

**NOTICE OF PUBLIC HEARING  
ZONING ADJUSTMENT HEARING  
\*REVISED 5/23/18**

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 **June 7, 2018, at 9:00 a.m. located in Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona.**

The agenda for the meeting is as follows:

- 9:00 AM**
1.       Application #:                   ZA-208-18-2 (Sign)  
      Existing Zoning:               C-O  
      Location:                     3423 East Bell Road  
      Quarter Section:             36-35(M10)  
      Proposal:                     Use Permit to allow an electronic message display to be a part of a ground sign. Use Permit required.  
  
      Ordinance Sections:         705.C.13  
      Applicant:                   Steve Nelson, Arizona Commercial Signs  
      Representative:             Steve Nelson, Arizona Commercial Signs  
      Owner:                       Cathy Graham Desert Financial Credit Union
  
  2.       Application #:                   ZA-209-18-6  
      Existing Zoning:               R1-6  
      Location:                     7733 and 7723 North 13th Place  
      Quarter Section:             24-30(J9)  
      Proposal:                     Use permit to utilize Table A, conventional development option. Use permit required.  
  
      Ordinance Sections:         613.B. TableA  
      Applicant:                   Chadwic Gifford  
      Representative:             Tyler Kuenzi, Design Tank  
      Owner:                       Chadwic Gifford
  
  3.       Application #:                   ZA-211-18-3  
      Existing Zoning:               R1-6  
      Location:                     13232 North 18th Street  
      Quarter Section:             32-31(L9)  
      Proposal:                     **1)** Variance to reduce the front yard setback (east) to 11 feet. Minimum 20 feet required. **2)** Variance to reduce the rear yard setback (west) to 14 feet. Minimum 25 feet required. **3)** Variance to reduce the side yard setback (north) to 4 feet. Minimum 10 feet

- required.
- Ordinance Sections: 613.B. TableB 613. B. TableB 613.B. TableB  
 Applicant: Daniel Istrate, Kontexture, LLC  
 Representative: Daniel Istrate, Kontexture, LLC  
 Owner: Allen Echols
4. Application #: ZA-212-18-6  
 Existing Zoning: R1-6  
 Location: 7339 North 11th Place  
 Quarter Section: 23-29(18)  
 Proposal: Variance to reduce the required side yard setback (south) to 4 feet. Minimum 10 feet required.
- Ordinance Sections: 613.B. Table B  
 Applicant: David Diekman  
 Representative: David Diekman  
 Owner: David Diekman
5. Application #: ZA-213-18-4  
 Existing Zoning: C-2  
 Location: 2315 North 7th Street  
 Quarter Section: 14-29(G8)  
 Proposal: Use Permit to allow outdoor dining accessory to a restaurant (Colados Coffee) 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.  
 Applicant: Lance D. Baker, Synectic Design, Inc.  
 Representative: Lance D. Baker, Synectic Design, Inc.  
 Owner: Bernie Reina
6. Application #: ZA-215-18-8  
 Existing Zoning: R1-6  
 Location: 2206 North 28th Street  
 Quarter Section: 13-33(G9)  
 Proposal: Variance to reduce street frontage on two lots to 50 Feet. Minimum 60 feet required.
- Ordinance Sections: 613.B. Table B  
 Applicant: RBR Holdings III, LLC  
 Representative: Ryan Miller, RBR Holdings III, LLC  
 Owner: RBR Holdings III, LLC
7. Application #: ZA-426-14-7 (1 year review)  
 Existing Zoning: A-1  
 Location: 15 North 57th Drive  
 Quarter Section: 10-15(F5)

Proposal: **1) Use permit to allow a medical marijuana cultivation facility. Use permit required. 2) Use permit to allow a medical marijuana infusion facility. Use permit required. 3) Variance to allow a medical marijuana cultivation facility located within 5,280 feet from the same type of use. Minimum of 5,280 feet separation is required. 4) Variance to allow a medical marijuana infusion facility located within 5,280 feet from the same type of use. Minimum of 5,280 feet separation is required.**

Ordinance Sections: 627.D.91.a 627. D.93.a 627. D.91.c 627. D.93.c

Applicant: Amy R. Schaeffer, Patient Alternative Relief Center

Representative: Jeff Schaeffer, Patient Relief Center

Owner: David D. Schlecht, JD Parts Master

**1:30 PM**

8. Application #: ZA-216-18-4  
 Existing Zoning: R-5  
 Location: 5727 North Black Canyon Highway  
 Quarter Section: 20-23(I7)  
 Proposal: Use permit to allow a school for mentally or physically handicapped. Use permit required.  
 Ordinance Sections: 618.D.8  
 Applicant: Emeka, Esemonu, Emeka and Zion Esemonu, LLC  
 Representative: Walt Smith, True North Design  
 Owner: Emeka, Esemonu, Emeka and Zion Esemonu, LLC
9. Application #: ZA-217-18-8  
 Existing Zoning: R-4 HP CCSIO, R-4 CCSIO  
 Location: 301 West Pima Street  
 Quarter Section: 8-27(F8)  
 Proposal: Use permit to allow a dependent care facility for 13 or more dependents. Use permit required.  
 Ordinance Sections: 617.C.8  
 Applicant: Greater Phoenix Urban League, Inc.  
 Representative: Jeff Stephens, Searer, Robbins & Stephens, Inc.  
 Owner: Shelley Reimann, City of Phoenix
10. Application #: ZA-218-18-6  
 Existing Zoning: C-2 PCD  
 Location: 4142 East Chandler Boulevard, Suite #102

