

**NOTICE OF PUBLIC MEETING
ZONING ADJUSTMENT HEARING
*REVISED**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of 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 **May 17, 2018, at 9:00 AM located Assembly Room C, First Floor, Phoenix City Hall, 200 West Washington Street, 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-173-18-3
Existing Zoning: PAD-3
Location: 1515 W St Moritz Lane Phoenix, AZ 85023-5188
Quarter Section: 34-25(L7)
Proposal: **1)** Time extension of ZA-444-16, which was a time extension of a time extension to reduce the rear (south) perimeter setback to 20 feet. 30 feet minimum perimeter setback required. **2)** Time extension of ZA-444-16, which was a time extension of a time extension to reduce the side (east) perimeter setback to 20 feet. 30 feet minimum perimeter setback required.

Ordinance Sections: 307 307
Applicant: Don & Joyce Griffin
Representative: Don & Joyce Griffin
Owner: Don & Joyce Griffin
2. Application #: ZA-86-18-6 (continued from 04/05/18)
Existing Zoning: R1-6
Location: 751 East Paltaire 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

3. Application #: ZA-88-18-6 (continued from 04/0518)
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
4. Application #:
Existing Zoning: ZA-127-18-6 (rescheduled from 04/26/18)
Location: C-2, R1-10
Quarter Section: 5530 North 7th Street
Proposal: 20-28(18)
Ordinance Sections: **1)** Variance to reduce parking to 20 spaces. Minimum of 57 spaces required. **2)** Use permit to allow outdoor recreation as accessory use to a restaurant (The Gathering Place) within 500 feet of a residential district. Use permit required. **3)** Use permit to allow outdoor dining as accessory use to a restaurant (The Gathering Place) within 500 feet of a residential district. Use permit required. **4)** Use permit to allow alcoholic beverage consumption as accessory use to a restaurant (The Gathering Place) within 500 feet of a residential district. Use permit required.
Applicant: 702.C. Table 623.D.157.c 623.D.157.c 623.D.157.c
Representative: 7th Street Properties by TGPC LLC - The
Owner: 7th Street Properties by TGPC LLC - The
7th Street Properties by TGPC LLC - The

5. Application #: ZA-169-18-5
Existing Zoning: C-2 HGT/WVR
Location: Four parcels at the northwest corner of North 24th Avenue and West Royal Palm Road
Quarter Section: 25-23(J7)
Proposal: **1)** Variance to reduce the required street side setback (west) to 21-foot average and 18-foot minimum. Minimum 30' average and minimum of 20' permitted for up to 50% of structures exceeding two stories. **2)** Variance to reduce the required street side setback (south) to 20-foot average and 20-foot minimum. Minimum of 30' average and minimum of 20' permitted for up to 50% of structures exceeding two stories. **3)** Variance to reduce the required street side setback (east) 17-foot minimum. Minimum of 20' permitted for up to 50% of structures exceeding two stories. **4)** Variance to reduce landscape setback (west) to 21 feet average and 18 feet minimum. Minimum of 30' average and minimum of 20' permitted for up to 50% of structures exceeding two stories. **5)** Variance to reduce landscape setback (south) to 20 feet average and 20 feet minimum. Minimum of 30' average and minimum of 20' permitted for up to 50% of structures exceeding two stories. **6)** Variance to reduce landscape setback (east) 15 feet minimum. Minimum 20 feet required. **7)** Variance to reduce the required landscape setback (north) to 5 feet. Minimum 10 feet required.
Ordinance Sections: 623.E.4.d 623.E.4.d 623.E.4.d 623.E.4.e 623.E.4.e 623.E.4.e
Applicant: Taylor C. Earl Earl, Curley and Lagarde, P.C>
Representative: Taylor C. Earl Earl, Curley and Lagarde, P.C>
Owner: Southern Hospitality, LLC
6. Application #: ZA-170-18-8
Existing Zoning: C-3
Location: 1334 East Van Buren Street
Quarter Section: 11-30(F9)
Proposal: Variance to reduce the required number of parking spaces to 9 spaces. Minimum 19 spaces required.
Ordinance Sections: 702.C.
Applicant: Jack Debartolo DeBartolo Architects
Representative: Jack Debartolo DeBartolo Architects
Owner: Andrei Horga
- *7. Application #: ZA-172-18-6
Existing Zoning: R1-6

Location: 1011 E Nicolet Avenue Phoenix, AZ 85020-5012
Quarter Section: 23-29(18)
*Proposal: Variance to reduce side (east) setback to 7 feet. Minimum
10 feet required.
Ordinance Sections: 613.B. Table B
Applicant: Sam and Susie Fishleder
Representative: Ray Brown BDW
Owner: Sam and Susie Fishleder

