

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 **April 4, 2019, 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-89-19-3 (SIGN)
 Existing Zoning: C-2
 Location: 10410 North 32nd Street
 Quarter Section: 28-34(K10)
 Proposal: Use permit to allow an electronic message display as part of a ground sign. Use permit required.

 Ordinance Sections: 705.C.13
 Applicant: Kimberly W. Euers, YESCO, LLC
 Representative: Kimberly W. Euers, YESCO, LLC
 Owner: Cindy Morgan, Gravy Train Heavy Industry

2. Application #: ZA-63-19-8
 Existing Zoning: C-1 HP TOD-1 (Pend. WU T5:2)
 Location: 1110 East Washington Street
 Quarter Section: 10-29(F8)
 Proposal: **1)** Use permit to allow a microbrewery/winery. Use permit required. **2)** Use permit to allow a bar and cocktail lounge. Use permit required. **3)** Use permit to allow liquor retail sales. Use permit required. **4)** Use permit to allow outdoor dining located within 500 feet of a single-family residential district. Use permit required. **5)** Use permit to allow outdoor alcoholic beverage consumption located within 500 feet of a single-family residential district. Use permit required. **6)** Use permit to allow outdoor music located within 500 feet of a single-family residential district. Use permit required.

 Ordinance Sections: 1306.D.Table 1306.D.Table 1306.D.Table 1306.G.5
 1306.G.5 1306.G.6.a(1)
 Applicant: Jennifer Herbert, Superstition Meadery
 Representative: Jennifer Herbert, Superstition Meadery
 Owner: Laara VanLoben Sels

3. Application #: ZA-75-19-8
Existing Zoning: C-2
Location: 1616 East Portland Street
Quarter Section: 12-31(G9)
Proposal: **1)** Variance to reduce the building setback adjacent to a street (17th Street) to 15 feet. Average of 25 feet required, minimum of 20 feet permitted for up to 50% of the structure. **2)** Variance to reduce the streetscape landscape setback (south) to 21 feet. Average of 25 feet required, minimum 20 feet permitted for up to 50% of the frontage. **3)** Variance to reduce the streetscape landscape setback (east) to 15 feet. Average of 25 feet required, minimum 20 feet permitted for up to 50% of the frontage.
Ordinance Sections: 623.E.4.d 623.E.4.e 623.E.4.e
Applicant: Hibernia Capital Advisors, LLC
Representative: Lindsay C. Schube, Gammage & Burnham, PLC
Owner: New Hope in Christ Church
4. Application #: ZA-87-19-8
Existing Zoning: R1-6
Location: 711 East Highline Road
Quarter Section: 01-29(D8)
Proposal: **1)** Time extension for ZA-79-18, variance to reduce the required depth to 80 feet (southern lot). Minimum 94 feet required. **2)** Time extension for ZA-79-18, variance to reduce the required street frontage (southern lot) to 0 feet. Minimum 60 feet required.
Ordinance Sections: 613.B Table B 613.B Table B
Applicant: Aaron Wallace, TSALM Services
Representative: Nick Labadie, Rose Law Group
Owner: Ceaser Holdings LLC / KR SR Holdings, LLC
 Aaron Wallace, TSALM Services
5. Application #: ZA-88-19-6
Existing Zoning: RE-43
Location: 6605 North Palm Canyon Drive
Quarter Section: 22-36(I10)
Proposal: Variance to reduce the rear yard setback (east) to 0 feet. Minimum 40 feet required.
Ordinance Sections: 701.3.a.(2).d
Applicant: Matt O'Bright, Identity Construction
Representative: Matt O'Bright, Identity Construction
Owner: Jonathan Tratt
6. Application #: ZA-93-19-8
Existing Zoning: C-2 CCSIO
Location: 1407 South 9th Avenue

Quarter Section: 8-26(F8)
Proposal: **1)** Variance to reduce the required side yard (north) landscape setback to 0 feet. Minimum 10 feet required. **2)** Variance to reduce the required rear yard (east) landscape setback to 0 feet. Minimum 10 feet required.
Ordinance Sections: 623.E.4.e 623.E.4.e
Applicant: Warren Whitney, Maricopa County Special Health Care District
Representative: Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, PLLC
Owner: Warren Whitney, Maricopa County Special Health Care District

