

**NOTICE OF PUBLIC HEARING  
ZONING ADJUSTMENT HEARING  
\*REVISED 3/23/18**

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 **April 5, 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-629-17-5 (Sign) (Rescheduled from 2/8/18)  
Existing Zoning: C-2 SP, C-3  
Location: 4240 West Camelback Road  
Quarter Section: 19-19(H6)  
Proposal: Variance to allow a ground sign to be built to a height of 40 feet. Maximum permitted ground sign height is 20 feet.  
  
Ordinance Sections: 705.D.1  
Applicant: John Planert, U-Haul Moving & Storage  
Representative: John Planert, U-Haul Moving & Storage  
Owner: Carlos Vizcarra, AMERCO Real Estate Company
2. Application #: ZA-84-18-7 (Sign)  
Existing Zoning: C-2  
Location: 7409 West Virginia Avenue  
Quarter Section: 14-11(G4)  
Proposal: Use Permit to establish the Target Center Comprehensive Sign Plan. Use Permit required.  
  
Ordinance Sections: 705.E.2  
Applicant: Stephen C. Earl, Earl, Curley & Lagarde P.C.  
Representative: Stephen C. Earl, Earl, Curley & Lagarde P.C.  
Owner: Tom Tait, Westridge Park Investors Limited Partnership
3. Application #: ZA-89-18-4 (Sign)

- Existing Zoning: C-2 SP TOD-1  
 Location: 1808 West Camelback Road  
 Quarter Section: 19-25(H7)  
 Proposal: **1)** Variance to increase the maximum letter height for a wall sign on the west building elevation to 20 inches. Maximum 12 inches permitted for building fronts 30 feet in height or less. **2)** Variance to increase the maximum letter height for a wall sign on the east building elevation to 20 inches. Maximum 12 inches permitted for building fronts 30 feet in height or less.
- Ordinance Sections: 662.K.1.b 662.K.1.b  
 Applicant: Ross McArthur, Permits 2U  
 Representative: Jenny Goossens, Image National Signs  
 Owner: Phil Williams, Public Storage
4. Application #: ZA-81-18-5  
 Existing Zoning: C-2  
 Location: 2411 West Northern Avenue  
 Quarter Section: 24-23(J7)  
 Proposal: Variance to reduce the number of required parking spaces to 62. Minimum 71 spaces required.
- Ordinance Sections: 702.C.Table  
 Applicant: Crystal Luong, KQ Architects  
 Representative: Crystal Luong, KQ Architects  
 Owner: Stephan Abedi, Century City Investments, LLC
5. Application #: ZA-86-18-6  
 Existing Zoning: R1-6  
 Location: 751 East Palmyra Avenue  
 Quarter Section: 23-29(I8)  
 Proposal: Variance to reduce the side yard setback (east) to 3 feet. Minimum 10 feet required.
- Ordinance Sections: 613.B.Table B  
 Applicant: Katy James, Architectural Collaborative Team  
 Representative: Katy James, Architectural Collaborative Team  
 Owner: Sargon Khananisho
6. Application #: ZA-88-18-6  
 Existing Zoning: C-2  
 Location: 2436 East Indian School Road  
 Quarter Section: 17-33(H9)  
 Proposal: Use permit to allow a queuing lane for a drive-through facility as an accessory use to a restaurant (Burger King) less than 300 feet from a residential zoning district. Minimum 300 feet required.
- Ordinance Sections: 623.D.157.d.2

Applicant: Bob Hansen, Sustainability Engineering Group  
Representative: Ron Broatch, KRAFT, Inc.  
Owner: Justman Partnership

7. Application #: ZA-91-18-6  
Existing Zoning: R1-10  
Location: 348 East Maryland Avenue  
Quarter Section: 22-28(I8)  
Proposal: Variance to reduce the required lot width to 20 feet.  
Minimum 80 feet required.

Ordinance Sections: 611.B.Table B  
Applicant: Kristjan Sigurdsson, K&I Homes, LLC  
Representative: Kristjan Sigurdsson, K&I Homes, LLC  
Owner: Marta Lu Morgan

- \*8. Application #: ZA-90-18-3  
Existing Zoning: A-1  
Location: 2017 West Peoria Avenue  
Quarter Section: 28-24(K7)  
Proposal: **1)** Use permit to allow a medical marijuana dispensary.  
Use permit required. **2)** Use permit to allow a medical  
marijuana infusion facility. Use permit required.  
**3)** Variance to allow a medical marijuana dispensary  
within 5,280 feet of the same type of use. Minimum  
5,280 feet of separation required. **4)** Variance to allow  
a medical marijuana infusion facility within 5,280 feet of  
the same type of use. Minimum 5,280 feet of separation  
required.

