

**NOTICE OF PUBLIC HEARING
ZONING ADJUSTMENT HEARING
*Location Change**

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 **January 9, 2020, at 9:00 a.m. Located in Calvin Goode Building, 251 West Washington Street, 10th Floor, Coronado Training Room, 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-533-19-6 (SIGN) (Continued from November 21, 2019)
 Existing Zoning: C-2
 Location: 1620 East Glendale Avenue
 Quarter Section: 23-31(I9)
 Proposal: **1)** Use Permit to rebuild and relocate a nonconforming 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: Clear Channel Outdoor
 Representative: Stephen Earl, Earl, Curley & Lagarde
 Owner: Clear Channel Outdoor
2. Application #: ZA-591-19-7 (SIGN)
 Existing Zoning: DTC-Business Core
 Location: 200 East Van Buren Street
 Quarter Section: 11-28(F8)
 Proposal: Use permit for a major amendment to the Arizona Republic Comprehensive Sign Plan. Use permit required.

 Ordinance Sections: 705.E.2.d.(2)
 Applicant: Jason Shano, Associated Sign Company
 Representative: Jason Shano, Associated Sign Company
 Owner: VWP EVB 200 Office, LLC
3. Application #: ZA-473-17-6 (2-year review of use permit)
 Existing Zoning: C-2, C-2 SP
 Location: 3031 East Indian School Road
 Quarter Section: 16-34(H10)

- Proposal: Use permit to allow a pet day care facility (Dogtopia) with outdoor accessory uses. Use permit required.
- Ordinance Sections: 622.D.128
- Applicant: Irwin G. Pasternack AIA, Irwin G. Pasternack AIA and Associates
- Representative: Steve Sam, Irwin G. Pasternack AIA and Associated
- Owner: Irwin G. Pasternack AIA, Irwin G. Pasternack AIA and Associates
4. Application #: ZA-593-19-6
- Existing Zoning: R-4
- Location: 5635 North 16th Street
- Quarter Section: 20-31(I9)
- Proposal: **1)** Variance to reduce the required front perimeter setback (west) to 15 feet. Minimum 20 feet required. **2)** Variance to reduce the required rear perimeter setback (east) to 5 feet. Minimum 10 feet required. **3)** Variance to reduce the required front yard setback to 0 feet for all lots. Minimum 10 feet required. **4)** Variance to allow 67 percent lot coverage. Maximum of 50 percent lot coverage permitted. **5)** Variance to allow an over height wall (72 inches) in the southernmost 35 feet of the required front yard setback (west). Maximum 40 inches permitted. **6)** Variance to eliminate surface parking landscape requirement. Minimum 5 percent required. **7)** Variance to reduce the required landscape planter to 3 feet along the north property line. Minimum 5 feet required. **8)** Variance to reduce the required landscape planter to 4 feet along the east property line. Minimum 5 feet required.
- Ordinance Sections: 617.B.Table B 617.B.Table B 617.B. Table B 617.B.Table B 703.A.2.a. 507.Tab.A.II.A.6.1.1 703.B.3.b.3. 703.B.3.b.3.
- Applicant: John Landry, Landry Group, LLC
- Representative: John Landry, Landry Group, LLC
- Owner: Mike Landry, Landry AZ Property, LLC
5. Application #: ZA-595-19-6
- Existing Zoning: R1-6
- Location: 5130 East Verde Lane
- Quarter Section: 15-39(G11)
- Proposal: Variance to reduce the required side yard setback (east) to 3 feet. Minimum 10 feet required.
- Ordinance Sections: 613.B.Table B
- Applicant: Doug Hanson, Doug Hanson Architecture Inc.
- Representative: Doug Hanson, Doug Hanson Architecture Inc.
- Owner: Brien and Kimberly Butler, Faithsense Family Trust
6. Application #: ZA-596-19-8
- Existing Zoning: C-2 BAOD
- Location: 1555 East Baseline Road
- Quarter Section: 01-31(D9)

Proposal: Use permit to allow package liquor sales as a primary use to a convenience market (Quick Corner Liquor and Drive Through) located less than 300 feet from a residential district. Use permit required.

