

**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 **June 27, 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-246-19-3 (SIGN)  
          Existing Zoning:         C-3  
          Location:                8921 North 7th Street  
          Quarter Section:        26-29(J8)  
          Proposal:                **1)** Variance to allow a sign to be erected upon the roof of a building. No signs allowed to be erected upon or project through the roof of any building. **2)** Variance to allow a wall sign to have an area of 367 square feet. A maximum of 128 square feet is permitted.  
  
          Ordinance Sections:     705.B.3.f 705 Table D-1  
          Applicant:               Marja Rovala, Signs Plus  
          Representative:        Gary Johnson, Signs Plus  
          Owner:                  Rachelle Smith-Strole, 7th Street & Townley, LLC
2.       Application #:               ZA-248-19-2 (SIGN)  
          Existing Zoning:         C-2  
          Location:                4740 East Dynamite Boulevard  
          Quarter Section:        51-38(P11)  
          Proposal:                Use permit for a major amendment to the Shops at Dynamite Creek Comprehensive Sign Plan. Use permit required.  
  
          Ordinance Sections:     705.E.2  
          Applicant:               Chris Totton, Identity Sign Group  
          Representative:        Chris Totton, Identity Sign Group  
          Owner:                  Marek Friederich, Spirit SPE Portfolio 2007-3, LLC
3.       Application #:               ZA-145-19-7 (Continued from June 27, 2019)  
          Existing Zoning:         R-3  
          Location:                2144 West Maricopa Street  
          Quarter Section:        9-24(F7)  
          Proposal:                Use permit to allow public assembly-residential (church) with vehicular access on a local or minor collector street. Use permit required.

- Ordinance Sections: 608.E.6.  
 Applicant: Martin Sandino, Martin Sandino Architecture and Planning  
 Representative: Martin Sandino, Martin Sandino Architecture and Planning  
 Owner: Maximo/Moises Lopez
4. Application #: ZA-228-19-7  
 Existing Zoning: C2  
 Location: 1501 West Pierce Street  
 Quarter Section: 11-25(F8)  
 Proposal: **1)** Use Permit to allow outdoor dining accessory to a bar (Boom Boom Room) within 500 feet of a residential zoning district. Use permit required. **2)** Use Permit to allow outdoor alcoholic beverage consumption accessory to a bar (Boom Boom Room) within 500 feet of a residential zoning district. Use permit required.
- Ordinance Sections: 623.D.157.c 623.D.157.c  
 Applicant: Rasheda Worthy, Worthy Institute dba Boom Boom Room  
 Representative: Rasheda Worthy, Worthy Institute dba Boom Boom Room  
 Owner: Deborah Mateen, Rasheda Worthy, Worthy Institute dba Boom Boom Room
5. Application #: ZA-249-19-6  
 Existing Zoning: C-1  
 Location: 3202 East Indian School Road  
 Quarter Section: 17-35(H10)  
 Proposal: **1)** Variance to reduce the streetscape landscape setback along Indian School Road to 5 feet. An average of 25 feet is required, minimum of 20 feet is permitted for up to 50 percent of the frontage. **2)** Variance to reduce the streetscape landscape setback along 32nd Street to 6 feet. An average of 25 feet is required, minimum of 20 feet is permitted for up to 50 percent of the frontage. **3)** Variance to reduce the parking lot interior surface area landscape requirement to 5%. Minimum 10% required. **4)** Use permit to allow package liquor sales (SpeedSmart) within 300 feet of a residential zoning district. Use permit required.
- Ordinance Sections: 622.E.4.e.Table 622.E.4.e.Table 622.E.4.e.Table  
 622.D.102.a  
 Applicant: Nicole Lynam, AIA, K Engineering & Design, LLC  
 Representative: Nicole Lynam, AIA, K Engineering & Design, LLC  
 Owner: Yasser Majed, SpeedSmart, LLC
6. Application #: ZA-250-19-6  
 Existing Zoning: R-3  
 Location: 906 East Tuckey Lane  
 Quarter Section: 22-29(I8)  
 Proposal: Variance to reduce the required rear yard setback (west) to 7 feet. Minimum 15 feet required.
- Ordinance Sections: 615.B.Table B  
 Applicant: Daniel Istrate, Kontexture, LLC

Representative: Daniel Istrate, Kontexture, LLC  
Owner:

7. Application #: ZA-252-19-1  
Existing Zoning: C-2  
Location: 10066 North Metro Parkway  
Quarter Section: 28-22(K7)  
Proposal: 1) Variance to reduce the required building setback (east) to 8 feet. Average 25 feet required, minimum 20 feet permitted for up to 50% of the structure. 2) Use permit to allow a car wash in an open building. Use permit required.  
Ordinance Sections: 623.E.4.d.Table 623.D.41  
Applicant: Blair Ventures, IB New Ventures  
Representative: Blair Ventures, IB New Ventures  
Owner: IB New Ventures, Ultra Suds Car Wash

