

**NOTICE OF PUBLIC HEARING
ZONING ADJUSTMENT HEARING
*REVISED 09/17/18**

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 **September 20, 2018, at 9:00 a.m. located in 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:

- 9:00AM**
1. Application #: ZA-381-17-4 (Sign) (1-year review)
Existing Zoning: P-2 TOD-1 and C-2 HRI TOD-1
Location: 1850 North Central Avenue
Quarter Section: 13-27(G8)
Proposal: Use Permit for a major amendment to the Greyhound Dial Corporate Center Comprehensive Sign Plan. Use Permit required.

Ordinance Sections: 705.E.2
Applicant: Robert Vandenberg, Fluoresco Services, LLC
Representative: Mark Manson, McCarthy Cook & Co
Owner: MS MCC VIAD, LLC
 2. 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 to establish the One Thomas Building, LLC 2828 North Central Avenue Comprehensive Sign Plan. Use Permit required.

Ordinance Sections: 705.E.2
Applicant: Jim Bacher, Trademark Visual, Inc.
Representative: Jim Bacher, Trademark Visual, Inc.
Owner: Carey Levy 2828 N. Central Partners, LLC - Granite Inc.
 3. Application #: ZA-421-18-4 (Sign)
Existing Zoning: C-O
Location: 1221 East Osborn Road

- Quarter Section: 15-30(G9)
 Proposal: Use Permit for a major amendment to the Country Club Manor Comprehensive Sign Plan. Use Permit required.
- Ordinance Sections: 705.E.2
 Applicant: Wendy Riddell, Berry Riddell, LLC
 Representative: Wendy Riddell, Berry Riddell, LLC
 Owner: Alturas Country Club Manor, LLC
4. Application #: ZA-318-17-5 (1-year review)
 Existing Zoning: C-2
 Location: 3581 West Northern Avenue
 Quarter Section: 24-20(J6)
 Proposal: **1)** Use permit to allow outdoor food preparation and cooking as an accessory use to a restaurant (Mediterranean King). Use permit required. **2)** Variance to allow accessory outdoor food preparation and cooking within 215 feet from a residential distance. A minimum of a 300-foot setback from a residential district is required.
- Ordinance Sections: 623.D.156.f(1) 623.D.156.f(4)
 Applicant: Carlos Dominguez, A&E Design Group
 Representative: Eduardo Dominguez, A&E Design Group
 Owner: Hamza Algarawi, Mediterranean King, LLC
5. Application #: ZA-411-18-8
 Existing Zoning: C-2
 Location: 4132 East McDowell Road, #6
 Quarter Section: 13-37(G10)
 Proposal: Use permit to allow a tattoo shop. Use permit required.
 Ordinance Sections: 623.D.187
 Applicant: Manuel Hernandez
 Representative: Manuel Hernandez
 Owner: Samir Arikat, SNDLA, LLC
6. Application #: ZA-412-18-6
 Existing Zoning: R1-6
 Location: 1738 East Luke Avenue
 Quarter Section: 20-31(I9)
 Proposal: Variance to reduce the required side yard setback (west) to 5 feet. Minimum 10 feet required.
 Ordinance Sections: 613.B.Table B
 Applicant: Analee Greeley, Sonoran Desert Living
 Representative: Analee Greeley, Sonoran Desert Living
 Owner: Meghan Holmes
7. Application #: ZA-420-18-4

Existing Zoning: C-2 SAUMSO
Location: 4129 North 7th Avenue
Quarter Section: 17-26(H8)
Proposal: Use permit to allow a temporary use for up to 36 months for outdoor entertainment for a bar (The Rock). Use permit required.
Ordinance Sections: 708.D.1
Applicant: Michael Jacobs, The Rock DM, LLC
Representative: Jeffery C. Miller, Arizona Liquor Industry Consultants
Owner: F & R 7th Avenue Properties, LLC

1:30 PM

8. Application #: ZA-422-18-8 (Sign)
Existing Zoning: A-1 TOD-2
Location: 4056 East Washington Street
Quarter Section: 10-37(F10)
Proposal: **1)** Variance to allow a wall sign (signs A and B) to have a letter height up to 30 inches. A maximum of 12 inches is permitted. **2)** Variance to allow a ground sign (sign C) to be built to a height of 3 feet 3 inches and consist of 47 square feet. A maximum of 3 feet and 30 square feet is permitted. **3)** Variance to allow a ground sign (sign D) to be built to a height of 31 feet. A maximum of 3 feet is permitted. **4)** Variance to allow a roof mounted sign. Roof mounted signs are not permitted.
Ordinance Sections: 662.K.1.b 662.K.10 662.K.10 662.K.14.a
Applicant: Glenn Probert, Arizona Commercial Signs
Representative: Glenn Probert, Arizona Commercial Signs
Owner: James Erickson, Walter Station

