

**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 20, 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-272-17-8 (Sign)
Existing Zoning: C-3 CCSIOD
Location: 1118 South Central Avenue
Quarter Section: 8-27(F8)
Proposal: Use Permit to allow an electronic message display as part of a wall sign. Use Permit required.

Ordinance Sections: 705.C.13
Applicant: Chris Gilliland, Bootz & Duke Sign Co.
Representative: Chris Gilliland, Bootz & Duke Sign Co.
Owner:

2. Application #: ZA-211-17-6 (Continued from 6/15/17)
Existing Zoning: RE-24 ACSPD
Location: 6102 East Calle del Sud
Quarter Section: 17-42(H12)
Proposal: **1)** Variance to allow 33 percent lot coverage. Maximum of 30 percent lot coverage allowed. **2)** Variance to reduce the required street front on west side to 25 feet. Minimum 30 feet required. **3)** Variance to reduce the required east rear yard setback to 10 feet. Minimum 30 feet required.

Ordinance Sections: 606.B.5 606.B.2 606.B.4
Applicant: Ed Scheletsky, Design Lab
Representative: Ed Scheletsky, Design Lab
Owner: Arash Hoss, Two Hawks Investments 6, LLC

3. Application #: ZA-212-17-6 (Continued from 6/15/17)
Existing Zoning: R1-6
Location: 1307 East Orangewood Avenue
Quarter Section: 23-30(I9)
Proposal: Variance to allow a lot with an area of 5,936 square feet. Minimum 6,000 square feet required.

Ordinance Sections: 613.B.Table B.
Applicant: Raad Salih, Saif Engineering, LLC

- Representative: Raad Salih, Saif Engineering, LLC
 Owner: Haines Meyer, HL. Muney, LLC
4. Application #: ZA-264-17-1
 Existing Zoning: RE-43
 Location: 4203 West Topeka Drive
 Quarter Section: 39-19(M6)
 Proposal: **1)** Variance to reduce the side yard (west) setback to 10 feet. Minimum 30 feet required. **2)** Variance to reduce the side yard (east) setback to 10 feet. Minimum 30 feet required. **3)** Variance to reduce the rear yard setback to 15 feet for an accessory structure. Minimum 40 feet required.
- Ordinance Sections: 605.B.3 605.B.3 605.B.4
 Applicant: Carson Rodgers,
 Carson Rodgers Builder Remodeler, Inc.
 Representative: Carson Rodgers,
 Carson Rodgers Builder Remodeler, Inc.
 Owner: Raymond Suiter
5. Application #: ZA-271-17-3
 Existing Zoning: C-1, C-2 SP
 Location: 13637 North Tatum Boulevard
 Quarter Section: 32-39(L11)
 Proposal: Variance to reduce the number of parking spaces to 393. Minimum 413 spaces required.
- Ordinance Sections: 702.B.2
 Applicant: Richard Wilcox, ACF Property Management, Inc.
 Representative: Richard Wilcox, ACF Property Management, Inc.
 Owner: Richard Wilcox, ACF Property Management, Inc.
6. Application #: ZA-274-17-1
 Existing Zoning: S-1, RE-43
 Location: 6620 West Pinnacle Peak Road
 Quarter Section: 45-13(O4)
 Proposal: Variance to increase lot coverage to 16%. Maximum lot coverage allowed 10%
- Ordinance Sections: 603.B.4
 Applicant: Adam Baugh, Withey Morris, PLC
 Representative: Adam Baugh, Withey Morris, PLC
 Owner: Donald and Patrice Lydick
7. Application #: ZA-276-17-1
 Existing Zoning: R1-18
 Location: 24610 North 62nd Avenue
 Quarter Section: 46-14(O5)

- Proposal: **1)** Variance to reduce south side yard setback to 3 feet. Minimum 10 feet required. **2)** Variance to increase lot coverage to 30 percent. Maximum allowed 25 percent.
- Ordinance Sections: 610.Table 610.Table
- Applicant: Larry and Vicki Zelfer, Zelfer Family
- Representative: Larry and Vicki Zelfer, Zelfer Family
- Owner: Larry and Vicki Zelfer, Zelfer Family
8. Application #: ZA-278-17-7
- Existing Zoning: R1-6 BAPOD
- Location: 551 East Southern Avenue
- Quarter Section: 2-28(D8)
- Proposal: Use permit to allow a disguised wireless community facility (monopine) within a residential zoned property that is designated for public or quasi-public space (Roosevelt School District #66). Use permit required.
- Ordinance Sections: 715.B.2.A.3.a
- Applicant: Nancy Smith for Eco-Site / T-Mobile Tec
- Representative: Nancy Smith for Eco-Site / T-Mobile Tec
- Owner: Roosevelt School District #66
9. Application #: ZA-279-17-6
- Existing Zoning: RE-35
- Location: Southwest corner of 22nd Street and Missouri Avenue
- Quarter Section: 19-32(H9)
- Proposal: **1)** Variance to allow a 6 foot wall in the front yard setback (north) along Missouri Avenue (Lot17). Maximum 40 inches permitted. **2)** Variance to have an accessory structure without a primary structure (Lots 17 and 18).
- Ordinance Sections: 703.A.2.a 608.C.3
- Applicant: Andrew Armstrong, Beus Gilbert, PLLC
- Representative: Paul E. Gilbert, Beus Gilbert, PLLC
- Owner: Hal Owens
- 1:30 PM**
10. Application #: ZA-184-17-6 (Continued from 6/29/17)
- Existing Zoning: C-2
- Location: 3541, 3535 and 3545 East Indian School Road
- Quarter Section: 16-35(H10)
- Proposal: **1)** Variance to allow vehicle maneuvering in the public right of way. Not allowed, all vehicle maneuvering to be done on private property. **2)** Variance to reduce the north landscape setback to 0-feet for Lots 1, 2, and 3. Minimum 25 feet required. **3)** Variance to reduce the east landscape setback to 0 feet for Lot 1. Minimum 25

feet required. **4)** Variance to reduce the south landscape setback to 0 feet for Lot 3. Minimum 10 feet required. **5)** Variance to reduce the east building setback to 4-feet for Lot 1. Minimum 25 feet required. **6)** Use permit to allow outdoor dining as an accessory use to a restaurant within 500-feet of a residential district. Use permit required. **7)** Use permit to allow outdoor alcoholic beverage consumption as an accessory use to a restaurant within 500-feet of a residential district. Use permit required.

Ordinance Sections: 702.A.1.b. 623.E.4.e. 623.E.4.e. 623.E.4.e.
623.E.4.d. 623.D.156.c. 623.D.156.c.
Applicant: Tim Rasnake Archicon, AAI, LLC
Representative: Tim Rasnake Archicon, AAI, LLC
Owner: Dan Biswas Max Investment Properties (Simon Cre)
Raymond and Dianna Kubik
David D and Mary K T Robinson

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 29, 2017