

**NOTICE OF PUBLIC HEARING
ZONING ADJUSTMENT HEARING
*REVISED 9/29/17**

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 **October 5, 2017, at 9:00 a.m. located in *Conference Room 10E, Phoenix City Hall, 200 West Washington Street, Tenth Floor, Phoenix, Arizona.**

The agenda for the meeting is as follows:

9:00 AM

1. Application #: ZA-411-17-4
Existing Zoning: C-2
Location: Northwest corner of 19th Avenue and West Indian School Road
Quarter Section: 17-24(H7)
Proposal: Time extension for ZA-370-16: 1) Variance to reduce landscape along 19th Avenue to 5 feet where Minimum of 20 feet and an average of 25 feet required. 2)Variance to reduce landscape setback along Indian School Road to 5 feet where minimum 20 feet and average of 25 feet required. 3)Variance to reduce parking lot landscaping to 8% where minimum of 10% is required. 4)Use permit to allow a drive-through lane within 300 feet of residential zoning.
Ordinance Sections: 307
Applicant: Ron Broatch, Vice Pres KRAF, Inc.
Representative: Taylor Earl, Earl, Curley & Lagarde,
Owner: Bill Shinderman, Indian School Horizon Village, LLC

2. Application #: ZA-539-15-4 (6-month review)
Existing Zoning: C-1 CNSPD
Location: 2229 North 7th Street
Quarter Section: 13-29(G8)
Proposal: **1)** Use permit to allow a pet care facility. Use permit required. **2)** Variance to allow an outdoor animal exercise area within 5 feet of a residential district. Minimum 100 feet required. **3)** Variance to allow a pet care facility within 5 feet of a residential district. Minimum 100 feet required.
Ordinance Sections: 622.D.127.a 622.D.127.d 622.D.127.d
Applicant: Jamie Harper, Rockstar Rescue
Representative: Jamie Harper, Rockstar Rescue
Owner: La Russa Family Foundation

3. Application #: ZA-372-17-1
Existing Zoning: R1-8
Location: 16816 North 37th Drive
Quarter Section: 36-20(M6)
Proposal: **1)** Variance to allow an over height wall/fence (81 inches) in the required south side yard. Maximum 6 feet permitted. **2)** Variance to allow an over height wall/fence (75 inches) in the required west rear yard. Maximum 6 feet permitted.
Ordinance Sections: 703.A.2.c 703.A.2.c
Applicant: Robert and Sheila Beals
Representative: Robert and Sheila Beals
Owner: Robert and Sheila Beals

4. Application #: ZA-412-17-8
Existing Zoning: R1-6
Location: 3402 East Southern Avenue
Quarter Section: 3-35(D10)
Proposal: Use permit to extend the R-5 Zoning use (parking for a multi-family development) into the R1-6 zoning district for no more than 25 feet. Use permit required to extend a use permitted in a less restrictive district into a more restricted district for a maximum of 25 feet.
Ordinance Sections: 307.A.8
Applicant: William Allison, Withey Morris, PLC
Representative: William Allison, Withey Morris, PLC
Owner:

5. Application #: ZA-413-17-8
Existing Zoning: A-2 RSIOD
Location: 2955 South 18th Place
Quarter Section: 6-31(E9)
Proposal: Use Permit to allow development within 500 feet of the Rio Salado Habitat Restoration Project. Use Permit required.
Ordinance Sections: 655.E.4
Applicant: Robert Winton, Winton Architects, Inc.
Representative: Robert Winton, Winton Architects, Inc.
Owner: John Fell, Iron Mountain

6. Application #: ZA-414-17-1
Existing Zoning: CP/GCP DVAO
Location: 22012 North 27th Avenue
Quarter Section: 43-22(N7)
Proposal: **1)** Variance to reduce the landscape setback adjacent

to residential zoning (north) to 0 feet. Minimum 5 feet required. **2)** Variance to reduce the building setback for a 22-foot high building (east). Maximum 18 feet height permitted within 30 feet of the perimeter lot line. **3)** Variance to reduce the building setback for a 22-foot high building (south). Maximum 18 feet height permitted within 30 feet of the perimeter lot line. **4)** Variance to allow over height (8 foot) wall in the required street side setback (east). Max 40 inches permitted. **5)** Variance to allow over height (8 foot) wall in the required street side setback (south). Max 40 inches permitted.

Ordinance Sections: 626.H.2.c 626.H.1 table 626.H.1 table 703.A.3.a 703.A.3.a

Applicant: Mike Withey, Withey Morris, PLC
Representative: Mike Withey, Withey Morris, PLC
Owner: Charles Brown, Octane Marine, LLC

7. Application #: ZA-415-17-6
Existing Zoning: RE-35 ACSPD CROD
Location: 6235 East Camelback Road
Quarter Section: 17-42(H12)
Proposal: **1)** Use permit to allow a disguised wireless communication facility (monopine) within a residentially zoned property that is designated for public or quasi-public space (Camelback Christian). Use permit required. **2)** Use permit to reduce the setback for a disguised wireless communication facility (monopine) to 50 feet from residentially zoned property. Use permit required.

Ordinance Sections: 715.B.1.a.1 715.B.2.a.2.a.i
Applicant: Nancy Smith, Contractor for WYCO Field Services
Representative: Nancy Smith, Contractor for WYCO Field Services
Owner: Darrick Manezes, Camelback Christian Crown Castle

8. Application #: ZA-416-17-4
Existing Zoning: R-3 RI Squaw Peak Pkwy SP
Location: 1905 East Virginia Avenue
Quarter Section: 14-31(G9)
Proposal: **1)** Use permit to allow Single-family attached development option within infill development district. Use permit required **2)** Variance to reduce required east landscape setback to 3 feet. Minimum 5 feet required. **3)** Variance to reduce required east landscape setback to 0 feet. Minimum 5 feet required.

