

**NOTICE OF PUBLIC HEARING
ZONING ADJUSTMENT HEARING
Revised June 21, 2019**

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 **July 2, 2019, at 9:00 a.m. Located in Conference Room 10E, Calvin Goode 251 West Washington Street, 10th 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-260-19-8 (SIGN)
 Existing Zoning: A-1
 Location: 4710 East Elwood Street
 Quarter Section: 5-38(E11)
 Proposal: **1)** Use permit for electronic message displays on both faces of an off-premise sign. Use permit required. **2)** Use permit to increase the height of an off-premise sign to 60 feet. Use permit required.

 Ordinance Sections: 705.2.E.3 705.2.B.4.b
 Applicant: Ted LeClair, LeClair Calihan Advertising, LLC
 Representative: Ted LeClair, LeClair Calihan Advertising, LLC
 Owner: LBA Realty Fund II - WBP II, LLC

2. Application #: ZA-265-19-5 (SIGN)
 Existing Zoning: C-2
 Location: 6830 North Black Canyon Highway
 Quarter Section: 22-23(I7)
 Proposal: **1)** Use permit to rebuild an existing double face nonconforming sign to digital (north and south faces). Use permit required. **2)** Use permit to increase the height of an off-premise sign to 70 feet. Use permit required. **3)** Use permit to erect an off-premise sign structure within 500 feet of a residential district and residential use. The 500-foot setback may be reduced with a use permit and demonstration of a visual or physical barrier between the off-premise advertising structure and the residential use.

 Ordinance Sections: 705.2.G.4 705.2.B.4.b 705.2.A.5
 Applicant: Sarah Van Zanten, Clear Channel Outdoor
 Representative: Stephen C. Earl, Earl, Curley, and Lagarde
 Owner: Amanda R. Bickett Trust

3. Application #: ZA-266-19-6 (SIGN)
Existing Zoning: C-2, C-2 SP
Location: 3110 East Indian School Road
Quarter Section: 17-34(H10)
Proposal: **1)** Use permit to rebuild and relocate a non-conforming off-premise sign to non-digital. Use permit required. **2)** Use permit to erect an off-premise sign structure within 500 feet of a residential district and residential use. The 500-foot setback may be reduced with a use permit and demonstration of a visual or physical barrier between the off-premise advertising structure and the residential use.
Ordinance Sections: 705.2.G.5 705.2.A.5
Applicant: Ted LeClair, LeClair Calihan Advertising
Representative: Ted LeClair, LeClair Calihan Advertising
Owner: KV Partners, LLC
4. Application #: ZA-239-19-8
Existing Zoning: R-5 RI ACOD
Location: 907 East Roosevelt Street
Quarter Section: 11-29(F8)
Proposal: Variance to reduce the required side yard landscape setback (east) to 1 foot. Minimum 5 feet required.
Ordinance Sections: 703.B.3.b.(3)
Applicant: Netanel Harat, 907 Roosevelt, LLC
Representative: Raymond Brown, Westplus
Owner: Netanel Harat, 907 Roosevelt, LLC
5. Application #: ZA-262-19-6
Existing Zoning: R-3
Location: 3128, 3130 and 3132 North 37th Street
Quarter Section: 15-36(G10)
Proposal: **1)** Variance to delete the required interior property line (north) landscaping. Minimum 5 feet required. **2)** Use permit to allow the Planned Residential Development (PRD) option. Use permit required.
Ordinance Sections: 703.B.3.b.(3) 608.B
Applicant: Dario Lorenzo, Trinity Apartments, LLLP
Representative: Melissa Krainski, Lighthouse Design, LLC
Owner: Dario Lorenzo, Trinity Apartments, LLLP
6. Application #: ZA-270-19-8
Existing Zoning: R-4 RI
Location: 1457 East Taylor Street
Quarter Section: 11-30(F9)
Proposal: **1)** Variance to reduce the required rear yard setback (south) to 7 feet. Minimum 15 feet required. **2)** Variance to reduce the required landscape setback (east) to 0 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 surface parking lot

landscape to 1%. Minimum 5% required. **5)** Variance to allow maneuvering in the right of the way (alley). Maneuvering area must be located on site. **6)** Variance to allow an over height fence (6 feet) in the required front yard (north). Maximum 40 inches permitted. **7)** Variance to reduce the required landscape setback (north) to 7 feet. Minimum 20 feet required.

