

**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 **May 23, 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-142-19-3 (SIGN)  
          Existing Zoning:       C-2 SP  
          Location:             1625 West Bell Road  
          Quarter Section:     36-25(M7)  
          Proposal:            Use permit to allow an electronic message display as part of a ground sign. Use permit required.  
  
          Ordinance Sections: 705.C.13  
          Applicant:          Carol Shipman, Arizona Commercial Signs  
          Representative:     Carol Shipman, Arizona Commercial Signs  
          Owner:             Reza Arrivvezanni, Super Star Carwash Bell Rd. & 16th Ave., LLC
  
2.       Application #:           ZA-179-19-2 (SIGN)  
          Existing Zoning:       C-2 PCD  
          Location:             29455 North Cave Creek Road  
          Quarter Section:     52-37(Q10)  
          Proposal:            Use permit for a major amendment to the Tatum Plaza Comprehensive Sign Plan. Use permit required.  
  
          Ordinance Sections: 705.E.2  
          Applicant:          Kimberly Euers, YESCO, LLC  
          Representative:     Kimberly Euers, YESCO, LLC  
          Owner:             Joseph Cattaneo, 28th & Peoria Investors, LLC
  
3.       Application #:           ZA-181-19-2 (SIGN)  
          Existing Zoning:       C-2  
          Location:             29834 North Cave Creek Road  
          Quarter Section:     53-37(Q10)  
          Proposal:            Use permit for a major amendment to the Tatum Ranch Comprehensive Sign Plan. Use permit required.

- Ordinance Sections: 705.E.2  
 Applicant: Kimberly Euers, YESCO, LLC  
 Representative: Kimberly Euers, YESCO, LLC  
 Owner: Joseph Cattaneo, 28th & Peoria Investors, LLC
4. Application #: ZA-183-19-6 (SIGN)  
 Existing Zoning: C-2  
 Location: 5002 East McDowell Road  
 Quarter Section: 13-39(G11)  
 Proposal: Use permit to allow an electronic message display as part of a ground sign. Use permit required.
- Ordinance Sections: 705.C.13  
 Applicant: Steve Nelsen, Arizona Commercial Signs  
 Representative: Steve Nelsen, Arizona Commercial Signs  
 Owner: Super Star Car Wash
5. Application #: ZA-163-19-3  
 Existing Zoning: C2 PCD  
 Location: 13001 North Tatum Boulevard, Suite C01  
 Quarter Section: 31-38(L11) 31-38(K11) 31-39(L11) 31-39(K11)  
 Proposal: Use permit to allow a pet care facility. Use permit required.
- Ordinance Sections: 622.D.131.a  
 Applicant: William F. Allison, Withey Morris, PLC  
 Representative: William F. Allison, Withey Morris, PLC  
 Owner: FTT Village Fair North, LLC
6. Application #: ZA-185-19-7  
 Existing Zoning: R1-6 PCD PRD  
 Location: Located approximately 470 feet south of the southwest corner of 99th Avenue and Riverside Avenue  
 Quarter Section: 6-4(E2)  
 Proposal: **1)** Use permit to eliminate the required setback from a residential property for a disguised wireless communication facility co-locating on a public utility pole. Use permit required. **2)** Use permit to allow a disguised wireless communication facility to be located within an open space residential tract. Use permit required.
- Ordinance Sections: 715.B.2.a.(2).(a).(ii) 715.B.2.a.(3).(b)  
 Applicant: AT&T Mobility  
 Representative: Steve Olson, Bechtel  
 Owner: Country Place Community Master Association
7. Application #: ZA-186-19-6  
 Existing Zoning: C-2, C-2 SP  
 Location: 3031 East Indian School Road  
 Quarter Section: 16-34(H10)

Proposal: **1)** Use permit to allow outdoor dining as an accessory use to a restaurant (Wingstop) within 500 feet of a residential district. Use permit required if located within 500 feet of a residential district. **2)** Use permit to allow outdoor alcoholic beverage consumption as an accessory use to a restaurant (Wingstop) 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: Charles M. Loflin, Wingstop (Maricopa Wings XXV, LLC)  
Representative: Thomas R. Aguilera, Aguilera Law Group, PC  
Owner: Irwin G. Pasternack, Squaw Peak Commercial Center

