

**NOTICE OF PUBLIC HEARING
ZONING ADJUSTMENT HEARING
*REVISED 10/03/18**

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 **October 11, 2018, at 9:00 a.m. located in Room C, Phoenix City Hall, 200 West Washington Street, 1st 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

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| 1. | Application #:
Existing Zoning:
Location:
Quarter Section:

Proposal:

Ordinance Sections:
Applicant:
Representative:
Owner: | ZA-462-18-2 (Sign)
R-4A PRD DRSP
5350 East Deer Valley Drive
41-40(N11)
42-40(N11)

1) Use Permit for a major amendment to the Desert Ridge Comprehensive Sign Plan. Use Permit required. 2) Variance to increase the number of ground signs per driveway to two with a combined total of 80 square feet. One ground sign per driveway for multi-family development with a maximum area of 40 square feet in a comprehensive sign plan. 3) Variance to allow two wall signs to be built to a height of 34 feet. A maximum of 22.5 feet is permitted in a comprehensive sign plan.
705.E.2 705.D. 705.E.2 705.E.2
Craig Musick, The Sign Company of Arizona
Craig Musick, The Sign Company of Arizona
Statesman Holdings, LP |
| 2. | Application #:
Existing Zoning:
Location: | ZA-378-18-1
PUD
9617 North Metro Parkway, #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 |
| 3. | Application #: | ZA-451-18-6 |
| | Existing Zoning: | R-4 |
| | Location: | 410 North 53rd Street |
| | Quarter Section: | 11-40(F11) |
| | Proposal: | Time extension of ZA-555-17, variance to reduce front (east) setback to 15 feet, minimum 20 feet required, variance to reduce rear (west) setback to 6 feet, minimum 15 feet required., variance to reduce side (south) setback to 9 feet, minimum 10 feet required. |
| | Ordinance Sections: | 617.B Table B |
| | Applicant: | Timothy Knight |
| | Representative: | Timothy Knight |
| | Owner: | Timothy Knight |
| 4. | Application #: | ZA-456-18-7 |
| | Existing Zoning: | C-2 |
| | Location: | 7007 West Indian School Road |
| | Quarter Section: | 16-12(H4) |
| | Proposal: | Use permit to allow package liquor sales accessory to a convenience market located within 300 feet of a residential zoning district. Use permit required. |
| | Ordinance Sections: | 622.D.102.a |
| | Applicant: | Ben Graff, Aday Graff, PC |
| | Representative: | Ben Graff, Aday Graff, PC |
| | Owner: | Bret Heers, Del Mar Terrace Apartments/Del Mar Marke |
| 5. | Application #: | ZA-463-18-6 |
| | Existing Zoning: | R1-6 |
| | Location: | 4433 East Piccadilly Road |
| | Quarter Section: | 16-38(H10) |
| | Proposal: | Variance to reduce the side yard setback (west) to 3 feet. Minimum 10 feet required. |
| | Ordinance Sections: | 613.B.Table B |

6.	Application #: Existing Zoning: Location: Quarter Section: Proposal: Ordinance Sections: Applicant: Representative: Owner:	ZA-459-18-4 R-4, R1-6 3616 North 12th Street 16-29(H8) Use permit to use Planned Residential Development Option. Use permit required. 617.B Table B Rodney Sherrard RS Architecture, LLC Rodney Sherrard RS Architecture, LLC James Guajardo WIN Builders, LLC
7.	Application #: Existing Zoning: Location: Quarter Section: Proposal: Ordinance Sections: Applicant: Representative: Owner:	ZA-464-18-4 C-2 2428 North 16th Street 14-30(G9) Variance to reduce the required parking to 20 spaces. Minimum 33 spaces required. 702.C Sergio Gaona, Kreative Works LLC Miguel Solorio, Architectural Foundry LLC Wayne Hungerford, 2428 North 16th Street, LLC
8.	Application #: Existing Zoning: Location: Quarter Section: Proposal: Ordinance Sections: Applicant: Representative: Owner:	ZA-465-18-2 C-2 DRSP 21001 North Tatum Boulevard 41-39(N11) 42-39(N11) Use Permit to allow a stage over 80 square feet in a restaurant. Use permit required. 623.D.157.a.(1) Leodra Bowdell, Phoenix Permit Services Leodra Bowdell, Phoenix Permit Services Vestar
9.	1:30 PM Application #: Existing Zoning: Location: Quarter Section:	ZA-472-18-2 (Sign) GC, R-3A, RH-MR, RH-SP PCD 15821 North 65th Place 34-43(L12) 34-44(L12) 35-43(L12)

