

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 **July 13, 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-258-17-3 (Sign)
Existing Zoning: C-2
Location: 1401 East Bell Road
Quarter Section: 36-30(M9)
Proposal: Use Permit to allow an electronic message display as part of a ground sign. Use Permit required.

Ordinance Sections: 705.C.13
Applicant: Gary Danks, Arizona Commercial Signs
Representative: Gary Danks, Arizona Commercial Signs
Owner: Rockin Horse Ranch, LLC

2. Application #: ZA-259-17-7 (Sign)
Existing Zoning: DTC - Downtown Gateway
Location: 1500 North Central Avenue
Quarter Section: 12-27(G8)
Proposal: Variance to increase the height of a wall sign to 24 feet for a sign at the northeast corner of the building.
Maximum height of wall signs is 15 feet.

Ordinance Sections: 1212.B.7, 705.D
Applicant: Joseph Duran, ICON
Representative: Global Sign Works, LLC
Owner: Donnelley Financial Solutions

3. Application #: ZA-247-17-4
Existing Zoning: R-3 TOD-1
Location: 5112 North 17th Avenue
Quarter Section: 19-25(H7)
Proposal: Variance to reduce minimum sidewalk width to 48 inches in TOD-1. Minimum 8 feet required.

Ordinance Sections: 662.J.1
Applicant: San Dominic, Townhomes, LLC
Representative: San Dominic, Townhomes, LLC
Owner: San Dominic, Townhomes, LLC

4. Application #: ZA-250-17-5
Existing Zoning: R1-10
Location: 7514 North 16th Lane
Quarter Section: 24-25(J7)
Proposal: Variance to allow an open projection to project 7.5 feet into the required front yard. Maximum 5-foot projection permitted.
Ordinance Sections: 701.A.3.a.(1)
Applicant: Mary Moor
Representative: Mary Moor
Owner: Mary Moor

5. Application #: ZA-251-17-4
Existing Zoning: R-3 HP CNSPD
Location: 2041 North Dayton Street
Quarter Section: 13-29(G8)
Proposal: Variance to reduce north side building setback to 5 feet. Minimum 10 feet required.
Ordinance Sections: 615. Table B
Applicant: Sheila Krueger Hennings Krueger 2010 Revocable Trust
Representative: Sheila Krueger Hennings Krueger 2010 Revocable Trust
Owner: Sheila Krueger Hennings Krueger 2010 Revocable Trust

6. Application #: ZA-256-17-4
Existing Zoning: C-2
Location: 4002 North 43rd Avenue
Quarter Section: 16-18(H6)
Proposal: Use permit to allow package liquor sales as an accessory use to a convenience market. Use permit required.
Ordinance Sections: 622.D.97.a
Applicant: Donna Tapper, Yass Convenience & More
Representative: Harvey Yee, Harvey M. Yee, Attorney at Law
Owner: Ismail Hamdan, IEA Investments Corporation

7. Application #: ZA-260-17-2
Existing Zoning: R-3 (approved R-3 SP)
Location: 2624 East Greenway Parkway
Quarter Section: 35-33(L9)
Proposal: **1)** Variance to allow and over-height fence (6 feet) in the required front yard (east). Maximum 40 inches allowed.
2) Variance to reduce the perimeter standard adjacent to a public street to 15 feet. Minimum 20 feet required.
Ordinance Sections: 703.A.2.a 615.B.Table B
Applicant: Sean Lake, Pew & Lake, PLC
Representative: Sean Lake, Pew & Lake, PLC

Owner: Greenway Parkway, LLC

8. Application #: ZA-263-17-4
Existing Zoning: WU T4:2 MT
Location: 336 and 340 East Osborn Road
Quarter Section: 16-28(H8)
Proposal: **1)** Variance to reduce the required common area to 0 percent. Minimum 5 percent required. **2)** Variance to allow a 6-foot-high wall within the required landscape setbacks along the north, west and east sides of the property. 3-foot-high maximum allowed. **3)** Variance to reduce the east and west perimeter building/landscape setback to 8 feet. Minimum 10 feet required.
- Ordinance Sections: 615.B.Table B 608.F.5.c.(3) 615.B.Table B
Applicant: William F. Allison, Withey Morris, PLC
Representative: William F. Allison, Withey Morris, PLC
Owner: Joe Jackson, Monterey Partners, LLC

1:30 PM

9. Application #: ZA-269-17-2 (Sign)
Existing Zoning: C-2
Location: 16428 North 32nd Street
Quarter Section: 36-34(M10)
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: Rich Wootten, Arizona Commercial Signs
Owner: Karim Eid

