

**NOTICE OF PUBLIC HEARING
ZONING ADJUSTMENT HEARING
*REVISED 9/6/17**

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 **September 7, 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-360-17-1
Existing Zoning: RE-43
Location: 4112 West Topeka Drive
Quarter Section: 39-19(M6)
Proposal: **1)** Time extension of ZA-309-16, a variance to reduce the rear yard setback (north) to 10 feet for a detached accessory structure. Minimum 40 feet required. **2)** Time extension of ZA-309-16, a variance to reduce the side yard setback (west) to 10 feet for a detached accessory structure. Minimum 30 feet required. **3)** Time extension of ZA-309-16, a variance to reduce the front yard setback (south) to 20-feet. Minimum 40 feet required.

Ordinance Sections: 605.B.4 605.B.3 605.B.2
Applicant: James Skurka
Representative: James Skurka
Owner: James Skurka

2. Application #: ZA-105-17-8 (Continued from 6/29/17)
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)** Variance to reduce the building setback adjacent to R-3 zoning to 7 feet (west side). Minimum 25 feet required. **4)** Variance to reduce the landscaped setback adjacent to property lines (west side) to 0 feet. Minimum 10 feet required. **5)** Variance to reduce the building setback adjacent to R-3 zoning to 8 feet (east

side). Minimum 50 feet required. **6)** Variance to reduce the landscaped setback adjacent to property lines to 5 feet (east side). Minimum 10 feet required. **7)** Variance to reduce landscaping percentage in the parking area to 0%. Minimum 10% required. **8)** Variance to reduce building setback (south) to 10 feet. Minimum 25 feet required. **9)** Variance to reduce landscaped setback (south side) to 5 feet. Minimum 10 feet required.

Ordinance Sections: 307.A.8 307.A.8 624.E.4.d. 624.E.4.e
624.E.4.d. 624.E.4.e 624.E.4.e
624.E.4.d 624.E.4.e

Applicant: Avi Sadote, 3D Printing Co.
Representative: Avi Sadote, 3D Printing Co.
Owner: Miriam Benjamin, 3D Printing Co

3. Application #: ZA-357-17-4
Existing Zoning: R-3, R1-6
Location: 1030 East Mitchell Drive
Quarter Section: 16-29(H8)
Proposal: **1)** Use Permit to use the single-family attached development option. Use Permit required. **2)** Use Permit to allow a less restrictive multi-family use to expand into a more restrictive single-family zoning district on the east side. **3)** Use Permit to allow a less restrictive multi-family use to expand into a more restrictive single-family zoning district on the west side. **4)** Variance to reduce the perimeter setback for units siding on the street right-of-way to 4 feet. Minimum 15 feet required. **5)** Variance to reduce the perimeter landscape setback to 4 feet. Minimum 15 feet required. **6)** Variance to reduce the required building setback (north) to 16 feet for a 40 feet tall building. Minimum 35 feet required. **7)** Variance to reduce the required landscape setback adjacent to a single-family zoned district to 5 feet (north). Minimum 10 feet required. **8)** Variance to reduce the improved common area for bonus density to 0%. Minimum requirement of 18.9% improved open space.

Ordinance Sections: 608.F.6 307.A.8 307.A.8 615.B.Table B SFA column
608.F.6.c(2) 615.B.table B SFA column 608.F.6.c(3)
608.I.2.b(2)

Applicant: Andrew Armstrong, Beus Gilbert PLLC
Representative: Paul Gilbert, Beus Gilbert PLLC
Owner: Jove 1, LLC

