

## **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 **March 29, 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-637-17-6 (Sign) (Continued from 2/8/18)  
**(This case has been withdrawn)**  
Existing Zoning: C-2  
Location: 2909 North 56th Street  
Quarter Section: 15-41(G11)  
Proposal: Use Permit to relocate and rebuild an existing double-faced static non-conforming off-premise sign to a single-faced digital sign. Use Permit required.  
Ordinance Sections: 705.2.G.4  
Applicant: Mike Studt, Outfront Media, LLC  
Representative: Martin A. Aronson,  
Martin A. Aronson of Counsel Berry Riddell  
Owner: Dirty Dog Car Wash, LLC
2. Application #: ZA-475-17-6 (Continued from 2/8/18)  
Existing Zoning: R1-14 ACSPD  
Location: 6220 East Calle Camelia  
Quarter Section: 16-42(H12)  
Proposal: Variance to increase the lot coverage to 28%. Maximum 25% allowed.  
Ordinance Sections: 607  
Applicant: Dan McIntyre, McIntyre Development, LLC  
Representative: Dan McIntyre, McIntyre Development, LLC  
Owner: Scott Allen, Alfeld 6, LLC

3. Application #: ZA-62-18-6  
Existing Zoning: R1-6  
Location: 3311 East Oregon Avenue  
Quarter Section: 19-35(H10)  
Proposal: **1)** Variance to allow a 50 percent lot coverage. Maximum of 40 percent lot coverage permitted. **2)** Variance to reduce the required front yard setback (north) to 3 feet. Minimum 20 feet required. **3)** Variance to reduce the required side yard setback (west) to 7 feet. Minimum 10 feet required.  
Ordinance Sections: 613.B.TableB 613.B.TableB 613.B.TableB  
Applicant: Kristen James  
Representative: Kristen James  
Owner: Kristen James
4. Application #: ZA-63-18-4  
Existing Zoning: R-3  
Location: Southwest corner of 23rd Avenue and Highland Avenue  
Quarter Section: 18-23(H7)  
Proposal: Variance to reduce the perimeter standards to 10 feet adjacent to a public street (Highland Avenue and Coolidge Street). Minimum 20 feet required adjacent to a public street.  
Ordinance Sections: 615.B.Table(PRD)  
Applicant: Robert Romanet, Ronald D. Bowman Revocable Trust  
Representative: William F. Allison, Withey Morris, PLC  
Owner: Ronald D. Bowman, Trustee Ronald D. Bowman Revocable Trust
5. Application #: ZA-73-18-7  
Existing Zoning: C-3 CMOD, R-5 RI CMOD  
Location: Northwest corner of Laurel Avenue and Van Buren Street  
Quarter Section: 11-25(F7)  
Proposal: **1)** Variance to allow an over height wall 6 feet in height in the required front yard setback (east). Maximum 40 inches allowed. **2)** Variance to allow an over height fence 6 feet in height on lots fronting on a public street. Maximum 40 inches allowed.  
Ordinance Sections: 703.2.a 703.A.3.a  
Applicant: Richard Moore, RMA Design Group, LLC  
Representative: Richard Moore, RMA Design Group, LLC  
Owner: Robert G. Loeb, RGL Enterprise
6. Application #: ZA-74-18-8  
Existing Zoning: C-1

