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 **August 30, 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-164-17-1(1-year review for use permit)
	Existing Zoning:	A-1 DVAO HL
	Location:	23570 North Central Avenue
	Quarter Section:	45-27(O8)
	Proposal:	Use permit to allow temporary grinding and outdoor storage of asphalt shingles for 36 months. Use permit required
	Ordinance Sections:	708.D.1
	Applicant:	Jason McCullar, JML Energy Resources, LLC
	Representative:	Manjula Vaz, Gammage and Burnham, PLC
	Owner:	Jeff LaPour, LaPour D.C. One, LLC
2.	Application #:	ZA-380-18-1
	Existing Zoning:	S-1, RE-43
	Location:	6620 West Pinnacle Peak Road
	Quarter Section:	45-13(O4)
	Proposal:	Time extension of ZA-274-17, variance to increase lot coverage to 16%. Maximum lot coverage allowed 10%.
	Ordinance Sections:	603.B.4
	Applicant:	Benjamin Tate, Withey Morris, PLC
	Representative:	Benjamin Tate, Withey Morris, PLC
	Owner:	Donald and Patrice Lydick
3.	Application #:	ZA-369-18-8
	Existing Zoning:	C-2, R-3

	Location:	North of the intersection of 26th Place and McDowell Road (both sides)
	Quarter Section:	13-33(G9)
	Proposal:	**1)** Variance to reduce the landscape setback adjacent to 26th Place to 20 feet. Average of 25 feet for structures not exceeding two stories or 30 feet, minimum 20 feet permitted for up to 50% of the frontage 2**)** Variance to reduce the landscape setback adjacent to 27th Place to a minimum and average of 13 feet. Average of 25 feet for structures not exceeding two stories or 30 feet, minimum 20 feet permitted for up to 50% of the frontage. **3)** Variance to reduce the building setback adjacent to an internal R-3 zoning line to 0 feet. Minimum 15 feet required. **4)** Variance to allow required parking to be located on another lot farther than 300 feet away. Lot must be within 300 feet. **5)** Variance to reduce to the required front yard to 20 feet. Minimum 25 feet required.
	Ordinance Sections:	623.E.4.e 623.E.4.e 623.E.4.d 702.A.4. 615.B.
	Applicant:	Nicole Darling, Ryan Companies
	Representative:	Stephen C. Earl, Earl, Curley and Lagarde
	Owner:	Faith Christian Center
4.	Application #:	ZA-376-18-3
	Existing Zoning:	R1-18 and S-1
	Location:	15025 North 19th Avenue
	Quarter Section:	34-25(L7)
	Proposal:	Use permit to allow outdoor game court lights. Use Permit required.
	Ordinance Sections:	608.G.5.
	Applicant:	Mark Phillips, CCBG Architects, Inc.
	Representative:	Mark Phillips, CCBG Architects, Inc.
	Owner:	Christ Church of the Valley
5.	Application #:	ZA-377-18-3
	Existing Zoning:	R1-6
	Location:	1306 East Lupine Avenue
	Quarter Section:	30-30(K9)
	Proposal:	Variance to reduce the required rear yard setback (north) to 1 feet. Minimum 15 feet required.
	Ordinance Sections:	613.B.Table A
	Applicant:	Edgar Felix, RKAA Architects, Inc.