Ordinance Sections: 622.D.102.a.
Applicant: Jalal Jabaieh, Quick Corner Liquor and Drive Through, LLC
Representative: Harun Ozcan
Owner: Jalal Jabaieh, Quick Corner Liquor and Drive Through, LLC

7. Application #: ZA-602-19-1
Existing Zoning: RE-35
Location: 4621 West Tierra Buena Lane
Quarter Section: 35-18(L6)
Proposal: Use permit to allow a 17-foot tall accessory structure to be located in the required rear yard. Maximum of one story or 15-feet permitted.
- Ordinance Sections: 706.G.
Applicant: James Wendel
Representative: James Wendel
Owner: James Wendel

1:30 PM

8. Application #: ZA-597-19-7
Existing Zoning: R1-6
Location: 1810 West Roeser Road
Quarter Section: 4-25(E7)
Proposal: **1)** Variance to reduce front yard setback to 8 feet. Minimum 20 feet required. **2)** Variance to reduce side yard setback (east) to 3 feet. Minimum 10 feet required.
- Ordinance Sections: 613.B.Table B. 613.B.Table B.
Applicant: Diego Munoz, Munoz Complete Drafting Services
Representative: Diego Munoz, Munoz Complete Drafting Services
Owner: Juan & Norma Rejon
9. Application #: ZA-598-19-4
Existing Zoning: C-2
Location: 2915 North 43rd Avenue
Quarter Section: 15-19(G6)
Proposal: Use permit to allow outdoor dining as an accessory to a restaurant located within 500 feet of a residential district zoning line. Use permit required.
- Ordinance Sections: 623.D.157.c
Applicant: Jairo Tellez, Mariscos El Vuelve
Representative: Jairo Tellez, Mariscos El Vuelve
Owner: John Paul Tellez, Buena Vista Property Management, LLC
10. Application #: ZA-599-19-8
Existing Zoning: C-2, P-1
Location: 1818 East Brill Street
Quarter Section: 12-31(G9)

- Proposal: Use permit to allow package liquor sales as an accessory use (Wren House Brewing Company) within 300 feet of a residential zoning district. Use permit required.
- Ordinance Sections: 622.D.102.a
- Applicant: Justin Novak, NVK design: build
- Representative: Justin Novak, NVK design: build
- Owner: Bill Hammond, Wren House Brewing
11. Application #: ZA-603-19-5
- Existing Zoning: R-5
- Location: 1609 West Glendale Avenue
- Quarter Section: 22-25(I7)
- Proposal: **1)** Variance to allow and over height fence (8 feet) in the required front yard (east) setback. Maximum 40 inches permitted. **2)** Variance to allow and over height fence (8 feet) in the required side (north) and rear yard (west) setbacks. Maximum 6 feet permitted.
- Ordinance Sections: 703.A.2.a 703.A.2.c
- Applicant: Maximiliano Palacio, Urban Communities, LLC
- Representative: Taylor Schroepfer, Urban Communities, LLC
- Owner: Urban Communities Avenue 15, LLC
12. Application #: ZA-605-19-4
- Existing Zoning: C-2 HR TOD-1
- Location: Southwest corner of Central Avenue and Camelback Road
- Quarter Section: 18-27(H8)
- Proposal: **1)** Variance to reduce the minimum lot area for each dwelling unit to 125 square feet and 50 square feet for each hotel guestroom. Not less than 450 square feet for each dwelling unit and 200 square feet for each guestroom required. **2)** Variance to allow up to a 20-foot build-to line along Central Avenue and Camelback Road. Maximum 6-foot build-to line required. **3)** Variance to reduce the shading method ratios; 25% structured shading along entire length of building proposed (75% required), and 25% other methods of shading along entire length of building (75% required). **4)** Variance to allow a maximum of 150% of the City required parking spaces. Maximum 125% allowed. **5)** Variance to reduce the number of loading berths to 5. Minimum 7 loading berths for up to 490,000 square feet of aggregate floor area plus 1 additional berth for each additional 90,000 square feet of aggregate gross floor area. **6)** Variance to reduce minimum building frontage to 45% along Camelback Road and 35% along Central Avenue. Minimum 75% building frontage required. **7)** Variance to allow non-clear windows along the building frontage length onto Camelback Road and Central Avenue. Minimum 60% clear windows required. **8)** Variance to not provide a main building entry oriented towards transit platform. Main building entry oriented toward transit platform and/or primary pedestrian accessway required.

- Ordinance Sections: 631.B.2.a 662.I.1.a 662.I.2.c 662.L.1 702.B.2 662.I.2.a
662.I.2.a 662.I.2.b
- Applicant: Cornerstore at Camelback, LLC
Representative: Stephen C. Earl, Earl & Curley, PC
Owner: Cornerstore at Camelback, LLC
13. Application #: ZA-606-19-6
Existing Zoning: RE-35 ACSPD
Location: 4730 North 56th Street
Quarter Section: 18-40(H11)
Proposal: Variance to reduce the required front yard setback (east) for a guest house to 32 feet. Minimum 40 foot front yard setback required.
- Ordinance Sections: 609.C.1.j.
Applicant: Paul and Amanda McCauley
Representative: Paul and Amanda McCauley
Owner: Paul and Amanda McCauley

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 24, 2019