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 December 19, 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-523-19-4 (SIGN) (Continued from November 14, 2019)
   Existing Zoning: C-2 SP CEPCSP and C-2 CEPCSP
   Location: 1661 East Camelback Road
   Quarter Section: 18-31(H9)
   Proposal: 1) Use permit for a major amendment to the Camelback Arboleda Comprehensive Sign Plan. 2) 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: 705.E.2 Camelback East Primary Core Specific Plan
   Applicant: Arboleda
   Representative: Michael Donada, Signs Plus
   Owner: IPF 1661, LLC

2. Application #: ZA-535-19-7 (SIGN) (Continued from November 21, 2019)
   Existing Zoning: C-1
   Location: 6115 South 51st Avenue
   Quarter Section: 2-17(D5)
   Proposal: Variance to reduce the location of a sign on a high volume street to be located 125 feet from a residential district or undeveloped residentially zoned property. A maximum of 150 feet distance from the sign to residential district or undeveloped residentially zoned property is permitted.
   Ordinance Sections: Section 705 Table D-1
   Applicant: Charlie Gibson, Bootz & Duke Sign Co.
   Representative: Charlie Gibson, Bootz & Duke Sign Co.
   Owner: Fraser Anderson, Hawk Real Estate Investments, LLC

3. Application #: ZA-572-19-2 (SIGN)
   Existing Zoning: PCD, Approved C-2 PCD HGT/WVR
   Location: 33500 North North Valley Parkway
Quarter Section: 57-22(R7)
Proposal: Use Permit to establish the Acero North Valley Comprehensive Sign Plan. Use Permit required.
Ordinance Sections: 705.E.2
Applicant: Cassandra Baumann, TS&G Signs, LLC
Representative: Cassandra Baumann, TS&G Signs, LLC
Owner: Acero Canyon Crossro, IDM Companies

4. Application #: ZA-183-18-6
Existing Zoning: R1-10
Location: 2345 North 55th Street
Quarter Section: 14-40(G11)
Proposal: 1) Variance to reduce the required lot width to 65 feet. Minimum 80 feet required. 2) Variance to reduce the required lot width to 39 feet. Minimum 80 feet required.
Ordinance Sections: 611.B.Table B 611.B.Table B
Applicant: Louis James Maccarone
Representative: Louis James Maccarone
Owner: Neil Syberg

5. Application #: ZA-571-19-7
Existing Zoning: DTC-Downtown Gateway ACOD
Location: Northeast corner of Central Avenue and Roosevelt Street
Quarter Section: 12-28(G8)
Proposal: Variance to reduce the required building frontage along Central Avenue to 47 percent. Minimum 75 percent required.
Ordinance Sections: 1212.D
Applicant: Nick Wood, Snell & Wilmer, LLP
Representative: Nick Wood, Snell & Wilmer, LLP
Owner: RO2 Central Roosevelt, LLC

6. Application #: ZA-573-19-6
Existing Zoning: R1-6
Location: 3943 East Whitton Avenue
Quarter Section: 16-36(H10)
Proposal: 1) Variance to reduce the front yard setback to 0 feet. Minimum 20 feet required. 2) Variance to reduce the required side yard setback (west) to 1 foot. Minimum 3 feet required. 3) Variance to allow roof overhang 0 feet from side property line (west). Minimum 2 feet required from property lines. 4) Variance to reduce the required rear yard setback (south) to 8 feet. Minimum 25 feet required. 5) Variance to allow a 46% lot coverage. Maximum 40% lot coverage permitted.
Ordinance Sections: 613.B.Table B 613.B.Table B 701.A.3.a.(1).(e) 613.B.Table B
Applicant: David and Lindsey Corbin
Representative: David and Lindsey Corbin
Owner: David and Lindsey Corbin
7. Application #: ZA-574-19-3  
Existing Zoning: R-4  
Location: 8916 and 8918 North 11th Street  
Quarter Section: 26-29(J8)  
Proposal:  
1) Time extension for ZA-539-18, variance to reduce the required lot width for Lot 2 to 10 feet. Minimum 60 feet required.  
2) Time extension for ZA-539-18, variance to reduce the required lot width for Lot 1 to 55 feet. Minimum 60 feet required.  
3) Time extension for ZA-539-18, variance to reduce the required side yard setback (north) for Lot 1 to 7 feet. Minimum 10 feet required.  

Applicant: Leodra Bowdell, Phoenix Permit Services  
Representative: Leodra Bowdell, Phoenix Permit Services  
Owner: Tate Berger Jessica Hopper

8. Application #: ZA-94-13-5 (1-year review of use permit)  
Existing Zoning: C-3  
Location: 4126 West Indian School Road  
Quarter Section: 17-19(H6)  
Proposal:  
1) Use permit to allow a nonprofit medical marijuana dispensary facility. Use permit required.  
2) Variance to allow a nonprofit medical marijuana dispensary facility to be located within 5,280 feet of the same type of use or a medical marijuana facility. Shall not be located within 5,280 feet of the same type of use.  