10. Application #: ZA-267-17-8
Existing Zoning: C-1 HP ACSBO
Location: 929 East Pierce Street
Quarter Section: 11-29(F8)
Proposal: **1)** Time extension for ZA-262-16, variance to reduce the street side (north) setback to 0 feet. Minimum 25 feet required. **2)** Time extension for ZA-262-16, variance to reduce the street side (east) setback to 0 feet. Minimum 25 feet required. **3)** Time extension for ZA-262-16, variance to reduce the street side (north) landscape setback to 0 feet. Minimum 25 feet required. **4)** Time extension for ZA-262-16, variance to reduce the street side (east) landscape setback to 0 feet. Minimum 25 feet required. **5)** Time extension for ZA-262-16, variance to reduce the landscape setback (south) to 0 feet. Minimum

10 feet required. **6)** Time extension for ZA-262-16, variance to reduce the landscape setback (west) to 0 feet. Minimum 10 feet required. **7)** Time extension for ZA-262-16, variance to reduce the required parking to 23 spaces. Minimum 43 spaces required. **8)** Time extension for ZA-262-16, use Permit to allow outdoor dining as an accessory use to a restaurant (Welcome Diner) within 500 feet of residential zoning. Use Permit required. **9)** Time extension for ZA-262-16, use Permit to allow outdoor food prep (smoker). Use Permit required.

Ordinance Sections: 307.A.12 307.A.12 307.A.12 307.A.12
307.A.12 307.A.12 307.A.12
307.A.12 307.A.12

Applicant: Sloane McFarland, Martha & Mary
Representative: Christoph Kaiser, Christoph Kaiser, LLC
Owner: Robert Melikian, RAM Family Holdings, LLLP

11. Application #: ZA-266-17-8
Existing Zoning: C-1 HP ACSBO
Location: 929 East Pierce Street
Quarter Section: 11-29(F8)
Proposal: **1)** Use permit to allow sales of alcoholic beverages as an accessory use. Use permit is required. **2)** Use permit to allow outdoor alcoholic beverage consumption as an accessory use. Use permit is required.

Ordinance Sections: 622.D.156.a 622.D.156.c
Applicant: Sloane McFarland, Martha & Mary
Representative: Christoph Kaiser, Christoph Kaiser, LLC
Owner: Robert Melikian, RAM Family Holdings, LLLP

12. Application #: ZA-261-17-4
Existing Zoning: C-2 HRI TOD-1
Location: 2603 North Central Avenue
Quarter Section: 14-28(G8)
Proposal: Use permit to allow outdoor alcohol consumption as an accessory to a restaurant (Switch). Use permit required.

Ordinance Sections: 662.F.1.d
Applicant: Erica Peterson, Peterson Culinary Group, LLC
Representative: Jeffrey Craig, Miller Arizona Liquor Industry Consultants
Owner: DR Virginia, LLC

13. Application #: ZA-262-17-8
Existing Zoning: C-3 RSIOD
Location: 4040 South 16th Street
Quarter Section: 5-30(E9)

- Proposal: **1)** Use permit to allow outdoor alcohol consumption as an accessory to a restaurant (Madrigal's Cocina) within 500 feet of residential zoning. Use permit required. **2)** Use permit to allow outdoor dining as an accessory to a restaurant within 500 feet of residential zoning. Use permit required. **3)** Use permit to allow outdoor recreation uses (live/recorded music and television) as an accessory use to a restaurant. Use permit required.
- Ordinance Sections: 624.D.112.c 624.D.112.c 624.D.112.c
 Applicant: Tibirin, LLC, Madrigal's Cocina
 Representative: Jeffrey Craig, Miller Arizona Liquor Industry Consultants
 Owner: 2405 University & 4044 16th Street, LLC
14. Application #: ZA-265-17-7
 Existing Zoning: DTC-Business Core
 Location: 77 East Polk Street
 Quarter Section: 11-28(F8)
 Proposal: Variance to reduce minimum building setback to 0 feet. Minimum 5 feet required.
 Ordinance Sections: 1209.D.Streetscape Standards
 Applicant: Mortenson Development, Inc. MDI Polk Street
 Representative: Nick Wood, Esq Snell & Wilmer, LLP
 Owner: City of Phoenix
15. Application #: ZA-268-17-8
 Existing Zoning: R-3
 Location: 2948 and 3006 North 38th Street
 Quarter Section: 15-36(G10)
 Proposal: **1)** Variance to reduce the perimeter landscape along the north property line to zero feet. Minimum 5 feet required. **2)** Variance to reduce the perimeter landscape along the west property line to zero feet. Minimum 5 feet required. **3)** Variance to reduce the perimeter landscape along the south property line to zero feet. Minimum 5 feet required.
 Ordinance Sections: 608.F.5.c.(3) 608.F.5.c.(3) 608.F.5.c.(3)
 Applicant: Jeff LaFrance, Weststone Group of Companies
 Representative: Paul E. Gilbert, Beus Gilbert, PLLC
 Owner: Lyra Residences 38th St., L.P.

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.

June 28, 2017