Ordinance Sections: 617.B.Table B 703.B.3.b.3 703.B.3.b.3 507 TAB A.II.A.6.1.1
702.A.1.b 703.A.2.a 703.B.3.a
Applicant: Ginger Orsi, Sunrise Apartments
Representative: Rick Hamilton, Hamilton Architecture, PLLC
Owner: Sunrise Apartments, LLC

1:30 PM

7. Application #: ZA-185-19-7 (Continued from May 23, 2019)
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
8. Application #: ZA-263-19-4
Existing Zoning: R-3
Location: 4435 North Longview Avenue
Quarter Section: 17-30(H9)
Proposal: Variance to increase the height of a fence or freestanding wall within the required front yard setback (west) to 6 feet. Maximum 40 inches permitted.
Ordinance Sections: 703.A.2.a
Applicant: Taylor Earl, Earl, Curley & Lagarde
Representative: Taylor Earl, Earl, Curley & Lagarde
Owner: San Mateo Townhomes, LLC
9. Application #: ZA-268-19-2
Existing Zoning: R1-8
Location: 19615 North 23rd Way
Quarter Section: 40-33(N9)
Proposal: **1)** Variance to allow an over height retaining wall (7 feet) in the required side yard setback (north). Maximum 6 feet allowed. **2)** Variance to allow an over height retaining wall (7 feet) in the required side yard setback (south). Maximum

- 6 feet allowed. **3)** Variance to allow an over height retaining wall (7 feet) in the required rear yard setback (east). Maximum 6 feet allowed.
- Ordinance Sections: 703.A.4.e 703.A.4.e 703.A.4.e
 Applicant: Michael Gilson, Accurate Estimating Services, LLC
 Representative: Michael Gilson, Accurate Estimating Services, LLC
 Owner: George Nicholson
10. Application #: ZA-271-19-3
 Existing Zoning: C-1, C-2, C-2 SP
 Location: 4912 East Shea Boulevard Suite 108
 Quarter Section: 29-39(K11)
 Proposal: **1)** Use permit to allow sales of alcoholic beverages as an accessory to a restaurant (Little Cay Latin Caribbean Kitchen). Use permit required. **2)** Use permit to allow outdoor dining as an accessory to a restaurant (Little Cay Latin Caribbean Kitchen). Use permit required. **3)** Use permit to allow outdoor alcoholic beverage consumption as an accessory to a restaurant (Little Cay Latin Caribbean Kitchen). Use permit required.
- Ordinance Sections: 622.D.150.a. 622.D.150.d. 622.D.150.d.
 Applicant: Benjamin Sinon, Little Cay Corp
 Representative: Benjamin Sinon, Little Cay Corp
 Owner: S + T Property, LLC
11. Application #: ZA-272-19-4
 Existing Zoning: R1-6 HP WSNSPD
 Location: 217 East Colter Street
 Quarter Section: 19-28(H8)
 Proposal: Use permit to allow a closed projection to project 17 feet into the required rear yard setback (south) for no more than one half the width of the structure. Maximum 5 foot projection permitted.
- Ordinance Sections: 701.A.3.a.(2).(d)
 Applicant: Robert Graham, Motley Design Group, LLC
 Representative: Robert Graham, Motley Design Group, LLC
 Owner: Amy Conner
12. Application #: ZA-273-19-7
 Existing Zoning: C-3 HP ACOD
 Location: 1021 - Grand Avenue
 Quarter Section: 11-26(F8)
 Proposal: Use permit to allow a tattoo shop (body piercing). Use permit required.
- Ordinance Sections: 623.D.187
 Applicant: Wholehearted Body Piercing
 Representative: Lauren Proper Potter, Huellmantel & Affiliates
 Owner: La Melgosa, LLC
13. Application #: ZA-292-19-8

Existing Zoning: R-3 AIO
Location: 1801 South 12th Street
Quarter Section: 8-30(F9)
Proposal: **1)** Use permit to allow a boarding house. Use permit required. **2)** Variance to allow vehicular access from a local street for a boarding house. Access shall be access from an arterial or collector street only.

Ordinance Sections: 615.C.2 615.C.2.e
Applicant: International Rescue Committee, Inc.
Representative: Paul Gilbert, Beus Gilbert PLLC
Owner: Phoenix Elementary School District #1

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.

June 24, 2019