

**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 **Tuesday, September 19, 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-388-17-1 (Sign)
Existing Zoning: C-2
Location: 17620 North Black Canyon Highway
Quarter Section: 37-23(M7)
Proposal: **1)** Use Permit to rebuild an existing nonconforming off-premise sign to non-digital. Use Permit required. **2)** Use Permit to increase the height of the off-premise sign to 70 feet. Use Permit required.

Ordinance Sections: 705.2.G.5 705.2.B.4.b
Applicant: Amy Phillips, Outfront Media LLC
Representative: Martin Aronson, Martin A. Aronson, Berry Riddell
Owner: Marion Weinzweig N/A

2. Application #: ZA-389-17-4 (Sign)
Existing Zoning: C-2 CNSPD and P-1 CNSPD
Location: 1010 East McDowell Road, Suite 400
Quarter Section: 13-29(G8)
Proposal: Use Permit to allow an electronic message display as part of a ground sign. Use Permit required.

Ordinance Sections: 705.C.13
Applicant: Damien Birski, Signs of the Times
Representative: Damien Birski, Signs of the Times
Owner: Javier Quesada, Centum Health Properties

3. Application #: ZA-383-17-3
Existing Zoning: R-5
Location: 11645 North 25th Place
Quarter Section: 30-33(K9)
Proposal: Variance to reduce the required number of parking spaces to 110. Minimum 150 required.

Ordinance Sections: 702.C
Applicant: Ed Bull, Burch & Cracchiolo, PA.
Representative: Ed Bull, Burch & Cracchiolo, PA.
Owner: Rachel Baron-Pulecio, FPA5 Paradise Village, LLC

4. Application #: ZA-385-17-8
Existing Zoning: R1-10
Location: 4027 East Oak Street
Quarter Section: 13-37(G10)
Proposal: Variance request to have a 6-foot block fence in the front setback. Maximum 40 inches allowed.
Ordinance Sections: 703.A.2.a
Applicant: Sue Ann Heim, Sue Ann Heim, Living Trust
Representative: Sue Ann Heim, Sue Ann Heim, Living Trust
Owner: Sue Ann Heim, Sue Ann Heim, Living Trust

5. Application #: ZA-386-17-6
Existing Zoning: C-2 PCD
Location: 1241 East Chandler Boulevard
Quarter Section: 010-30(A9)
011-30(A9)
Proposal: Use permit to allow outdoor dining accessory to a restaurant (Sun Cup Café) within 500 feet of a residential district. Use permit required.
Ordinance Sections: 623.D.156.c
Applicant: Philip Reina, Reina Design Studio
Representative: Philip Reina, Reina Design Studio
Owner: George A Boukather

6. Application #: ZA-387-17-1
Existing Zoning: PSC
Location: 13620 North 35th Avenue
Quarter Section: 32-20(L6)
Proposal: Use permit to allow (2) commercial kiosks. Use permit required.
Ordinance Sections: 637.A.1.c
Applicant: Tom Anderson, Anderson and Sons Electrical Contracting
Representative: James Spix & Andrea Rios, CIM Group, Inc.
Owner: Eric Forshee, BCAP Thunderbird Holdings LLC/ BH Chapman

7. Application #: ZA-390-17-4
Existing Zoning: DTC-Downtown Gateway
Location: 1616 North Central Avenue, Suite 102
Quarter Section: 13-27(G8)
Proposal: **1)** Use permit to allow a bar. Use permit required. **2)** Use permit to allow outdoor alcoholic beverage consumption as accessory to a bar (Press Coffee). Use permit required. **3)** Use permit to allow

- liquor retail sales. Use permit required.
- Ordinance Sections: 1204.D.Table 1204.D.Table 1204.D.Table
 Applicant: Stephen Kraus, Press Central, LLC
 Representative: Manjula M. Vaz, Gammage & Burnham, PLC
 Owner: LMC Central at McDowell Road
8. Application #: ZA-391-17-8
 Existing Zoning: DTC East Evans Churchill
 Location: 511 East Roosevelt Street
 Quarter Section: 11-28(F8)
 Proposal: Use permit to allow outdoor liquor service accessory to a restaurant (Suite A4). Use permit required.
- Ordinance Sections: 1204.D
 Applicant: Robert Des, Rosiers From Third
 Representative: Kaitlyn Mulhollan, Desert Viking Development, LLC
 Owner: Neils Kreipke, Desert Viking Roosevelt Row, LLC
- 1:30 PM**
9. Application #: ZA-381-17-4 (Sign)
 Existing Zoning: P-2 TOD-1 and C-2 HRI TOD-1
 Location: 1850 North Central Avenue
 Quarter Section: 13-27(G8)
 Proposal: Use Permit for a major amendment to the Greyhound Dial Corporate Center Comprehensive Sign Plan. Use Permit required.
- Ordinance Sections: 705.E.2
 Applicant: Robert Vandenberg, Fluoresco Services, LLC
 Representative: Mark Manson, McCarthy Cook & Co
 Owner: MS MCC VIAD, LLC
10. Application #: ZA-396-17-3
 Existing Zoning: R-5
 Location: 521 East Mission Lane
 Quarter Section: 27-28(J8)
 Proposal: Time extension of ZA-345-16, a use permit to reduce off street parking for a special needs population. Use permit required.
- Ordinance Sections: 702.E.6
 Applicant: Robert Briggs, Tebo, LLC
 Representative: Robert Briggs, Tebo, LLC
 Owner: Ziya Kural
11. Application #: ZA-392-17-1
 Existing Zoning: RE-35
 Location: 4611 West Tierra Buena Lane
 Quarter Section: 35-18(L6)