Ordinance Sections: 608.F.6 608.F.6.c.3 608.F.6.c.3

Applicant: Jerry Palmer, Palmer Architects, LTD
Representative: Jerry Palmer, Palmer Architects, LTD
Owner: Ron R. Eghrari, Rockbridge Properties, LLC

1:30 PM

9. Application #: ZA-418-17-3
Existing Zoning: PAD-8
Location: Approximately 142 feet north of the northeast corner 3rd Avenue and Alice Avenue

Quarter Section: 26-27(J8)
Proposal: **1)** Time extension for ZA-380-16, variance to reduce the front yard (west) setback to 20 feet. Minimum 25 feet required. **2)** Time extension for ZA-380-16, variance to reduce the rear yard (east) setback to 5 feet. Minimum 25 feet required.

Ordinance Sections: 307.A.12 307.A.12
Applicant: Robert Briggs, Tebo, LLC
Representative: Robert Briggs, Tebo, LLC
Owner: Tom Bliss, Bliss Family, LLC

10. Application #: ZA-417-17-6
Existing Zoning: CO/GO HGT/WVR
Location: 5555 North 7th Avenue
Quarter Section: 20-27(I8)
Proposal: Use permit to allow the enlargement or expansion of a non-conforming use (satellite dishes within 300 feet of a residential zoning district). Use permit required.

Ordinance Sections: 906.D
Applicant: George Pasquell, Withey Morris, PLC
Representative: George Pasquell, Withey Morris, PLC
Owner: Walcott Denison, Meredith Corporation

11. Application #: ZA-419-17-6
Existing Zoning: R-3
Location: Northeast corner of 38th Street and Osborn Road
Quarter Section: 16-36(H10)
Proposal: **1)** Use permit to use PRD development option. Use permit required. **2)** Variance to allow lot access via a private driveway. Public street or street access way required. **3)** Variance to reduce the north, south, and east setback to 15 feet for a 30-foot high building height. Minimum 25 feet setback is required.

Ordinance Sections: 615.B. TableB 615.B. TableB 615.B. Table B
Applicant: Edmir Dzudza, E-Project, LLC
Representative: Edmir Dzudza, E-Project, LLC
Owner: Dean Selvey

12. Application #: ZA-420-17-3
Existing Zoning: C-3
Location: 522 East Dunlap Avenue
Quarter Section: 27-28(J8)
Proposal: Use permit to allow outdoor recreation uses, outdoor dining, and outdoor alcoholic beverage consumption as an accessory use to a restaurant (North Mountain Brewing). Use permit required.
Ordinance Sections: 624.D.112.c
Applicant: Candy Frogozo and Robert Berkner
Representative: Candy Frogozo and Robert Berkner
Owner: Candy Frogozo and Robert Berkner
13. Application #: ZA-421-17-7
Existing Zoning: R-3A
Location: 3045 North 67th Avenue
Quarter Section: 15-13(G4)
Proposal: Use permit to allow a disguised wireless communication facility (monopalm) within a residentially zoned property that is designated for public or quasi-public space (Quail Pointe Apartments). Use permit required.
Ordinance Sections: 715.B.1.a.1
Applicant: Nancy Smith, WYCO Field Services
Representative: Nancy Smith, WYCO Field Services
Owner: Onni Villa De Cortez Crown Castle
14. Application #: ZA-422-17-3
Existing Zoning: R1-10
Location: 2606 East Northern Avenue
Quarter Section: 27-33(J9)
Proposal: **1)** Use permit to allow a disguised wireless communicating facility (monopalm) within a residentially zoned property that is designated for public or quasi-public space (Paradise Hills Church). Use permit required. **2)** Use permit to reduce the setback for a disguised wireless communication facility (monopalm) to 50 feet from residentially zoned property. Use permit required.
Ordinance Sections: 715.B.1.a.1 715.B.2.a.2.a.i
Applicant: Nancy Smith, Contractor for WYCO Field Services
Representative: Nancy Smith, Contractor for WYCO Field Services
Owner: Paradise Hills Church Crown Castle
15. Application #: ZA-423-17-4
Existing Zoning: C-2

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| Location: | 3302 North 24 th Street |
| Quarter Section: | 15-32(G9) |
| Proposal: | Variance to reduce the required parking spaces to 26 spaces. Minimum 36 spaces required. |
| Ordinance Sections: | 702.C.Table |
| Applicant: | Patrick Hallman, C&H Associates, LLC |
| Representative: | Patrick Hallman, C&H Associates, LLC |
| Owner: | Mike Jones, MCM Group, LLC |
16. Application #: ZA-424-17-5
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| Existing Zoning: | C-2 PCD HGT/WVR |
| Location: | Northwest corner of 91st Avenue and McDowell Road |
| Quarter Section: | 13-6(G3) |
| Proposal: | Variance to reduce the perimeter setback adjacent to a public street to 10 feet. Minimum 20 feet required. |
| Ordinance Sections: | 615.B.Table(PRD) |
| Applicant: | Greg Hancock, Hancock Communities |
| Representative: | Paul E. Gilbert, Beus, Gilbert, PLLC |
| Owner: | Interchange Holdings, 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.

September 6, 2017