

**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 **April 26, 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-38-18-4 (Sign) (Continued from 3/8/18)
Existing Zoning: C-2 HRI TOD-1; P-1 HRI TOD-1
Location: 2603 North Central Avenue
Quarter Section: 14-28(G8)
Proposal: **1)** Variance to increase the maximum letter / logo height for a wall sign on the west elevation to 42 inches. Maximum 12 inches permitted for building fronts 30 feet in height or less. **2)** Variance to allow a wall sign on the west elevation to extend closer than the vertical height of the letters to the roofline. Walls signs shall extend no closer than half the vertical height of the letters employed to a building corner or to a roofline. **3)** Variance to increase the maximum letter / logo height for a wall sign on the east elevation to 144 inches. Maximum 12 inches permitted for building fronts 30 feet in height or less. **4)** Variance to increase the wall sign area on the east elevation to 240 square feet. Signs painted on the building surface or letters mounted directly to the building surface shall be a maximum of one square foot of signage for each linear foot of building elevation (48.5 square feet) to a maximum of 100 square feet for each business.

Ordinance Sections: 662.K.1.b 662.K.1.c 662.K.1.b 662.K.1.a
Applicant: Erice Peterson, Switch
Representative: Jeff Kendall, Elite
Owner: Michael Dye, DR Virginia, LLC

2. Application #: ZA-42-18-6 (Continued from 3/8/18)
Existing Zoning: R1-10
Location: 7050 North Wilder Road
Quarter Section: 23-27(18)
Proposal: Use permit to allow an over height accessory structure (18 feet) within the required rear yard setback. Maximum 15 feet allowed.

Ordinance Sections: 706.G
Applicant: Jeremy Granger
Representative: Jeremy Granger
Owner: Richard Jackman
3. Application #: ZA-47-18-5 (Rescheduled from 3/8/18)
Existing Zoning: C-2
Location: 6024 North 23rd Avenue
Quarter Section: 21-23(17)
Proposal: **1)** Variance to allow a drive-through window for sale of alcohol within 121 feet of a residential district and no primary accesses from a major arterial or arterial street. Minimum 300 feet required and access from a major arterial or arterial street. **2)** Use permit to allow package liquor sales within 300 feet of a residential zoning district. Use permit required.

Ordinance Sections: 622.D.100.b 622.D.100.a
Applicant: Chris Doran, SDS Consulting
Representative: Chris Doran, SDS Consulting
Owner: Angelina Abdeen, In & Out Convenience
4. Application #: ZA-139-16-2 (2-year review)
Existing Zoning: PCD (Approved R-3)
Location: 33633 North 27th Drive
Quarter Section: 57-23(R7)
Proposal: **1)** Use permit to allow outdoor game court lights. Use permit required. **2)** Variance to eliminate access points for fire breaks and access 600 feet apart with minimum 40 feet wide openings. Access points should be a maximum of 600 feet apart and a minimum of 40 feet wide opening.

Ordinance Sections: 608.G.6 654.III.C.6
Applicant: Tim Scolaro, Orcutt Winslow
Representative: Tim Scolaro, Orcutt Winslow
Owner: Nate Kretzmann, North Valley Christian Academy
5. Application #: ZA-126-17-5 (1-year review)

Existing Zoning: C-2
Location: 2647 West Glendale Avenue
Quarter Section: 22-23(I7)
Proposal: Use permit to allow packaged liquor sales as an accessory use to a convenience market within 300 feet of a residential district. Use permit is required.
Ordinance Sections: 622.D.97.a
Applicant: Edel Alcaraz, Carniceria Los Reyes
Representative: Edel Alcaraz, Carniceria Los Reyes
Owner: John Rastegar, F&R Black Canyon Plaza, LLC

6. Application #: ZA-126-18-7
Existing Zoning: C-2 PCD
Location: 2026 South 99th Avenue
Quarter Section: 7-4(E2)
Proposal: **1)** Use permit to allow a car wash in an open building. Use permit required. **2)** Use permit to allow vacuums as an accessory to a car wash in an open building. Use permit required.
Ordinance Sections: 623.D.42 623.D.42
Applicant: Michael Clark, Identity Mutual, LLC
Representative: Michael Clark, Identity Mutual, LLC
Owner: Jeff Garrett, KEMF WG Acquisition, LLC

7. Application #: ZA-128-18-3
Existing Zoning: C-O/ M-O (Approved R-3A)
Location: Approximately 395 feet south of the southeast corner of 12th Street and Bell Road
Quarter Section: 36-30(M9)
Proposal: Variance to reduce the required number of on-site parking spaces to 1 space. Minimum 2 spaces required.
Ordinance Sections: 702.C.Table
Applicant: Metro Living on Bell, LLC
Representative: David Cisiewski, Esq.
Law Offices of David Cisiewski, PPLC
Owner: Metro Living on Bell, LLC

1:30 PM

8. Application #: ZA-134-18-2 (Sign)
Existing Zoning: R1-6 PCD, R1-8 PCD
Location: 6585 East Mayo Boulevard
Quarter Section: 37-43(M12)
38-43(M12)
39-43(M12)
Proposal: Variance to allow a ground sign to consist of 51 square feet. Maximum of 16 square feet permitted.

