of 5,280 feet required.

Ordinance Sections: 627.D.91.a 627.D.91.c 627.D.93.a 627.D.93.b
Applicant: Mike Anton, Canyon Wellness, LLC
Representative: Larry S. Lazarus, Lazarus, Silvyn & Bangs, PC
Owner: David Waller

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 31, 2017