**1:30 PM**

8. Application #: ZA-196-19-3 (SIGN)  
Existing Zoning: CP/BP and IND. PK  
Location: 1500 East Greenway Parkway  
Quarter Section: 36-30(M9)  
Proposal: Use permit to allow an electronic message display as part of a ground sign. Use permit required.  
Ordinance Sections: 705.C.13  
Applicant: Ray Pimley, RP Customs, Inc. dba Signarama North Phoenix  
Representative: Ray Pimley, RP Customs, Inc. dba Signarama North Phoenix  
Owner: Unity Church of Practical Christianity
9. Application #: ZA-100-19-3 (Continued from April 11, 2019)  
Existing Zoning: RE-43  
Location: 4401 East Sunset Drive  
Quarter Section: 26-38(J11)  
Proposal: Variance to reduce the required rear yard setback (south) to 21 feet. Minimum 40 feet required.  
Ordinance Sections: 605.B.4  
Applicant: John Acker  
Representative: Mark Holmgren, Evolution Builders  
Owner: John Acker
10. Application #: ZA-189-19-8  
Existing Zoning: A-1 (TOD-2)  
Location: 4056 East Washington Street  
Quarter Section: 10-37(F10)  
Proposal: Variance to reduce the required parking to 5 spaces. Minimum 19 parking spaces required.  
Ordinance Sections: 702.C  
Applicant: James Erickson, Walter Station Brewery  
Representative: Martha Baker, InKinetic

- Owner: Kirk Strawn, Station 29, LLC
11. Application #: ZA-190-19-7  
Existing Zoning: A-2  
Location: Southwest corner of 22nd Avenue and Portland Street  
Quarter Section: 12-24(G7)  
Proposal: 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: 703.D.2.c  
Applicant: Beck, LLC  
Representative: Chris Brown, Val Vista Builders  
Owner: Beck, LLC
12. Application #: ZA-191-19-3  
Existing Zoning: R1-10  
Location: 1001 East Tierra Buena Lane  
Quarter Section: 35-29(L8)  
Proposal: Use permit to allow an accessory structure 20 feet in height in the required rear yard setback. Maximum 15 feet in height permitted.
- Ordinance Sections: 706.G  
Applicant: Ken O'Dell, Ken O'Dell Architect  
Representative: Ken O'Dell, Ken O'Dell Architect  
Owner: Lawrence D. Fait Family Trust
13. Application #: ZA-192-19-8  
Existing Zoning: R-4 RI  
Location: 2153 East Taylor Street  
Quarter Section: 11-32(F9)  
Proposal: **1)** Variance to reduce the required minimum open space to 3%. Minimum 5% required. **2)** Variance to reduce the minimum width of the required open space to 9 feet. Minimum 20 feet required. **3)** Variance to eliminate the 5-foot wide required landscaped area along the interior property line (east). Minimum 5 foot landscaped area to be maintained. **4)** Variance to eliminate the 5-foot wide required landscaped area along the interior property line (west). Minimum 5 foot landscaped area to be maintained.
- Ordinance Sections: 703.B.4.a.(1) 703.B.4.a.(2) 703.B.3.b.(3) 703.B.3.b.(3)  
Applicant: Rodney Sherrard, RS Architecture, LLC  
Representative: Rodney Sherrard, RS Architecture, LLC  
Owner: Sergio Garcia, Garac Rentals & Investments, LLC

14.           Application #:           ZA-193-19-8  
              Existing Zoning:       R-4 RI  
              Location:            2150 and 2154 East Polk Street  
              Quarter Section:    11-32(F9)  
              Proposal:           **1)** Variance to reduce the open space to 4%. Minimum  
  5% required. **2)** Variance to reduce the minimum  
  width for the required open space area 13 feet.  
  Minimum 20 feet required. **3)** Variance to reduce the  
  rear landscape setback (north) to 0 feet. Minimum 5  
  feet required.  
              Ordinance Sections: 703.B.4.a.(1), 703.B.4.a.(2), 703.B.3.b.(3)  
              Applicant:           Rodney Sherrard, RS Architecture, LLC  
              Representative:     Rodney Sherrard, RS Architecture, LLC  
              Owner:              Sergio Garcia, Garac Rentals & Investments

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](mailto: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.

May 8, 2019