

**NOTICE OF PUBLIC HEARING  
ZONING ADJUSTMENT HEARING  
\*REVISED 6/28/17**

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 **July 6, 2017, at 9:00 a.m. located in Assembly Room, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona.**

The agenda for the meeting is as follows:

	<b>9:00 AM</b>	
1.	Application #:	ZA-244-17-8 (Sign)
	Existing Zoning:	C-3
	Location:	1901 East Washington Street
	Quarter Section:	10-31(F9)
	Proposal:	Use Permit to rebuild an existing single-face non-conforming off-premise sign to single-face digital (east face) and increase the height to 40 feet. Use Permit required.
	Ordinance Sections:	705.2.G.4
	Applicant:	Amy Phillips, Outfront Media
	Representative:	Martin A. Aronson, Berry Riddell, LLC
	Owner:	Evergreen Trax, LLC
2.	Application #:	ZA-242-17-4
	Existing Zoning:	C-2
	Location:	Northeast corner of North 7th Street and East Highland Avenue
	Quarter Section:	18-29(H8)
	Proposal:	<b>1)</b> Use permit to allow outdoor dining as an accessory to a restaurant (coffee shop) within 500 feet of residential zoning. Use permit required. <b>2)</b> Use permit to allow a drive-through as an accessory to a restaurant (coffee shop) within 300 feet of residential zoning. Use permit required.
	Ordinance Sections:	623.D.156.c. 623.D.156.d.(2)
	Applicant:	Garry D. Hays, The Law Office of Garry D. Hays
	Representative:	Garry D. Hays, The Law Office of Garry D. Hays
	Owner:	OFMM2, LLC
3.	Application #:	ZA-245-17-4
	Existing Zoning:	R-3 RI
	Location:	1935 East Sheridan Street
	Quarter Section:	14-31(G9)

	Proposal:	1) Variance to delete the required front yard landscape setback. Building setbacks are to be landscaped and maintained. 2) Variance to delete the minimum 5% landscape requirement of the parking and maneuvering area. Minimum 5% landscaping in parking maneuvering areas required 3) Variance to provide vehicle maneuvering off private property. All maneuvering shall be located entirely on private property.
	Ordinance Sections:	703.B.3.a 507.TabA.II.A.6.1.1 702.A.1.b
	Applicant:	Ciro Affronti, Affronti Property Solutions
	Representative:	Eric Spry, Spry Architecture
	Owner:	Ciro Affronti, Affronti Property Solutions
4.	Application #:	ZA-246-17-1
	Existing Zoning:	RE-35
	Location:	4311 West Monte Cristo Avenue
	Quarter Section:	35-18(L6)
	Proposal:	Use permit to allow a home occupation to be conducted as an outside use. Use permit required.
	Ordinance Sections:	608.E.3.H.3
	Applicant:	John & Wendy Healy
	Representative:	John & Wendy Healy
	Owner:	John & Wendy Healy
5.	Application #:	ZA-248-17-7
	Existing Zoning:	R-5 RI
	Location:	801 West Roosevelt Street
	Quarter Section:	11-26(F8)
	Proposal:	Variance to reduce the required number of parking spaces to 22. Minimum 26 parking spaces required.
	Ordinance Sections:	702.C
	Applicant:	Jason Comer, True Space
	Representative:	Jason Comer, True Space
	Owner:	Farajollah Fred Djhandideh Advanced Equity
6.	Application #:	ZA-249-17-4
	Existing Zoning:	C-2
	Location:	3606 North 16th Street
	Quarter Section:	16-30(H9)
	Proposal:	Use permit to allow a tattoo shop. Use permit required.
	Ordinance Sections:	623.D.186
	Applicant:	Naomi/Jeff Suarez/Ockinga Snooty Fox Tattoo Parlor
	Representative:	Naomi/Jeff Suarez/Ockinga Snooty Fox Tattoo Parlor
	Owner:	Lucille Miller, Abe S Miller No.1 Family Partnership

7.	Application #:	ZA-252-17-6
	Existing Zoning:	RE-35 SP
	Location:	4700 East Warner Road
	Quarter Section:	07-38(B11)
	Proposal:	Use permit to allow for a temporary use that does not meet the requirements of an administrative temporary use permit. Use permit required.
	Ordinance Sections:	708.A
	Applicant:	Robert Blakesley, Ahwatukee Board of Management
	Representative:	Robert Blakesley, Ahwatukee Board of Management
	Owner:	Robert Blakesley, Ahwatukee Board of Management
	<b>1:30 PM</b>	
8.	Application #:	ZA-254-17-6
	Existing Zoning:	C-2 MR
	Location:	15815 South 50th Street
	Quarter Section:	011-39(A11)
	Proposal:	<b>1)</b> Use Permit to allow outdoor dining accessory to a restaurant within 500 feet of a residential zoning district. Use Permit required. <b>2)</b> Use Permit to allow outdoor alcoholic beverage consumption accessory to a restaurant within 500 feet of a residential zoning district. Use Permit required.
	Ordinance Sections:	623.D.156.c 623.D.156.c
	Applicant:	Ed Bull, Burch & Cracchiolo
	Representative:	Ed Bull, Burch & Cracchiolo
	Owner:	Jean Constantine, IPA Generations at Ahwatukee, LLC
9.	Application #:	ZA-255-17-3
	Existing Zoning:	RE-43
	Location:	4044 East Cannon Drive
	Quarter Section:	28-37(K10)
	Proposal:	Variance to reduce the required rear yard setback for an accessory structure to 10 feet. 40 feet is required.
	Ordinance Sections:	605.A.10
	Applicant:	Carrie Matteson
	Representative:	John Walko
	Owner:	Carrie Matteson

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](mailto: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.

June 6, 2017