

**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 **September 12, 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-329-19-6 (SIGN) (Continued from August 8, 2019)
 Existing Zoning: C-2
 Location: 4105 North 44th Street
 Quarter Section: 17-38(H11)
 Proposal: Use permit to rebuild an existing nonconforming sign to digital (west face only). Use permit required.

 Ordinance Sections: 705.2.G.4
 Applicant: Andrew Cohn, Levine Investments, L.P.
 Representative: Andrew Cohn, Levine Investments, L.P.
 Owner: Pivotal 650 California St, LLC

2. Application #: ZA-365-19-6 (SIGN)
 Existing Zoning: C-2 and C-2 SP
 Location: 3110 East Indian School Road
 Quarter Section: 17-34(H10)
 Proposal: Use permit to rebuild an existing nonconforming sign to digital (east face only). Use permit required.

 Ordinance Sections: 705.2.G.4
 Applicant: Ted LeClair, La Clair Calihan Advertising
 Representative: Ted LeClair, La Clair Calihan Advertising
 Owner: KV Partners, LLC

3. Application #: ZA-372-19-7 (SIGN)
 Existing Zoning: A-1
 Location: 1220 North 25th Avenue
 Quarter Section: 12-23(G7)
 Proposal: Use permit to rebuild a non-conforming off-premise sign to non-digital. Use permit required.

 Ordinance Sections: 705.2.G.5
 Applicant: Gary Spinner, Pearson's Sign Co.
 Representative: Gary Spinner, Pearson's Sign Co.
 Owner: William Pearson, WLP Properties

4. Application #: ZA-377-19-4 (SIGN)
Existing Zoning: C-3 and CP/GPC
Location: 3812 North Black Canyon Highway
Quarter Section: 16-23(H7)
Proposal: Use permit to rebuild and relocate an existing nonconforming sign to digital (south face only). Use permit required.

Ordinance Sections: 705.2.G.4
Applicant: Ted LeClair, LeClair Calihan Advertising, LLC
Representative: Ted LeClair, LeClair Calihan Advertising, LLC
Owner: JMDH Real Estate of Phoenix, LLC
5. Application #: ZA-386-19-6
Existing Zoning: RE-24
Location: 4109 North 57th Street
Quarter Section: 17-41(H11)
Proposal: Variance to increase the lot coverage to 28%. Maximum 25% required.

Ordinance Sections: 608.B.5
Applicant: Daniel Yonker, DFA Properties, LLC
Representative: Bryan Busby, Yonker Construction, LLC
Owner: Daniel Yonker, DFA Properties, LLC
6. Application #: ZA-387-19-8
Existing Zoning: R-5 BAOD, C-2 BAOD
Location: Southeast corner of Central Avenue and Dobbins Road
Quarter Section: 03-28(C8)
Proposal: **1)** Variance to reduce the required landscaped area between the sidewalk and the street to 0 feet. Minimum 6 feet required. **2)** Variance to eliminate row of trees on each side of the sidewalk. Row of trees on each side of the sidewalk required. **3)** Variance to eliminate staggered front yard setback lines. Staggered front yard setbacks required. **4)** Variance to eliminate alternative garage locations for ten percent of the homes in the development. Alternative garage locations required. **5)** Variance to eliminate covered front porches. Covered front porches required for fifty percent of homes in a subdivision. **6)** Variance to reduce the required perimeter setback for Lot 38 (southeast) to 16.5 feet. Minimum 20 feet required.

Ordinance Sections: 651.E.1.b.(2) 651.E.1.b.(3) 651.E.3.b.(2) 651.E.3.b.(3) 651.E.3.b.(4) 618.B.1
Applicant: Aaron Wallace, Divinity Homes
Representative: Nick Labadie, Rose Law Group
Owner: SEC Central Dobbins, LLC
7. Application #: ZA-389-19-6
Existing Zoning: R-5 CEPCSP
Location: 2211 East Highland Avenue, Suite 140
Quarter Section: 18-32(H9)

Proposal: Use permit to allow an orthotics and prosthetics laboratory as an accessory use to a professional use. Use permit required.
Ordinance Sections: 618.D.16.b.
Applicant: Howmedica Osteonics Corporation (Stryker)
Representative: Steven Josker, Howmedica Osteonics Corporation (Stryker)
Owner: TB Properties I LLC / TB Properties IV, LLC dba Baltimpre Highland (c/o Mode Commercial Property Mgmt.)