9. Application #: ZA-425-18-4 (Sign)
Existing Zoning: C-2 CEPSP
Location: 1702 East Highland Avenue
Quarter Section: 18-31(H9)
Proposal: **1)** Use Permit to establish the Make-A-Wish Comprehensive Sign Plan. Use Permit required. **2)** Variance to allow wall signs on the 3rd and 4th stories of the north building elevation. Office buildings shall have no wall signs higher than the top of the 2nd story of the building. **3)** Variance to allow wall signs on the 3rd and 4th stories of the east building elevation. Office buildings shall have no wall signs higher than the top of the 2nd story of the building.
Ordinance Sections: 705.E.2 Camelback East Primary Core Specific Plan
Camelback East Primary Core Specific Plan
Applicant: Julie Kulka, Airpark Signs & Graphics

- Representative: Julie Kulka, Airpark Signs & Graphics
 Owner: Make-A-Wish Foundation of America
10. Application #: ZA-426-18-7 (Sign)
 Existing Zoning: A-1
 Location: 4724 West Roosevelt Street
 Quarter Section: 12-17(G5)
 12-18(G6)
 Proposal: Use permit for an electronic message display on an off-premise sign (west face). Use permit required.
 Ordinance Sections: 705.2.E.3
 Applicant: Becker Boards
 Representative: William E. Lally, Tiffany & Bosco, P.A.
 Owner: Per Partnerships Limited, LP
11. Application #: ZA-430-18-5 (Sign)
 Existing Zoning: C-2
 Location: 1816 West Bethany Home Road
 Quarter Section: 21-25(I7)
 Proposal: Use Permit to establish the Bethany Home Square Comprehensive Sign Plan. Use Permit required.
 Ordinance Sections: 705.E.2
 Applicant: Andy Gibson, Bootz & Duke Sign Co.
 Representative: Andy Gibson, Bootz & Duke Sign Co.
 Owner: W.M. Grace
- *12. Application #: ZA-392-18-3 (Continued from September 6, 2018)
 Existing Zoning: R-5
 Location: 1431 East Dunlap Avenue
 Quarter Section: 26-30(J9)
 Proposal: Use permit to allow a community residence center in the R-5 district. Use permit required.
 Ordinance Sections: 618.D.7
 Applicant: Brian Greathouse, Burch & Cracchiolo, P. A.
 Representative: Brian Greathouse, Burch & Cracchiolo, P. A.
 Owner: Joe Keeper Native American Connections, Inc..
- *13. Application #: ZA-423-18-1
 Existing Zoning: PSC
 Location: 2800 West Dunlap Avenue
 Quarter Section: 27-22(J7)
 Proposal: Use permit to allow a drive-through facility as an accessory use to a restaurant (Jack in the box) within 300 feet of a residential district. Use permit required.
 Ordinance Sections: 622.D.150.e.(2)
 Applicant: Jeff Looker, Looker & Cappello Architects

- Representative: Jeff Looker, Looker & Cappello Architects
 Owner: Jeff Geysler, GM Metro, LLC/GM ELPED, LLC
14. Application #: ZA-427-18-3
 Existing Zoning: R1-10 RPSPD
 Location: 918 West Royal Palm Road
 Quarter Section: 25-26(J8)
 Proposal: Use permit to allow a home occupation to generate traffic. Use permit required if home occupation generates traffic.
 Ordinance Sections: 608.E. 3.h.(1)
 Applicant: Dean and Kathleen Macalizio
 Representative: Dean and Kathleen Macalizio
 Owner: Dean and Kathleen Macalizio
15. Application #: ZA-428-18-3
 Existing Zoning: C-2
 Location: 12044 North Cave Creek Road
 Quarter Section: 30-32(K9)
 31-32(K9)
 Proposal: **1)** Use permit to allow outdoor dining accessory to a restaurant (Human Bean) within 500 feet of a residential district. Use permit required if located within 500 feet of a residential district. **2)** Use permit to allow a drive-through facility accessory to a restaurant (Human Bean) within 300 feet from a residential zoning district. Use permit required.
 Ordinance Sections: 623.D.157.c 623.D.157.d
 Applicant: Trish Flower, Vertical Design Studios, LLC
 Representative: Charles Pelletier, Avalon Development
 Owner: Andrew Little, Phoenix Coffee Real Estate
16. Application #: ZA-429-18-6
 Existing Zoning: R-O
 Location: 3237 East Camelback Road
 Quarter Section: 18-35(H10)
 Proposal: **1)** Variance to allow parking and maneuvering within the front yard setback. Parking and maneuvering within the front yard setback is not permitted. **2)** Variance to allow access to be from a local street (32nd Place). Access to site to be from an arterial or collector street.
 Ordinance Sections: 620.C.3 620.C.8
 Applicant: Shelby Duplessis, Empire Residential Arbitrage Fund 1
 Representative: Shelby Duplessis, Empire Residential Arbitrage Fund 1
 Owner: Shelby Duplessis, Empire Residential Arbitrage Fund 1

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: 7-1-1. To request reasonable accommodations, please contact Angie Holdsworth at (602) 495-5622, TTY: 7-1-1.

September 17, 2018