8. Application #: ZA-254-19-5  
Existing Zoning: C-2  
Location: 7823 North 27th Avenue  
Quarter Section: 24-23(J7)  
Proposal: Use permit to allow a banquet hall of less than 25,000 square feet in gross floor area. Use permit required.  
Ordinance Sections: 623.D.9.a  
Applicant: Lorena Hernandez, Leo's Reception Hall  
Representative: Lorena Hernandez, Leo's Reception Hall  
Owner: Leo Rodriguez, Eric's Properties, LLC

**1:30 PM**

9. Application #: ZA-253-19-4 (SIGN)  
Existing Zoning: R-5 H-R  
Location: 2940 North Greenfield Road  
Quarter Section: 15-32(G9)  
Proposal: **1)** Variance to allow a ground sign with a height of 60 feet and a sign area of 202 square feet. A maximum height of 8 feet and area of 32 square feet are permitted. **2)** Variance to allow a ground sign with a height of 15 feet and area of 51 square feet. A maximum height of 8 feet and area of 32 square feet are permitted. **3)** Variance to allow a wall sign with an area of 66 square feet and a height of 50 feet to the top of the sign (south elevation). The maximum wall sign area of 48.5 square feet and 15 feet to the top of the sign is permitted. **4)** Variance to allow a wall sign with an area of 95 square feet and a height of 50 feet to the top of the sign (west elevation). The maximum wall sign area of 53.5 square feet is permitted and 15 feet to the top of the sign is permitted.  
Ordinance Sections: 705 Table D-1 705 Table D-1 705 Table D-1 705 Table D-1  
Applicant: Chase Porter, Porter Brothers  
Representative: Chase Porter, Porter Brothers  
Owner: PEG Development, LLC

10. Application #: ZA-255-19-8 (SIGN)  
Existing Zoning: A-1 TOD-2  
Location: 25 North 40th Street  
Quarter Section: 10-37(F10)  
Proposal: **1)** Variance to allow a ground sign to be a height of 15 feet and sign area of 64 square feet. A maximum sign height of 3 feet and sign area of 30 square feet is permitted. **2)** Use permit to allow an electronic message display as part of a ground sign. Use permit required.  
Ordinance Sections: 663.K.10 705.C.13  
Applicant: Chris Totton, Identity Sign Group  
Representative: Chris Totton, Identity Sign Group  
Owner: SRPAI & PD
11. Application #: ZA-256-19-6 (SIGN)  
Existing Zoning: C-1 CEPCSP  
Location: 1940 East Camelback Road  
Quarter Section: 19-31(H9)  
Proposal: Variance to allow a wall sign to be higher than the top of the second story. Wall signs higher than the top of the second story are not permitted.  
Ordinance Sections: Camelback East Primary Core Specific Plan  
Applicant: Kimberly Euers, YESCO, LLC  
Representative: Kimberly Euers, YESCO, LLC  
Owner: Susan Makridis, Greekfest Center, LLC
12. Application #: ZA-257-19-5 (SIGN)  
Existing Zoning: C-2  
Location: 2427 West Northern Avenue  
Quarter Section: 24-23(J7)  
Proposal: Use permit to allow an electronic message display as part of a ground sign. Use permit required.  
Ordinance Sections: 705.C.13  
Applicant: Sheila Glover, Naturalite Neon, LLC  
Representative: Sheila Glover, Naturalite Neon, LLC  
Owner: Kevin Ngo, Japanese Auto Pro's, Inc.
13. Application #: ZA-416-18-8 (Continued from September 13, 2018)  
Existing Zoning: R-3 RI HP  
Location: 1018 East Fillmore Street  
Quarter Section: 11-29(F8)  
Proposal: Variance to allow vehicle maneuvering in the alley. All maneuvering to be on private property.  
Ordinance Sections: 702.A.1.b  
Applicant: Mark Burton, M. Burton Design, LLC  
Representative: Mark Burton, M. Burton Design, LLC  
Owner: Arash Peimani
14. Application #: ZA-258-19-8  
Existing Zoning: R1-6 SPVTABDO

Location: 2450 and 2454 East Weir Avenue  
Quarter Section: 4-33(E9)  
Proposal: **1)** Variance to reduce the lot width for Lot A to 58 feet. Minimum 60 feet required. **2)** Variance to reduce the lot width for Lot B to 58 feet. Minimum 60 feet required.  
Ordinance Sections: 613.B.TableB 613.B.TableB  
Applicant: Krista Schwartz, FSL Real Estate Services  
Representative: Krista Schwartz, FSL Real Estate Services  
Owner: FSL Real Estate Services

15. Application #: ZA-259-19-8  
Existing Zoning: R1-6 SPVTABDO  
Location: 4844 South 25th Street  
Quarter Section: 4-33(E9)  
Proposal: **1)** Variance to reduce the lot width for Lot A to 58 feet. Minimum 60 feet required. **2)** Variance to reduce the lot width for Lot B to 58 feet. Minimum 60 feet required.  
Ordinance Sections: 613.B.TableB 613.B.TableB  
Applicant: Krista Schwartz, FSL Real Estate Services  
Representative: Krista Schwartz, FSL Real Estate Services  
Owner: FSL Real Estate Services

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.

June 12, 2019