1:30 PM

8. Application #: ZA-390-19-8
Existing Zoning: S-1 BAOD
Location: 3235 East Southern Avenue
Quarter Section: 2-35(D10)
Proposal: **1)** Variance to reduce the required side yard setback (west) to 10 feet for an accessory structure. Minimum 50 feet required. **2)** Variance to reduce the required side yard setback (east) to 25 feet for an accessory structure. Minimum 50 feet required.
Ordinance Sections: 603.B.3 603.B.3
Applicant: Jesus Gallardo-Castro
Representative: Jesus Gallardo-Castro
Owner: Jesus Gallardo-Castro
9. Application #: ZA-391-19-4
Existing Zoning: C-2
Location: 1023, 1025, and 1027 East Camelback Road
Quarter Section: 18-29(H8)
Proposal: Use permit to allow a tattoo shop. Use permit required.
Ordinance Sections: 623.D.187
Applicant: Daniel Benedict, Artistic Tattoo
Representative: Daniel Benedict, Artistic Tattoo
Owner: August Manna, AM2, LLC
10. Application #: ZA-393-19-7
Existing Zoning: R1-6
Location: 2002 West Holly Street
Quarter Section: 13-24(G7)
Proposal: Use permit to allow temporary parking for a civic event (Arizona State Fair). Use permit required.
Ordinance Sections: 708.D
Applicant: Alfredo Tamayo
Representative: Alfredo Tamayo
Owner: Alfredo Tamayo
11. Application #: ZA-394-19-8
Existing Zoning: DTC East Evans Churchill ACOD
Location: 922 North 6th Street
Quarter Section: 11-28(F8)
Proposal: Use permit to allow a bar. Use permit required.
Ordinance Sections: 1204.D

- Applicant: Alex Li, Innovative Hospitality Group, LLC
 Representative: Alex Li, Innovative Hospitality Group, LLC
 Owner: Andrew Maxson, Churchill House, LLC
12. Application #: ZA-395-19-8
 Existing Zoning: R-3 CCSIO
 Location: 1615 West Yuma Street
 Quarter Section: 8-25(F7)
 Proposal: **1)** Variance to reduce the required front yard setback (north) (Lot A) to 22 feet. Minimum 25 feet required. **2)** Variance to reduce the required side yard setback (west) (Lot A) to 0 feet. Minimum 3 feet required. **3)** Variance to reduce the required lot width (Lot A) to 51 feet. Minimum 60 feet required. **4)** Variance to reduce the required front yard setback (north) (Lot B) to 22 feet. Minimum 25 feet required **5)** Variance to reduce the required side yard setback (west) (Lot B) to 5 feet. Minimum 10 feet required. **6)** Variance to reduce the required side yard setback (east) (Lot B) to 0 feet. Minimum 3 feet required. **7)** Variance to reduce the required lot width (Lot B) to 41 feet. Minimum 60 feet required. **8)** Variance to reduce the required parking to 1 space (Lot A). Minimum 2 spaces required. **9)** Variance to reduce the required parking to 1 space (Lot B). Minimum 2 spaces required.
 Ordinance Sections: 615.B.Table B 615.B.Table B 615.B.Table B 615.B.Table B 615.B.Table B 615.B.Table B 615.B.Table B 702.C.Table 702.C.Table
 Applicant: Elmon Krupnik, White Fig Homes JV, LLC
 Representative: Kristin Ray, White Fig Homes JV, LLC
 Owner: Elmon Krupnik, White Fig Homes JV, LLC
13. Application #: ZA-396-19-4
 Existing Zoning: C-1
 Location: 2750 West Indian School Road
 Quarter Section: 17-22(H7)
 Proposal: Use permit to allow package liquor sales accessory use to a convenience market (West Valley Market) within 300 feet of a residential zoning district. Use permit required.
 Ordinance Sections: 622.D.102.a
 Applicant: Benjamin Ortiz, West Valley Market & Smoke Shop, LLC
 Representative: Benjamin Ortiz, West Valley Market & Smoke Shop, LLC
 Owner: Samir Omar Mashtah and Lori Dale Scott, Mashtah, LLC
14. Application #: ZA-397-19-7
 Existing Zoning: C-3 RSIO
 Location: 4218 South Central Avenue
 Quarter Section: 5-27(E8)
 Proposal: Use permit to allow a tattoo shop. Use permit required.
 Ordinance Sections: 623.D.187
 Applicant: Paul Martinez, Mi Vida Letras
 Representative: Desaral Martinez, Mi Vida Letras
 Owner: Peter Yoon, Dae Sung Corporation

15. Application #: ZA-401-19-6
 Existing Zoning: C-2
 Location: 4025 North 44th Street
 Quarter Section: 16-38(H11)
 Proposal: Use Permit to allow a pet care facility. Use Permit required.
 Ordinance Sections: 622.D.131.a
 Applicant: Anthony Pavone, D Pet Hotel
 Representative: Greg Williams, Community Planning & Design
 Owner: Anthony Pavone, D Pet Hotel
16. Application #: ZA-417-19-8
 Existing Zoning: DTC-Warehouse HP
 Location: 525 South Central Avenue
 Quarter Section: 9-28(F8)
 Proposal: Use permit to allow outdoor entertainment on Mondays
 through Thursdays. Use permit required.
 Ordinance Sections: 1204.C.16
 Applicant: Ellen Foley, The Duce
 Representative: Ellen Foley, The Duce
 Owner: Dayton Investments, LLC

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.

August 28, 2019