Applicant: James Kramer, Herbal Wellness center Inc.  
Representative: Michael Curley, Earl, Curley & Lagarde, P.C  
Owner: William Jachimek, Indian Building, LLC

1:30 PM

9. Application #: ZA-298-19-4 (5 - month review of use permit)  
Existing Zoning: C-2 SAUMSO  
Location: 4221 North 7th Avenue, 4216 and 4220 North 6th Drive  
Quarter Section: 17-26(H8)  
Proposal: Use permit to allow multiple temporary events for up to 36 months. Use permit required.  

Ordinance Sections: 708.D.1  
Applicant: Brad Moore, Short Leash Hotdogs & Rollover Doughnuts  
Representative: Brad Moore, Short Leash Hotdogs & Rollover Doughnuts  
Owner: LA Johnson Commercial Properties, LLC

10. Application #: ZA-497-19-6 (Continued from November 07, 2019)  
Existing Zoning: RE-35 ACSPD  
Location: South of the southeast corner of Grand View Lane and Red Rock Drive (Parcel No. 172-48-015B)  
Quarter Section: 19-39(H11)
Proposal: Variance to reduce the front yard (north) setback to 20 feet. Minimum 40 feet required.

Ordinance Sections: 609.B.(Table)

Applicant: Kate Earl, Design West AZ, LLC
Representative: Kate Earl, Design West AZ, LLC
Owner: Que Karbassy, Pain Solutions

11. Application #: ZA-499-19-3 (Continued from November 07, 2019)
Existing Zoning: C-3
Location: 537 East Mission Lane
Quarter Section: 27-28(J8)
Proposal: Use permit to allow a neighborhood collection center in C-3. Use permit required.

Ordinance Sections: 624.D.91.a
Applicant: Christopher Smith, Smith's Recycling
Representative: Christopher Smith, Smith's Recycling
Owner: Stephen Moody

12. Application #: ZA-512-19-6 (Continued from November 07, 2019)
Existing Zoning: C-2
Location: 5119 East Thomas Road
Quarter Section: 14-39(G11)
Proposal: Variance to reduce the required landscape setback (west) to 3 feet. Minimum 10 feet required.

Ordinance Sections: 623.E.4.e
Applicant: Art Ramirez, Ramirez Architects
Representative: Art Ramirez, Ramirez Architects
Owner: John C. Collier, 52 Thomas Investment, LLC

13. Application #: ZA-575-19-6
Existing Zoning: R-3
Location: Northwest corner of 38th Street and Earll Drive
Quarter Section: 15-36(G10)
Proposal: 1) Variance to reduce the required lot width for Lot 1 to 52 feet. Minimum 60 feet required. 2) Variance to reduce the required lot width for Lot 2 to 50 feet. Minimum 60 feet required.

Ordinance Sections: 615.B.TableB 615.B.TableB
Applicant: Jeff Giles, Clouse Engineering
Representative: Jeff Giles, Clouse Engineering
Owner: 38th & Earll, LLC

Existing Zoning: C-2 HGT/WVR SP, C-2
Location: Southeast corner of 7th Street and Devonshire Avenue
Quarter Section: 17-29(H8)
Proposal: 1) Use Permit to allow a queuing lane for a drive-through facility less than 300 feet from a residential district zoning line. Use permit required. 2) Use Permit to allow for outdoor
dining as an accessory use to a restaurant when within 500-feet of a residential district zoning line. Use permit required.

Applicant: Susan Demmitt, Gammage & Burnham, P.L.C.
Representative: Susan Demmitt, Gammage & Burnham, P.L.C.
Owner: Quick North Clean 44, LLC

15. Application #: ZA-577-19-8
Existing Zoning: R1-6
Location: 2803 North 29th Street
Quarter Section: 14-34(G10)
Proposal: Time extension of ZA-576-18, variance to allow street frontage of 52 feet for two lots. Minimum 60 feet required.

Ordinance Sections: 613.B.Table B
Applicant: Nick Labadie, Rose Law Group
Representative: Nick Labadie, Rose Law Group
Owner: TSALM Services, LLC

Existing Zoning: R1-10
Location: 4708 North 41st Place
Quarter Section: 18-37(H10)
Proposal: Variance to reduce the required perimeter side setback (south) to 4 feet. Minimum 10 feet required.

Ordinance Sections: 611.B.Table A
Applicant: Kirk Harmon, Maximus, LLC
Representative: Kirk Harmon, Maximus, LLC
Owner: Kirk Harmon, Maximus, 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.

December 4, 2019