	Representative:	Edgar Felix, RKAA Architects, Inc.
	Owner:	Robin Gillett, Legand at Point Tapatio Cliffs HOA
6.	Application #:	ZA-378-18-1
	Existing Zoning:	PUD
	Location:	9617 North Metro Parkway, Suite 2052
	Quarter Section:	27-22(K7) 27-22(J7) 28-22(K7)
	Proposal:	Use permit to allow a massage establishment as primary use. Use permit required.
	Ordinance Sections:	PUD 59-13.F.138
	Applicant:	Zhengen Xu, Green Spa, LLC
	Representative:	Zhengen Xu, Green Spa, LLC
	Owner:	Carlyle ER Metro, LLC
7.	Application #:	ZA-379-18-3
	Existing Zoning:	C-2
	Location:	3131 East Shea Boulevard
	Quarter Section:	28-34(K10)
	Proposal:	**1)** Use permit to allow outdoor dining as an accessory use to a restaurant (Taphouse 32nd) within 500 feet of a residential district. Use permit required. **2)** Use permit to allow outdoor alcohol consumption as an accessory use to a restaurant (Taphouse 32nd) within 500 feet of a residential district. Use permit required.
	Ordinance Sections:	623.D.157.c 623.D.157.c
	Applicant:	Nicasio Ferrantello, 3131 E Shea Blvd, LLC
	Representative:	Nicasio Ferrantello, 3131 E Shea Blvd, LLC
	Owner:	Nicasio Ferrantello, 3131 E Shea Blvd, LLC

1:30 PM

8.	Application #:	ZA-387-18-8 (Sign)
	Existing Zoning:	DTC-Bio Med, DTC-Bio Med HP-L
	Location:	435 N 5th Street
	Quarter Section:	11-28(F8)
	Proposal:	**1)** Use Permit to amend the Phoenix Union Comprehensive Sign Plan. Use Permit required. **2)** Variance to allow a high rise wall sign to not be placed in the top 10 percent of the wall to which it is attached. High rise wall signs are required to be located within the top 10 percent of the wall to which it is attached. **3)** Variance to allow high rise signs to identify different building occupants. High rise

		wall signs are limited to either identification of the building or one occupant per building.
	Ordinance Sections:	705.E.2 705.D.3.i.(2) 705.D.3.i.(4)
	Applicant:	Christy Farley, Northern Arizona University
	Representative:	Dorena Mello, Ransigns DBA Fastsigns 60
	Owner:	City of Phoenix
9.	Application #:	ZA-364-17-3 (3-month review for use permit)
	Existing Zoning:	C-2
	Location:	2150 East Sweetwater Avenue
	Quarter Section:	32-32(L9)
	Proposal:	**1)** Use Permit to allow a car wash in an open building. Use Permit required. **2)** Variance to reduce the street side (south) setback to 12 feet. Minimum 25 feet required. **3)** Variance to reduce the street side (south) landscape setback to 0 feet. Minimum 25 feet required. **4)** Variance to reduce the landscaping in the parking and maneuvering areas to 0 %. Minimum 10% required. **5)** Variance to reduce the landscape setback (east) adjacent to R-3 zoned property to 0 feet. Minimum 10 feet required.
	Ordinance Sections:	623.D.42 623.E.4.d 623.E.4.e 623.E.4.e 623.E.4.e
	Applicant:	Sean Campbell, Campbell's Car Wash
	Representative:	Thomas Hunt, Hunt Architects, Inc.
	Owner:	Sean Campbell, Campbell's Car Wash
10.	Application #:	ZA-381-18-5
	Existing Zoning:	C-2
	Location:	3601 West Camelback Road
	Quarter Section:	18-20(H6)
	Proposal:	Variance to reduce the number of required parking spaces to 184. Minimum 221 parking spaces required.
	Ordinance Sections:	702.C.Table
	Applicant:	Lyle Richardson
	Representative:	Lyle Richardson
	Owner:	Jarm, LLC
11.	Application #:	ZA-382-18-2
	Existing Zoning:	C-1
	Location:	28255 North Tatum Boulevard
	Quarter Section:	51-39(P11)
	Proposal:	Use permit to allow outdoor dining accessory to a restaurant (Fatburger) within 500 feet of a