4. Application #: ZA-358-17-8

- Existing Zoning: R-3
Location: 3021, 3017, 3011, 3007, 2949, 2945 and 2943 North 37th Street
Quarter Section: 15-36(G10)
Proposal: **1)** Use permit to allow single-family attached development option. Use permit required. **2)** Variance to reduce the required perimeter setback when adjacent to a public street to 10 feet. Minimum 20 feet required. **3)** Variance to reduce perimeter setback when adjacent to property line to 5 feet. Minimum 15 feet required. **4)** Variance to reduce building setback to 5 feet. Minimum 10 feet required. **5)** Variance to allow lots that do not front onto a public street or private access way.
- Ordinance Sections: 608.F.5 615. Table B 615. Table B 615. Table B 615. Table B
Applicant: Blake Davis, DR Horton
Representative: Alex Fish, AndersonBaron
Owner: Christopher Eymann, E Investment Properties, Inc.
5. Application #: ZA-359-17-6
Existing Zoning: C-1
Location: 2830 East Indian School Road
Quarter Section: 17-34(H10)
Proposal: Use Permit to allow massage therapy accessory to a beauty shop (foot spa). Use Permit required.
- Ordinance Sections: 622.D.14.a
Applicant: Hongwei Liu, Sunshine Foot Spa
Representative: Hongwei Liu, Sunshine Foot Spa
Owner: Cathy Johnson, Phillips Edison & Company
6. Application #: ZA-361-17-4
Existing Zoning: R1-6
Location: 4220 North 19th Place
Quarter Section: 17-31(H9)
Proposal: Variance to reduce the required side yard setback (south) to 2 feet. Minimum 10 feet required.
- Ordinance Sections: 613.B Table B
Applicant: Terah Clemons
Representative: Miguel Soto, Soto Design, LLC
Owner: Terah Clemons
- *7. Application #: ZA-356-17-7
Existing Zoning: A-1
Location: 4301 West Buckeye Road
Quarter Section: 8-18(F6)

Proposal: **1) Use Permit to allow a medical marijuana cultivation facility. Use Permit required. 2) Use Permit to allow a medical marijuana infusion facility. Use Permit required.**
Ordinance Sections: 627.D.91.a 627.D.93.a
Applicant: MSCP, LLC
Representative: Jenifer Corey, Zoning Strategies, LLC
Owner: MSCP, LLC

1:30 PM

8. Application #: ZA-384-17-7 (Sign)
Existing Zoning: A-2
Location: 2222 West Portland Street
Quarter Section: 12-24(G7)
Proposal: **1) Use Permit to allow a freeway sign to be built to a height of 70 feet. Use Permit required. 2) Variance to allow an off-premise structure to be built 575 feet from another off-premise structure. Minimum 1000-foot separation required.**
Ordinance Sections: 705.2.B.4.b 705.2.B.2
Applicant: Amy Phillips, Outfront Media
Representative: Martin Aronson, Martin A. Aronson of Counsel Berry Riddell
Owner: Gary Kaye
9. Application #: ZA-363-17-7
Existing Zoning: C-3 CMOD
Location: 20 & 22 South 9th Avenue
Quarter Section: 10-26(F8)
Proposal: Variance to reduce the parking to 0 spaces. Minimum 48 parking spaces required.
Ordinance Sections: 702.C. Table
Applicant: Jack Leonard, Creo Architects
Representative: Jack Leonard, Creo Architects
Owner: Joan Gray, Phoenix Inner City Kids
10. Application #: ZA-364-17-3
Existing Zoning: C-2
Location: 2150 East Sweetwater Avenue
Quarter Section: 32-32(L9)
Proposal: **1) Use Permit to allow a car wash in an open building. Use Permit required. 2) Variance to reduce the street side (south) setback to 12 feet. Minimum 25 feet required. 3) Variance to reduce the street side (south) landscape setback to 0 feet. Minimum 25 feet required. 4) Variance to reduce the landscaping in the**

- parking and maneuvering areas to 0 %. Minimum 10% required. **5)** Variance to reduce the landscape setback (east) adjacent to R-3 zoned property to 0 feet. Minimum 10 feet required.
- Ordinance Sections: 623.D.42 623.E.4.d 623.E.4.e 623.E.4.e
623.E.4.e
- Applicant: Sean Campbell, Campbell's Car Wash
Representative: Thomas Hunt, Hunt Architects, Inc.
Owner: Sean Campbell, Campbell's Car Wash
11. Application #: ZA-366-17-7
Existing Zoning: A-2, C-3, R-5 RSIOD
Location: 4300 South 10th Avenue
Quarter Section: 5-26(E8)
Proposal: Use permit to allow a temporary use (storage of equipment, vehicles and materials related to sand and gravel extraction). Use permit required.
- Ordinance Sections: 708.B
Applicant: Chris Smith, Fisher Sand and Gravel Company
Representative: Chris Smith, Fisher Sand and Gravel Company
Owner: Chris Smith, Fisher Sand and Gravel Company
12. Application #: ZA-368-17-6
Existing Zoning: C-2
Location: 5739 North 7th Street
Quarter Section: 20-29(I8)
Proposal: Use permit to allow a pet care facility. Use permit required.
- Ordinance Sections: 622.D.129.a
Applicant: Adam Baugh, Withey Morris, PLC
Representative: Adam Baugh, Withey Morris, PLC
Owner: DV-DWG 5739 North 7th, LLC

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.

August 21, 2017