- Ordinance Sections: 705.D.1
 Applicant: Tom Durant, Anderson Baron
 Representative: Tom Durant, Anderson Baron
 Owner: DR Horton
9. Application #: ZA-135-18-1 (Sign)
 Existing Zoning: C-3 DVAO
 Location: 2015 West Deer Valley Road
 Quarter Section: 42-24(N7)
 Proposal: Use Permit to establish the Enterprise Deer Valley Comprehensive Sign Plan. Use Permit required.
- Ordinance Sections: 705.E.2
 Applicant: Taylor Schrader, Arizona Custom Signs and Lighting
 Representative: Taylor Schrader, Arizona Custom Signs and Lighting
 Owner: Nick Davis, Davis Enterprise
10. Application #: ZA-123-18-2
 Existing Zoning: C-2
 Location: 21001 North Tatum Boulevard, Building 14
 Quarter Section: 41-39(N11)
 Proposal: Use permit to allow a temporary use for up to 36 months for outdoor entertainment for a restaurant /bar (Sandbar). Use permit required.
- Ordinance Sections: 708.D.1
 Applicant: Sandbar Mexican Grill
 Representative: Amy Nations Arizona Liquor Industry Consultants
 Owner: Vestar Development Company
11. Application #: ZA-129-18-5
 Existing Zoning: R1-6
 Location: 3024 West McLellan Boulevard
 Quarter Section: 22-22(I7)
 Proposal: Use permit to allow a closed projection to project 15 feet into the required rear yard for no more than one half the maximum width of the structure. Maximum 5-foot projection permitted.
- Ordinance Sections: 701.A.3.a.(2)(d)
 Applicant: Gary and Viola Vansessen
 Representative: Gary and Viola Vansessen
 Owner: Gary and Viola Vansessen
12. Application #: ZA-130-18-4
 Existing Zoning: R-4
 Location: 1115 East Whitton Avenue
 Quarter Section: 16-29(H8)
 Proposal: **1)** Variance to reduce the required rear yard setback

(south) to 0 feet for a detached accessory structure. Minimum 3 feet required. **2)** Variance to reduce the required side yard setback (east) to 0 feet for a detached accessory structure. Minimum 3 feet required. **3)** Variance to reduce the required side yard setback (west) to 0 feet for a detached accessory structure. Minimum 3 feet required.

Ordinance Sections: 706.B 706.B 706.B
Applicant: Carlos Dominguez, A&E Design Group, LLC
Representative: Carlos Dominguez, A&E Design Group, LLC
Owner: GFAM Investments, LLC

13. Application #: ZA-131-18-7
Existing Zoning: C-3 CMOD ACSMBOD
Location: Southeast corner of 9th Avenue and Polk Street
Quarter Section: 11-26(F8)
Proposal: **1)** Use permit to allow amplified music to exceed 55dBa. Use permit required. **2)** Variance to reduce the required street side setback along Polk Street to 0 feet. Minimum 25 feet required. **3)** Variance to allow a fence up to 74 inches in height in the street side setback. Maximum 40 inches allowed. **4)** Use permit to allow outdoor dining area to be 49% of the gross square footage of the primary building's ground level gross floor area. Use permit required to exceed 25%. **5)** Use permit to allow outdoor alcohol consumption as an accessory use. Use permit required. **6)** Variance to reduce parking spaces to 28. Minimum 47 spaces required. **7)** Variance to allow outdoor events to be conducted Sunday through Saturday. Outdoor events limited to Fridays, Saturdays and Sundays. **8)** Variance to allow outdoor events to be conducted until 2AM Sunday through Thursday. Outdoor event hours limited to 10 p.m.

Ordinance Sections: 624.D.112.a.(a) 624.E.4.f.1 703.2.a 669.C.4.b.1.c
624.D.112.c 702.C.Table 669.C.3.c 669.C.3.d
Applicant: Gene Kornata, 765 NW Grand Avenue, LLC
Representative: Gene Kornata, 765 NW Grand Avenue, LLC
Owner: Las Palmas Inn

14. Application #: ZA-132-18-6
Existing Zoning: R1-6 PRD DNS/WVR
Location: Approximately 575 feet south of the 42nd Place and Baseline Road
Quarter Section: 01-37(D10)
Proposal: Variance to increase the lot coverage to 40% for the hillside portion of 16 lots. Maximum 25% allowed.

Ordinance Sections: 710.C.2.Table1
Applicant: Steven C. Earl, Earl, Curely & Lagarde
Representative: Steven C. Earl, Earl, Curely & Lagarde
Owner: CalAtlantic Homes

15. Application #: ZA-133-18-2
Existing Zoning: RE-35
Location: 10442 North 61st Place
Quarter Section: 28-42(K12)
Proposal: Variance to allow an accessory structure 20 feet in height in the required side yard. Maximum of 8 feet permitted.

Ordinance Sections: 706.C.
Applicant: Aurie Sanchez, Resurrection Builders, LLC.
Representative: Aurie Sanchez, Resurrection Builders, LLC.
Owner: Scott and Penny Muzzy

16. Application #: ZA-157-18-6
Existing Zoning: R1-18
Location: 4455 East Calle Del Norte
Quarter Section: 18-38(H11)
Proposal: **1)** Variance to increase lot coverage to 30%. Maximum allowed 25%. **2)** Variance to allow a detached accessory structure to have a height of 13 feet the required side yard. Maximum 8 feet allowed.

Ordinance Sections: 610.B Table 706.C
Applicant: Michael Krogh, Krogh Enterprises, LLC
Representative: Michael Krogh, Krogh Enterprises, LLC
Owner: Krogh Enterprises, 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.

April 11, 2018