		residential district. Use permit required if located within 500 feet of a residential district.
	Ordinance Sections:	622.D.150.d
	Applicant:	John Meissner, Threaded Studios
	Representative:	John Meissner, Threaded Studios
	Owner:	Greg Wright, Belcarra Management, Inc.
12.	Application #:	ZA-383-18-5
	Existing Zoning:	R1-10 RPSPD
	Location:	1548 West Northern Avenue
	Quarter Section:	25-25(J7)
	Proposal:	**1)** Use permit to allow a home occupation (Hurricane Corporation Office) in an accessory building. Use permit required. **2)** Use permit to allow traffic generated by a home occupation (Hurricane Corporation Office). Use permit required.
	Ordinance Sections:	608.E.3.h(2) 608.E.3.h(2)
	Applicant:	Griffin and Shelley Hearn, Hearn Family Trust
	Representative:	Griffin and Shelley Hearn, Hearn Family Trust
	Owner:	Griffin and Shelley Hearn, Hearn Family Trust
13.	Application #:	ZA-384-18-6
	Existing Zoning:	RE-35
	Location:	6301 North 20th Street
	Quarter Section:	21-32(I9)
	Proposal:	**1)** Variance to reduce the required lot width to 20 feet (lot 2). Minimum 150 feet required. **2)** Variance to reduce the required minimum lot depth to 138 feet (lot 2). Minimum 175 feet required.
	Ordinance Sections:	609.B.Table 609.B.Table
	Applicant:	Nick Labadie, Rose Law Group
	Representative:	Nick Labadie, Rose Law Group
	Owner:	Done Deal Investments, LLC
14.	Application #:	ZA-385-18-5
	Existing Zoning:	C-3
	Location:	1970 West Glendale Avenue
	Quarter Section:	22-24(I7)
	Proposal:	Use permit to allow a drive-through facility accessory to a restaurant (Wendy's) three hundred feet from a residential zoning district. Use permit required.
	Ordinance Sections:	624.D.112.d.(2)
	Applicant:	Mark Austin, Arizona Restaurant Co., LLC

	Representative:	Mark Austin, Arizona Restaurant Co., LLC
	Owner:	Annette Peterson, Cefalu Partners Livermore, LLC
15.	Application #:	ZA-386-18-5
	Existing Zoning:	C-2
	Location:	3602 West Camelback Road
	Quarter Section:	19-20(H6)
	Proposal:	**1)** Variance to reduce the required streetscape landscape setback (36th Avenue) to 8 feet. Minimum 20 feet for up to 50% of the frontage with a 25-foot average required. **2)** Variance to reduce the required building setback adjacent to a street (36th Avenue) to 11 feet. Minimum 20 feet for up to 50% of the structure with a 25-foot average required. **3)** Variance to reduce the required streetscape landscape setback (Camelback Road) to 21 feet. Minimum 20 feet for up to 50% of the frontage with a 25-foot average required.
	Ordinance Sections:	623.E.4.e 623.E.4.d 623.E.4.e
	Applicant:	Charles Pope, Charles William Pope & Associates
	Representative:	Eric Whitehurst, Kimley-Horn and Associates, Inc.
	Owner:	Hot Pizzas, LLC, Peterson & Burge, LLC
16.	Application #:	ZA-390-18-6
	Existing Zoning:	PSC
	Location:	7822 North 12th Street
	Quarter Section:	24-29(J8)
	Proposal:	**1)** Use permit to allow second hand or used merchandise sales. Use permit required. **2)** Variance to allow second hand or used merchandise sales within 1,320 feet of a similar use. Minimum 1,320-foot separation required.
	Ordinance Sections:	622.D.154.c 622.D.154.b
	Applicant:	Taylor Earl, Earl, Curley & Lagarde P.C.
	Representative:	Taylor Earl, Earl, Curley & Lagarde P.C.
	Owner:	Mark Burns, Northern 12, 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 Angie Holdsworth at (602) 495- 5622, TTY: use 7-1-1. To request reasonable accommodations, please contact Angie Holdsworth at (602) 495-5622, TTY use 7-1-1.

August 14, 2018