

**NOTICE OF PUBLIC HEARING
ZONING ADJUSTMENT HEARING
REVISED 2/13/18**

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 **February 22, 2018, at 9:00 a.m. located in Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona.**

Notes:

1. Agenda items may be taken out of order.
2. Anyone wishing to address an agenda item must complete a speaker card.
3. Comments may be limited due to time constraints and to ensure all viewpoints are heard.

The agenda for the meeting is as follows:

9:00 AM

1. Application #: ZA-7-18-8 (Sign)
Existing Zoning: C-2 HR SP
Location: 1111 East McDowell Road
Quarter Section: 12-29(G8)
Proposal: Use Permit for a major amendment to the Banner Good Samaritan Medical Center Comprehensive Sign Plan. Use Permit required.

Ordinance Sections: 705.E.2
Applicant: Mike Donada, Bluemedia
Representative: Mike Donada, Bluemedia
Owner: Banner Health
2. Application #: ZA-9-18-4 (Sign)
Existing Zoning: C-2 WSNSPD
Location: 645 East Missouri Avenue
Quarter Section: 19-28(H8)
Proposal: Use Permit to establish the Missouri Falls Comprehensive Sign Plan. Use Permit required.

Ordinance Sections: 705.E.2
Applicant: Julie Kulka, Airpark Signs & Graphics
Representative: Julie Kulka, Airpark Signs & Graphics
Owner: Brad S. Anderson, ICIC Commercial Investments 3, LLC co/ CBRE
3. Application #: ZA-489-17-7 (Sign) (Continued from 1/4/18)
Existing Zoning: DTC-Business Core
Location: 2 North Central Avenue

Quarter Section: 10-27(F8)
Proposal: **1)** Variance to allow adhesive vinyl graphics on the One Renaissance Square Towers. Banners or similar devices are allowed only with a use permit tied to a civic event. **2)** Use Permit for a major amendment to the One Renaissance Square Comprehensive Sign Plan. Use Permit required. **3)** Variance to allow a wall sign area installed over 56 feet to be 51 percent of the elevation to which it is attached. A maximum of 1 percent is allowed. **4)** Variance to allow high-rise wall signs to identify different occupants within each of the One Renaissance Square Towers. High-rise wall signs are limited to either identification of the building or one occupant per building. **5)** Variance to allow a maximum of 2.00 square feet of wall signage for each lineal foot of building elevation. Previous case (ZA-575-99-8) allowed wall sign criteria to exceed 1.25 square feet of signage for each lineal foot of building elevation.

Ordinance Sections: 1209.B.8.j 705.E.2 705.D.3.i 705.D.3.i.(4)
1209.B.8.a.(3).(A)

Applicant: Chris Scherf, Epic Sign Group
Representative: Phoenix RS One, LLC & Phoenix RS Two, LLC
Owner: Phoenix RS One, LLC & Phoenix RS Two, LLC

4. Application #: ZA-8-18-6
Existing Zoning: RE-24
Location: 5845 East Lafayette Boulevard
Quarter Section: 16-41(H11)
Proposal: Variance to reduce the required east side yard setback to 5 feet. Minimum 10 feet required.

Ordinance Sections: 606.B.3.b
Applicant: Kempton Lloyd, Fuller Arthereal Design
Representative: Kempton Lloyd, Fuller Arthereal Design
Owner: Chad and Dana Fuller

5. Application #: ZA-10-18-6
Existing Zoning: C-1
Location: 4515 North 32nd Street
Quarter Section: 18-35(H10)
Proposal: **1)** Use permit to allow alcoholic beverage consumption as an accessory use to a restaurant (Provision Coffee). Use permit required. **2)** Use permit to allow outdoor dining and alcoholic beverage consumption as an accessory use to a restaurant (Provision Coffee). Use permit required.

Ordinance Sections: 622.D.149.a. 622.D.149.d.
Applicant: Daniel Suh, Provision 32, LLC
DBA: Provision Coffee Bar
Representative: Daniel Suh, Provision Coffee, LLC
Owner: James A Klusman, Klusman Family Holdings

6. Application #: ZA-11-18-3
Existing Zoning: C-2
Location: 10652 North 32nd Street
Quarter Section: 29-34(K10)
Proposal: **1)** Use permit to allow outdoor dining as an accessory to a restaurant (Aioli Gourmet Burgers) within 500 feet of a residential district. Use permit required if located within 500 feet of a residential district. **2)** Use permit to allow outdoor alcoholic beverage consumption as an accessory to a restaurant (Aioli Gourmet Burgers) within 500 feet of a residential district. Use permit required if located within 500 feet of a residential district.