- Proposal: Variance to reduce the required rear yard setback (south) for a guest house to 21 feet. Minimum 40-foot side setback required.
- Ordinance Sections: 609.C.1.j
 Applicant: Robert Glen Sands
 Representative: Robert Glen Sands
 Owner: Robert Glen Sands
12. Application #: ZA-393-17-6
 Existing Zoning: R-3
 Location: 1003 and 1007 East Sierra Vista Drive
 Quarter Section: 22-29(I8)
 Proposal: Variance to reduce the required depth for lots in R-3 zoning to 80 feet. Minimum 94 feet required.
- Ordinance Sections: 615.B Table B
 Applicant: Fred Stern, Stern & Associates
 Representative: Fred Stern, Stern & Associates
 Owner: Gabriel Gilkaron, Rule Transfer AZ, INC.
13. Application #: ZA-394-17-4
 Existing Zoning: C-1
 Location: 2932 North 7th Avenue
 Quarter Section: 15-26(G8)
 Proposal: **1)** Use Permit to allow a drive through facility accessory to a restaurant with a queuing lane within 300 feet of a residential district zoning line. Use Permit required. **2)** Use Permit to allow outdoor dining accessory to a restaurant (Cargo Joe Coffee). Use Permit required. **3)** Variance to reduce the landscape setback not adjacent to a street (west) to 5 feet. Minimum 10 feet required.
- Ordinance Sections: 622.D.149.e(2) 622.D.149.d 622.E.4
 Applicant: Michael Pearson, Cargo Joe Coffee
 Representative: Marc Daniels, Building & Engineering Contractors South
 Owner: Frem Investments Arizona, LLC
14. Application #: ZA-397-17-6
 Existing Zoning: R1-18
 Location: 3916 East Talowa Street
 Quarter Section: 06-36(B10)
 Proposal: Variance to allow an over height fence (entry gate) in the front yard setback 11 feet in height. Maximum 40 inches allowed.
- Ordinance Sections: 703.A.2.a
 Applicant: Kevin Fulkerson, Corner Stone Design
 Representative: Kevin Fulkerson, Corner Stone Design

- Owner: Darla Ericson
15. Application #: ZA-236-17-3 (Continued from 8/17/17)
 Existing Zoning: R1-10
 Location: 4931 East Voltaire Avenue
 Quarter Section: 32-39(L11)
 Proposal: Variance to allow an over height wall/fence 6 feet in the required front (north) yard. Maximum 40 inches.
 Ordinance Sections: 703.A.2.a
 Applicant: Tom Wick
 Representative: Tom Wick
 Owner: Tom Wick
16. Application #: ZA-313-17-7 (Continued from 8/17/17)
 Existing Zoning: C-3
 Location: 1405 West Broadway Road
 Quarter Section: 4-26(E8)
 Proposal: Use permit to allow a neighborhood collection center. Use permit required.
 Ordinance Sections: 624.D.91.a
 Applicant: Shaine T. Alleman, Esq Tiffany & Bosco, PA
 Representative: Shaine T. Alleman, Esq Tiffany & Bosco, PA
 Owner: Grog, LLC
17. Application #: ZA-317-17-8 (Continued from 8/17/17)
 Existing Zoning: C-2 BAOD
 Location: Southwest corner of South 24th Street and East Baseline Road
 Quarter Section: 01-33(D9)
 Proposal: Use Permit to allow outdoor dining accessory to a restaurant (Chick-fil-A) within 500 feet of a residential zoning district. Use Permit required.
 Ordinance Sections: 623.D.156.c
 Applicant: Steve Schwartz, Chick-fil-A
 Representative: Ryan Robinson 4G Development & Consulting
 Owner: Ryan Spiekerman Next Gen Development, LLC
18. Application #: ZA-318-17-5 (Continued from 8/17/17)
 Existing Zoning: C-2
 Location: 3581 West Northern Avenue
 Quarter Section: 24-20(J6)
 Proposal: **1)** Use permit to allow outdoor food preparation and cooking as an accessory use to a restaurant (Mediterranean King). Use permit required. **2)** Variance to allow accessory outdoor food preparation and cooking within 215 feet from a residential distance. A

minimum of a 300-foot setback from a residential district is required.

Ordinance Sections:	623.D.156.f(1) 623.D.156.f(4)
Applicant:	Carlos Dominguez, A&E Design Group Eduardo Dominguez, A&E Design Group
Representative:	Eduardo Dominguez, A&E Design Group
Owner:	Hamza Algarawi, Mediterranean King, 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 24, 2017