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| Location:           | 4002 East Southern Avenue  |
| Quarter Section:    | 3-37(D10)  |
| Proposal:           | Use permit to reduce the required setback for a disguised wireless communication facility from another property zoned for residential purposes to 50 feet. Minimum 150 feet required without use permit. |
| Ordinance Sections: | 715.B.2.a.(2).(a).(i)  |
| Applicant:          | Gary Cassel, Clear Blue Services for T-Mobile/Vertical   |
| Representative:     | Gary Cassel, Clear Blue Services for T-Mobile/Vertical   |
| Owner:              | John Taylor, South Point Apartment, Inc.   |
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7. Application #: ZA-75-18-7
- Existing Zoning: S-1
- Location: 3834 South 91st Avenue
- Quarter Section: 5-6(E3)
- Proposal: Use permit to allow a disguised wireless communication facility (Faux, bearded monopalms) within a residentially zoned property that is designated for quasi-public space (Union Elementary School). Use permit required.
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- Ordinance Sections: 715.B.2.(a)3.(a)
- Applicant: Gary Cassel, Clearblue Services
- Representative: Gary Cassel, Clearblue Services
- Owner: Union Elementary School
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8. Application #: ZA-77-18-8
- Existing Zoning: R-4 RI
- Location: 2159 East Pierce Street
- Quarter Section: 11-32(F9)
- Proposal: **1)** Variance to allow vehicle maneuvering in an existing alley. All maneuvering to be on private property. **2)** Variance to reduce landscaping in the required front yard to allow for a drive aisle. Minimum 25 feet of landscaping required. **3)** Variance to reduce the open space requirement to 3.5 percent. Minimum 5 percent required.
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- Ordinance Sections: 702.A.1.b 703.B.3.a 703.B.4.a
- Applicant: Robert Lepore, RLepore Architecture, LLC
- Representative: Robert Lepore, RLepore Architecture, LLC
- Owner: David Baur
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9. Application #: ZA-1-16-7 (Review) (Continued from 2/1/18)
- Existing Zoning: A-2
- Location: 2 North 35th Avenue
- Quarter Section: 10-20(F6)
- Proposal: **1)** Use permit to allow a medical marijuana cultivation facility. Use permit is required. **2)** Use permit to allow a

- medical marijuana dispensary facility. Use permit is required. **3)** Use permit to allow a medical marijuana infusion facility. Use permit is required. **4)** Variance to allow a medical marijuana cultivation facility within 750 feet of a residentially zoned district. 1,000 feet separation is required between cultivation facility and residentially zoned districts. **5)** Variance to allow a medical marijuana infusion facility within 750 feet of a residentially zoned district. 1,000 feet is required between infusion facility and residentially zoned districts.
- Ordinance Sections: 627.D.91.a 627.D.92.a 627.D.93.a 627.D.91.d 627.D.93.c
- Applicant: Craig Smith, Cold Fusion Management Services
- Representative: Snell and Wilmer
- Owner: H35 Building, LLP
- 1:30 PM**
10. Application #: ZA-71-18-4
- Existing Zoning: C-2 TOD-1
- Location: Southwest corner of North Central Avenue and West Camelback Road
- Quarter Section: 18-27(H8)
- Proposal: Use permit to allow temporary uses (art, parking, bike racks, signage, lighting, landscaping) for up to 36 months. Use permit required.
- Ordinance Sections: 708.D.1
- Applicant: Martin Aronson, Berry Riddell, LLC
- Representative: Martin Aronson, Berry Riddell, LLC
- Owner: Cornerstone at Camelback, LLC
11. Application #: ZA-78-18-7
- Existing Zoning: A-1
- Location: approximately 625 feet west of the southwest corner of south 63rd avenue and Southern Pacific Railroad
- Quarter Section: 9-13(F4)
- Proposal: **1)** Variance to reduce the rear setback (north) to 18 feet adjacent to residential district for a closed building. Minimum 30 feet required. **2)** Variance to reduce the rear landscape setback (north) to 18 feet. Minimum 30 feet required.
- Ordinance Sections: 627.F.2.b.(2) 507Tab A.II.A.3.2.3.22
- Applicant: Robert Winton, Winton Architects, Inc.
- Representative: Robert Winton, Winton Architects, Inc.
- Owner: Mike Forst, Chamberlain Development
12. Application #: ZA-79-18-8