- 35-44(L12)
 Proposal: Use Permit for a major amendment to the Kierland Comprehensive Sign Plan. Use Permit required.
- Ordinance Sections: 705.E.2
 Applicant: Jim Bacher, Trademark Visual, Inc.
 Representative: Jim Bacher, Trademark Visual, Inc.
 Owner: Host Kierland, LP, JPMorgan Chase Bank
10. Application #: ZA-474-18-7 (Sign)
 Existing Zoning: DTC-Downtown Gateway ACSBO
 Location: 815 North 1st Avenue
 Quarter Section: 11-27(F8)
 Proposal: Use Permit to establish The Hardware Store / Point B 1st Avenue Suites 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: Heather Personne, Point B First Avenue, LLC
11. Application #: ZA-460-18-1
 Existing Zoning: C-2
 Location: 3307 West Greenway Road
 Quarter Section: 34-21(L6)
 Proposal: Use permit to allow a car wash in an open building. Use permit required.
- Ordinance Sections: 623.D.41
 Applicant: Michael Clark, Identity Mutual, LLC
 Representative: Michael Clark, Identity Mutual, LLC
 Owner: WPC Greenway Storage, LLC
12. Application #: ZA-466-18-5
 Existing Zoning: A-2
 Location: 4223 West Highland Avenue
 Quarter Section: 18-19(H6)
 Proposal: Use permit to allow a maximum building height up to 80 feet. Use permit required.
- Ordinance Sections: 623.E.2.a
 Applicant: Brent Harsha, Hancock & Associates
 Representative: Tyler Nelson, Gardner Engineering
 Owner: Oldcastle APG West, Inc. dba Superlite
13. Application #: ZA-468-18-7
 Existing Zoning: A-2
 Location: 1030 North 22nd Avenue

	Quarter Section: Proposal:	12-24(G7) Variance to allow a fence made or topped with razor, concertina, or barbed wire visible from a public street. Fences made or topped with razor, concertina, or barbed wire shall not be used in non-residential development where visible from public streets or adjacent residential areas.
	Ordinance Sections: Applicant: Representative: Owner:	703.D.2.c Beck, LLC Jason P. Allen, Skyline Consultants, LLC Beck, LLC
14.	Application #: Existing Zoning: Location: Quarter Section: Proposal: Ordinance Sections: Applicant: Representative: Owner:	ZA-469-18-7 C-3 RSIOD 3602 South Central Avenue 5-27(E8) Use permit to allow an assembly hall of less than 25,000 square feet. Use permit required. 623.D.9.a Ava Burns, Burns Publishing, LLC Tauchedah Jabaar Swanrider Sargon Shlita
*15.	Application #: Existing Zoning: Location: Quarter Section: Proposal: Ordinance Sections: Applicant: Representative: Owner:	ZA-470-18-2 R-3 16605 North 28th Place 36-34(M10) Variance to allow an over height fence (6 feet) in the required front yard (west). Maximum 40 inches permitted. 703.A.2.a. Gilberto Morales, Property Owner Gilberto Morales, Property Owner Gilberto Morales, Property Owner
16.	Application #: Existing Zoning: Location: Quarter Section: Proposal: Ordinance Sections: Applicant: Representative: Owner:	ZA-471-18-6 C-2 2417 East Indian School Road 16-33(H9) Use permit to allow 8 outdoor promotional events per year. Use permit required. 708.D.1 The Wandering Tortoise, LLC Andrew P Boorse, Esq., A.P. Boorse, PLLC Joann Woo

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: 7-1-1.

October 3, 2018