- Quarter Section: 010-37(A10)  
 Proposal: Use permit to allow a tattoo shop. Use permit required.
- Ordinance Sections: 623.D.187  
 Applicant: Barbi Blattenberger, Wookie Style Tattoos  
 Representative: Barbi Blattenberger, Wookie Style Tattoos  
 Owner: Peter Adolph, Multilateral Partners, Phoenix Income Realty
11. Application #: ZA-219-18-7  
 Existing Zoning: C-3 CMOD  
 Location: 1529 West Van Buren Street  
 Quarter Section: 10-25(F7)  
 Proposal: Variance to reduce the required front yard setback (north) to 16 feet. Maximum 25 feet required.
- Ordinance Sections: 623.E.4.d  
 Applicant: Tim Rasnake, Archicon Architecture & Interior, L.C.  
 Representative: Tim Rasnake, Archicon Architecture & Interior, L.C.  
 Owner: Stana Sperling
12. Application #: ZA-223-18-4  
 Existing Zoning: R-3  
 Location: 2839 and 2843 West Almeria Road  
 Quarter Section: 13-22(G7)  
 Proposal: Variance to allow required parking in the required front yard. Required parking not allowed in required front yard.
- Ordinance Sections: 702.F.1.a  
 Applicant: Tyler Green Architect  
 Representative: Tyler Green Architect  
 Owner: Stefani Sacco  
 Daniel Chlopek
13. Application #: ZA-225-18-1  
 Existing Zoning: RE-43  
 Location: 3701 West Beardsley Road  
 Quarter Section: 40-20(N6)  
 Proposal: Use permit to allow a concealed wireless communication facility on a residentially zoned property that is used as a quasi-public space. Use permit required.
- Ordinance Sections: 715.B.1.a.(1)  
 Applicant: Nancy Smith, WYCO Field Services for Crown Castle  
 Representative: Nancy Smith, WYCO Field Services for Crown

- Owner: Castle  
Meadow's Baptist Church
14. Application #: ZA-147-18-4  
Existing Zoning: C-2  
Location: 1041, 1051 East Camelback Road and 1042, 1046 East Mariposa Street  
Quarter Section: 18-29(H8)  
Proposal: **1)** Use permit to allow outdoor dining as an accessory use to a restaurant. Use permit required. **2)** Use permit to allow outdoor alcoholic beverage consumption as an accessory use to a restaurant. Use permit required. **3)** Variance to allow 70 percent lot coverage. Maximum 50 percent lot coverage permitted. **4)** Variance to reduce the required building setback when adjacent to a street (Camelback Road) to 10 feet. Average 25 feet required with a minimum of 20 feet permitted for up to 50% of the structure. **5)** Variance to reduce the required building setback when adjacent to a street (11th Street) to 0 feet. Average 25 feet required with a minimum of 20 feet permitted for up to 50% of the structure. **6)** Variance to reduce the required parking to 34 spaces. Minimum 59 spaces required. **7)** Variance to reduce the required dimensions of parking spaces to 9x18 feet. Minimum 9-1/2x18 feet is required. **8)** Variance to reduce the drive isles to 22 feet. Minimum 26 feet is required. **9)** Variance to reduce the required landscape setback (Camelback Road) to 10 feet. Average 25 feet required with a minimum of 20 feet permitted for up to 50% of the frontage. **10)** Variance to reduce the required landscape setback (11th Street) to 0 feet. Average 25 feet required with a minimum of 20 feet permitted for up to 50% of the frontage.  
Ordinance Sections: 623.D.157.c 623.D.157.c 623.E.4.h 623.E.4.d 623.E.4.d 702.C 702.B.2.a.(1).(a) 702.B.4.a 623.E.4.e 623.E.4.e  
Applicant: Whitney Griffin, Owner  
Representative: Jacob E Zonn, Tiffany & Bosco, P.A.  
Owner: Whitney Griffin, Owner
15. Application #: ZA-228-18-3

Existing Zoning:	C-2
Location:	10608 North 32 <sup>nd</sup> Street
Quarter Section:	29-34(K10)
Proposal:	<b>1)</b> Use permit to allow outdoor dining accessory to a restaurant (Gelato Spot Wood Fired Pizza) within 500 feet of a residential district. Use permit required if located within 500 feet of a residential district. <b>2)</b> Use permit to allow outdoor alcoholic beverage consumption accessory to a restaurant (Gelato Spot Wood Fired Pizza) 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:	Mei Lee, Gelato Spot Wood Fired Pizza
Representative:	Jeff Looker, Looker & Capello Architects
Owner:	Kellie Hunter, AEI Paradise Hills, 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](mailto:zoning@phoenix.gov). This electronic mail address will not accommodate zoning enforcement/violation complaints.

For reasonable accommodations, call Angie Holdsworth at Voice/602-495-5622 or the City TTY/602-534-5500 as early as possible to coordinate needed arrangements.

May 23, 2018