8. Application #: ZA-174-18-4
Existing Zoning: C-2 SAUMSO
Location: 4343 North 7th Avenue
Quarter Section: 17-27(H8)
Proposal: Use permit to allow outdoor alcoholic beverage consumption as an accessory use within 500 feet of a residential district. Use Permit required.
Ordinance Sections: 623.D.157.c
Applicant: Stacy Louis Stacy's @ Melrose
Representative: Stacy Louis Stacy's @ Melrose
Owner: Steven Rogers Domain Properties, LLC
9. Application #: ZA-175-18-2
Existing Zoning: CP/BP DRSP
Location: 5811 East Mayo Boulevard
Quarter Section: 38-41(M11)
38-41(M12)
38-42(M11)
38-42(M12)
39-41(M11)
39-41(M12)
39-42(M11)
39-42(M12)
Proposal: Use permit to allow a temporary use for up to 36 months for surface parking for the Mayo Clinic. Use permit required.
Ordinance Sections: 708.D.1
Applicant: Tim Carpenter Mayo Clinic Arizona
Representative: Michael Delmarter Kimley-Horn
Owner: Mayo Clinic Arizona
- 1:30 PM**
10. Application #: ZA-179-18-4 (Sign)
Existing Zoning: C-2 HRI TOD-1
Location: 2825 N Central Avenue Phoenix, AZ
Quarter Section: 14-28(G8)
Proposal: Variance to allow a letter height of 24 inches for a wall sign. Maximum of 12 inches permitted for building fronts 30 feet in height or less.
Ordinance Sections: 662.K.1.b
Applicant: Mark Zinger Empire Sign Company
Representative: Mark Zinger Empire Sign Company
Owner: Phoenix Midtown Plaza, LLC

11. Application #: ZA-15-18-4 (continued from 04/12/18)
Existing Zoning: R1-6
Location: 1411 E Whitton Avenue Phoenix, AZ 85014
Quarter Section: 16-30(H9)
Proposal: **1)** Variance to create 2 lots without street frontage. Street frontage required. **2)** Variance to allow a lot depth of 93 feet for 2 lots. Minimum 94 feet required.
Ordinance Sections: 608.H.1 613. B. Table B
Applicant: Malcom Pointon Calm Inv LLC
Representative: Rick Phares Centerline Architecture LLC
Owner: Malcom Pointon Calm Inv LLC
12. Application #: ZA-87-18-6 (continued from 04/12/18)
Existing Zoning: RE-24 ACSPD
Location: 4835 E Exeter Boulevard
Quarter Section: 18-39(H11)
Proposal: Use permit to allow a closed projection to project 20 feet into the rear yard (north) setback. Use permit required for more than 5 feet.
Ordinance Sections: 701ZA13a(2).(d)
Applicant: Ryan Patten Arcadia Custom Builders, LLC
Representative: Ryan Patten Arcadia Custom Builders, LLC
Owner: Ryan Patten Arcadia Custom Builders, LLC

- *13. Application #: ZA-176-18-6
Existing Zoning: RE-35 ACSPD CROD
Location: 4602 East Camelback Road
Quarter Section: 19-38(H11)
Proposal: Variance to reduce the required front yard setback (east) to 10 feet. Minimum of 40 feet required.
Ordinance Sections: 609.B.11 Table
Applicant: Daniel Istrate Kontexture LLC
Representative: Daniel Istrate Kontexture LLC
Owner: Brett Weisel Camelback Arcadia LLC
14. Application #: ZA-177-18-8
Existing Zoning: R-10 BAOD
Location: 1220 East Baseline Road
Quarter Section: 1-30(D9)
Proposal: **1)** Use permit to use the PRD development standard. Use permit required. **2)** Variance to reduce the setback from the property line along Baseline Road to 40 feet. Minimum 50 feet required. **3)** Variance to delete the requirement of a maximum 10% of homes in the development that can have alternative garage locations. Maximum 10% of homes within a development. **4)** Variance to allow interior streets to have attached sidewalks. Detached sidewalks required. **5)** Variance to delete the requirement to plant a row of trees on each side of the sidewalk. Row of trees on each side of sidewalk required.
Ordinance Sections: 614.B. TableA 651.D.2.a 651. E.3.b.3 651. E.1. b.2 651. E.b.3
Applicant: Tru Vista Development
Representative: Tru Vista Development
Owner: Tru Vista Development

15. Application #: ZA-180-18-4
Existing Zoning: A-2
Location: 2540 North 29th Avenue
Quarter Section: 14-22(G7)
Proposal: Use permit to allow building height up to 80 feet. Use permit required.
Ordinance Sections: 627.F.2.a
Applicant: W. Kent McClelland Shamrock Foods Company, McClelland Prope
Representative: Cook Associates Architects Inc.
Owner: Shamrock Foods Company: McClelland Prope
16. Application #: ZA-183-18-6
Existing Zoning: R1-10
Location: 2345 North 55th Street
Quarter Section: 14-40(G11)
Proposal: Variance to reduce the required lot width dimensions to : 52 feet. 80 feet required.
Ordinance Sections: 611.B. TABLE B
Applicant: Neil Syberg
Representative: Neil Syberg
Owner: Neil Syberg
17. Application #: ZA-108-18-8
Existing Zoning: C-1, C-2, Pending C-2 SP HGT/WVR
Location: 2829 East Thomas Road
Quarter Section: 14-34(G10)
Proposal: **1)** Variance to reduce the building setback to 25 feet along the south property line. Minimum 50 feet required.
2) Variance to reduce the required parking to 12 spaces. Minimum 19 spaces required.
Ordinance Sections: 623.E.4.d 702.C
Applicant: Rincon Partners, LLC
Representative: Manjula M. Vaz Gammage & Burnham PLC
Owner: EJJ Investments, 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, call Angie Holdsworth at (602) 495-5622.
For reasonable accommodations, call Angie Holdsworth at Voice/602-495-5622 or TTY: use 7-1-1 as early as possible to coordinate needed arrangements. May 15, 2018