1:30 PM

7. Application #: ZA-29-19-8 (Continued from February 28, 2019)
Existing Zoning: R-4 RI
Location: 2153 and 2159 East Pierce Street
Quarter Section: 11-32(F9)
Proposal: **1)** Variance to reduce the required side yard setback (east) to 3 feet. Minimum 10 feet required. **2)** Variance to reduce the required landscape setback (east) to 3 feet. Minimum 5 feet required. **3)** Variance to reduce the required landscape setback (west) to 3 feet. Minimum 5 feet required. **4)** Variance to reduce the required landscape setback (south) to 0 feet. Minimum 5 feet required. **5)** Variance to reduce required open space to 4%. Minimum 5% required. **6)** Variance to allow maneuvering in right-of-way (south alley). Maneuvering must be located on private property.
Ordinance Sections: 617.B.Table B 703.B.3.b. 703.B.3.b. 703.B.3.b. 703.B.4.a.1. 702.A.1.b.
Applicant: Robert Lepore
Representative: Robert Lepore
Owner: David Baur
8. Application #: ZA-90-19-7
Existing Zoning: C-3
Location: 2256 North 21st Drive
Quarter Section: 13-24(G7)
Proposal: **1)** Time extension for ZA-351-18, variance to reduce the minimum required open space to 3% of gross site area. Minimum 5% required. **2)** Time extension for ZA-351-18, variance to reduce the minimum dimension of open space to 10 feet in any direction. Minimum width of 20 feet required. **3)** Time extension for ZA-351-18, variance to eliminate landscaping adjacent to public street right-of-way. Adjacent to public street right-of-way to be landscaped and maintained.
Ordinance Sections: 703.B.4.a.(1) 703.B.4.a.(2) 703.B.3.a.

- Applicant: Rodney Sharrard, RS Architecture, LLC
 Representative: Rodney Sharrard, RS Architecture, LLC
 Owner: WIN Builders, LLC
9. Application #: ZA-91-19-4
 Existing Zoning: R-4 R1-6
 Location: 3616 North 12th Street
 Quarter Section: 16-29(H8)
 Proposal: Time extension for ZA-459-18, use permit to use Planned Residential Development Option. Use Permit required.
 Ordinance Sections: 617.B Table B
 Applicant: Rodney Sharrard, RS Architecture, LLC
 Representative: Rodney Sharrard, RS Architecture, LLC
 Owner: WIN Builders, LLC
10. Application #: ZA-92-19-4
 Existing Zoning: R-4 R1-6
 Location: 3616 North 12th Street
 Quarter Section: 16-29(H8)
 Proposal: **1)** Time extension for ZA-352-18, variance to reduce open space to 4%. Minimum 5% required. **2)** Time extension for ZA-352-18, variance to reduce the minimum width of open space to 18 feet in any direction. Minimum 20 feet required. **3)** Time extension for ZA-352-18, variance to reduce perimeter setback to 7 feet. Minimum 10 feet required.
 Ordinance Sections: 703.B.4.a.(1) 703.B.4.a.(2) 617.B. Table B
 Applicant: Rodney Sharrard, RS Architecture, LLC
 Representative: Rodney Sharrard, RS Architecture, LLC
 Owner: WIN Builders, LLC
11. Application #: ZA-94-19-2
 Existing Zoning: CP/GCP PCD
 Location: 16420 North Scottsdale Road
 Quarter Section: 36-44(M12)
 Proposal: Use permit to allow outdoor dining as an accessory use to a restaurant (Kierland One Coffee Shop). Use permit required.
 Ordinance Sections: 626.E.2.k.(4).(a)
 Applicant: John Hancock, Dekker Perich Sabatini
 Representative: John Hancock, Dekker Perich Sabatini
 Owner: Scott Cole, Kafe, LLC
12. Application #: ZA-97-19-4
 Existing Zoning: CP/GCP
 Location: 4615 West McDowell Road
 Quarter Section: 12-18(G6)
 Proposal: Variance to allow a building height of 39 feet at a 48 feet setback (east). Minimum 93 feet required.
 Ordinance Sections: 626.H.1.Table

Applicant: Stephen Earl, Earl, Curley and Lagarde, PC
Representative: Stephen Earl, Earl, Curley and Lagarde, PC
Owner: SW Regional Council of Carpenters

For further information, please call Eric Morales, Planner II, Planning and Development Department at 602-262-7927, 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. To request a reasonable accommodation, please contact Tamra Ingersoll at the Planning and Development Department at 602.534-6648, TTY: Use 7-1-1.

March 20, 2019