Ordinance Sections: 623.D.157.c 623.D.157.c
Applicant: Thomas D'Ambrosio, Aioli Gourmet Burger
Representative: Thomas D'Ambrosio, Aioli Gourmet Burger
Owner: AEI Paradise Hills, LLC

7. Application #: ZA-12-18-1
Existing Zoning: S-1
Location: 6630 West Pinnacle Peak Road
Quarter Section: 45-13(O4)
Proposal: **1)** Variance to reduce the rear yard setback (north) to 4 feet for an accessory structure. Minimum 50 feet required. **2)** Variance to reduce the side yard setback (east) to 0 feet for an accessory structure. Minimum 50 feet required. **3)** Variance to reduce the side yard setback (west) to 27 feet for an accessory structure. Minimum 50 feet required. **4)** Variance to increase the maximum lot coverage to 25%. Maximum 10% permitted.

Ordinance Sections: 603.B.3 603.B.3 603.B.3 603.B.4
Applicant: Natalie & Doug Baughman
Representative: Adam Baugh, Esq., Withey Morris, PLC
Owner: Natalie & Doug Baughman

- 1:30 PM**
8. Application #: ZA-13-18-4
Existing Zoning: C-2
Location: 2650 North 34th Drive

- Quarter Section: 14-21(G6)
 Proposal: **1)** Variance to reduce the required landscape setback along 35th Avenue to 15 feet. 25-foot average required, minimum 20 feet for up to 50% of the frontage. **2)** Variance to reduce the required landscape setback along Roanoke Avenue to 5 feet. 25-foot average required, minimum 20 feet for up to 50% of the frontage. **3)** Variance to reduce the required landscape setback along 34th Drive to 10 feet. 25-foot average required, minimum 20 feet for up to 50% of the frontage. **4)** Use permit to allow a drive-thru facility as an accessory use to a restaurant within 300 feet of a residential district zoning line. Use permit required
- Ordinance Sections: 623.E.4.Table 623.E.4.Table 623.E.4.Table 623.D.157.d.(2)
- Applicant: Thomas Hart, Thomas A. Hart Architecture & Planning, LLC
- Representative: Thomas Hart, Thomas A. Hart Architecture & Planning, LLC
- Owner: Harry Rabadi, Real Estate Baby 16, LLC
9. Application #: ZA-14-18-3
 Existing Zoning: C-2
 Location: 15035 North Cave Creek Road
 Quarter Section: 34-33(L9)
 Proposal: Use permit to allow a tattoo shop. Use permit required.
 Ordinance Sections: 623.D.187
 Applicant: Drew Brockhoff, Arizona Classic Tattoo Company, LLC
 Representative: Drew Brockhoff, Arizona Classic Tattoo Company, LLC
 Owner: Natalie Medlock, Natalie Medlock Living Trust
10. Application #: ZA-15-18-4
 Existing Zoning: R1-6
 Location: 1411 East Whitton Avenue
 Quarter Section: 16-30(H9)
 Proposal: Variance to create 2 lots without street frontage. Street frontage required.
 Ordinance Sections: 608.H.1
 Applicant: Malcom Pointon, Calm Inv, LLC
 Representative: Rick Phares, Centerline Architecture, LLC
 Owner: Malcom Pointon, Calm Inv, LLC
11. Application #: ZA-16-18-4
 Existing Zoning: R1-6 HP
 Location: 2201 North Encanto Drive
 Quarter Section: 13-26(G7)

- Proposal: Variance to allow a detached accessory structure within the required front yard setback. Variance required.
 Ordinance Sections: 706.A
 Applicant: Troy Strumpfer, Modern Building and Design
 Representative: Troy Strumpfer, Modern Building and Design
 Owner: William Ellert and Paul Nicosia
12. Application #: ZA-17-18-4
 Existing Zoning: R1-6 HP
 Location: 310 West Encanto Boulevard
 Quarter Section: 14-27(G8)
 Proposal: Variance to reduce the required side yard (east) setback to 5 feet. Minimum 10 feet required.
 Ordinance Sections: 613.B.Table B
 Applicant: Scott Browner, Browner Building & Design
 Representative: Scott Browner, Browner Building & Design
 Owner: Larry VanSickel
13. Application #: ZA-20-18-7
 Existing Zoning: A-1 RSIOD
 Location: 13 East Elwood Street
 Quarter Section: 5-28(E8)
 Proposal: Use permit to allow residential use in an industrial zone. Use permit required.
 Ordinance Sections: 627.D.1
 Applicant: Pablo Felix
 Representative: Soilo Felix
 Owner: Pablo Felix

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.

January 22, 2018