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| Existing Zoning:    | R1-6 BAPOD   |
| Location:           | 711 East Highline Road   |
| Quarter Section:    | 01-29(D8)  |
| Proposal:           | <b>1)</b> Variance to reduce the required depth to 80 feet (southern lot). Minimum 94 feet required. <b>2)</b> Variance to reduce the required street frontage (southern lot) to 0 feet. Minimum 60 feet required. |
| Ordinance Sections: | 613.B Table B 613.B Table B  |
| Applicant:          | Aaron Wallace, TSALM Services  |
| Representative:     | Nick Labadie, Rose Law Group   |
| Owner:              | Ceaser Holdings, LLC/KRSR Holdings, LLC  |
13. Application #: ZA-80-18-5
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| Existing Zoning:    | R1-6  |
| Location:           | 2902 West Maryland Avenue   |
| Quarter Section:    | 22-22(I7)   |
| Proposal:           | Use permit to allow a disguised wireless communications facility to be located in public/quasi-public space. Use permit required. |
| Ordinance Sections: | 715.B.2.a.(3).(a)   |
| Applicant:          | Gary Cassel, Clear Blue Services  |
| Representative:     | Gary Cassel, Clear Blue Services  |
| Owner:              | Morris Mickelson, Vertical Bridge Landco, LLC   |
14. Application #: ZA-82-18-8
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| Existing Zoning:    | C-2  |
| Location:           | 4132 East McDowell Road, Suite 7   |
| Quarter Section:    | 13-37(G10)   |
| Proposal:           | Use permit to allow a 140 square foot stage or performance area. Maximum 80 square feet allowed. |
| Ordinance Sections: | 623.D.157.a.(1)  |
| Applicant:          | Daniel Levie, Little Haus Studios, LLC   |
| Representative:     | Daniel Levie, Little Haus Studios, LLC   |
| Owner:              | Samir Arikat, SNDLA, LLC   |
15. Application #: ZA-83-18-8
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| Existing Zoning:    | R-3  |
| Location:           | 1718 East Encinas  |
| Quarter Section:    | 5-31(E9)   |
| Proposal:           | Variance to reduce the required front yard setback (South) to 20 feet. Minimum 25 feet required. |
| Ordinance Sections: | 615.B Table B  |
| Applicant:          | Chris Jones, Western Legacy Homes, LLC   |
| Representative:     | Chris Jones, Western Legacy Homes, LLC   |
| Owner:              | Chris Jones, Western Legacy Homes, LLC   |

16. Application #: ZA-85-18-7  
Existing Zoning: A-2  
Location: 210 South 55th Avenue  
Quarter Section: 10-15(F5)  
Proposal: **1)** Use permit to allow exceeding of fifty-six-foot maximum height. Use permit required. **2)** Variance to reduce the front yard (east) setback to 0. Minimum of 25 feet required. **3)** Variance to allow a chain link fence visible from public streets. Chain link fencing shall not be used when visible from public street. **4)** Variance to eliminate landscaping in the surface parking lot, exclusive of perimeter landscaping and all setbacks. Minimum 5 percent required.  
Ordinance Sections: 628.E.2.a 701.D.3.a 703.D.2.a 507TAB.A.II.A.6.1.1  
Applicant: Jim Brown, Soljet Capital, LLC  
Representative: Ted Luther, Coe and Van Loo Consultants Inc.  
Owner: Soljet Capital, LLC
17. Application #: ZA-101-18-7  
Existing Zoning: DTC-West Evans Churchill ACSBO  
Location: 201 East Roosevelt Street, 913 and 917 North 2nd Street  
Quarter Section: 11-28(F8)  
Proposal: **1)** Use permit to allow a bar. Use permit required. **2)** Use permit to allow outdoor liquor service as an accessory use to a bar. Use permit required.  
Ordinance Sections: 1204.D.Table 1204.D.Table  
Applicant: Arizona Wilderness DTPHX  
Representative: Jeffrey C. Miller, Arizona Liquor Industry Consultants  
Owner: 201 Roosevelt, LLC
18. Application #: ZA-104-18-8  
Existing Zoning: R1-6  
Location: 701 North 11th Street  
Quarter Section: 11-29(F8)  
Proposal: **1)** Variance to reduce the required lot depth of 94 feet to 77.5 feet (proposed lot 1). **2)** Variance to reduce the required lot depth of 94 feet to 77.5 feet (proposed lot 2). **3)** Variance to reduce the lot area to 3,875 square feet, 6000 square feet required (Proposed lot 1). **4)** Variance to reduce the lot area to 4,843 square feet, 6000 square feet required (Proposed lot 2).  
Ordinance Sections: 613.B Table B 613.B Table B 613.B Table B 613.B Table B  
Applicant: Shelly Chen Trellis  
Representative: Shelly Chen Trellis

Owner: Shelly Chen Trellis

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](mailto: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.

March 9, 2018