Ordinance Sections: 627.D.92.a 627.D.93.a 627.D.92.d 627.D.93.b  
Applicant: Brett Pastrick, BC 1, Inc.  
\*Representative: Brett Pastrick, BC 1, Inc.  
Owner: Timothy Herbst, West Coast Acquisition, LLC

**1:30 PM**

9. Application #: ZA-96-18-4 (Sign)  
Existing Zoning: R-4 TOD-1  
Location: 2528 North 3rd Street  
Quarter Section: 14-28(G8)  
Proposal: Variance to allow a wall sign letter height of 21 inches.  
A maximum wall sign letter height of 12 inches is  
permitted.

Ordinance Sections: 662.K.1.b  
Applicant: Raymond Owens, Royal Sign  
Representative: Raymond Owens, Royal Sign  
Owner: LDV Ventures, LLC (Vivo on 3rd)

10. Application #: ZA-97-18-3 (Sign)  
Existing Zoning: C-O PCD  
Location: 11209 – 11211 North Tatum Boulevard  
Quarter Section: 29-39(K11)  
Proposal: Use Permit to establish the Anasazi Plaza Comprehensive Sign Plan. Use Permit required.  
Ordinance Sections: 705.E.2  
Applicant: Raymond Owens, Royal Sign  
Representative: Raymond Owens, Royal Sign  
Owner: SNH Medical Office Properties
11. Application #: ZA-98-18-4 (Sign)  
Existing Zoning: C-2 HR TOD-1  
Location: 2828 North Central Avenue  
Quarter Section: 14-27(G8)  
Proposal: Use Permit for a major amendment to the One Thomas Building LLC 2828 North Central Avenue Comprehensive Sign Plan. Use Permit required.  
Ordinance Sections: 705.E.2  
Applicant: Neal Eggen, Trademark Visual, Inc.  
Representative: Neal Eggen, Trademark Visual, Inc.  
Owner: Cary Levy, 2828 N Central Partners, LLC  
Granite Investment Group
12. Application #: ZA-92-18-7  
Existing Zoning: DTC-Roosevelt South HP  
Location: 822 North 6th Avenue  
Quarter Section: 11-27(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 1204.D  
Applicant: Andrew Scharnitzke, Kaiserworks  
Representative: Andrew Scharnitzke, Kaiserworks  
Owner: Kevin and Kim Haasarud, Sixth Avenue Lab, LLC
13. Application #: ZA-93-18-6  
Existing Zoning: C-2, P-1  
Location: 4532 East Thomas Road  
Quarter Section: 15-38(G11)  
Proposal: **1)** Variance to reduce the required parking to 59 spaces. Minimum 76 spaces required. **2)** Variance to reduce the required queuing lane for a restaurant to 100 linear feet. Minimum 150 feet required. **3)** Use permit to allow outdoor dining within 500 feet of a residential zoning line. Use permit required. **4)** Use permit to allow

outdoor alcoholic beverage consumption within 500 feet of a residential zoning line. Use permit required. **5)** Use permit to allow drive through facility within 300 feet from a residential zoning line. Use permit required.

- Ordinance Sections: 702.C 702.B.6.c 623.D.157.c 623.D.157.c  
623.D.157.d
- Applicant: Nick Wood, Snell and Wilmer, LLP  
Representative: Nick Wood, Snell and Wilmer, LLP  
Owner: Kobold 105, LLC
14. Application #: ZA-94-18-6  
Existing Zoning: R1-6  
Location: 5312 North 9th Street  
Quarter Section: 19-29(H8)  
Proposal: Variance to reduce the side yard (north) setback to 5 feet. Minimum 10 feet required.
- Ordinance Sections: 613.B.Table B  
Applicant: Ryan and Emily Civic  
Representative: Ryan and Emily Civic  
Owner: Ryan and Emily Civic
15. Application #: ZA-99-18-8  
Existing Zoning: R1-6  
Location: 2821 North 28th Place  
Quarter Section: 14-34(G10)  
Proposal: Variance to reduce the required lot width for 2 lots to 52 feet. Minimum 60 feet required.
- Ordinance Sections: 613.B.Table B  
Applicant: Aaron Wallace, TSALM Services, LLC  
Representative: Nick Labadie, Rose Law Group, PC  
Owner: TSALM
16. Application #: ZA-17-18-4 (Continued from 2/22/18)  
Existing Zoning: R1-6 HP  
Location: 310 West Encanto Boulevard  
Quarter Section: 14-27(G8)  
Proposal: Variance to reduce the required side yard (west) 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
17. Application #: ZA-136-18-8  
Existing Zoning: R1-6  
Location: 2333 and 2337 North 29th Street

Quarter Section: 14-34(G10)  
Proposal: **1)** Variance to allow a lot with a width of 51 feet.  
Minimum 60 feet required. APN 120-25-093A.  
**2)** Variance to allow a lot with a width of 50 feet.  
Minimum 60 feet required. APN 120-25-093B  
Ordinance Sections: 613.B. Table B 613.B. Table B  
Applicant: Nick Labadie, Rose Law Group  
Representative: Nick Labadie, Rose Law Group  
Owner: TSALM Services, LLC & 84th Street Holding

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 21, 2018