NOTICE OF PUBLIC HEARING
ZONING ADJUSTMENT HEARING
***revised 12/28/12**

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 10, 2013, at 9:00 a.m. located in Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona.**

The agenda for the meeting is as follows:

9:00 AM

1.	Application #:	ZA-442-12-6 (Sign)
	Existing Zoning:	C-2
	Location:	5640 North 7th Street
	Quarter Section:	20-28(I8)
	Proposal:	**1)** Use permit to establish The Yard Comprehensive Sign Plan. Use permit required. **2)** Variance to allow a sign to be erected upon a roof of a building. No signs allowed to be erected upon or project through the roof of any building.
	Ordinance Sections:	705. E.2. 705.B.3.f.
	Applicant:	Adam Baugh Withey Morris PLC
	Representative:	Adam Baugh Withey Morris PLC
	Owner:	WDP 7th St, LLC
2.	Application #:	ZA-343-12-4 (Sign) (Continued from 11/20/12)
	Existing Zoning:	C-2 TOD-1 WSNSPD
	Location:	2 East Camelback Road
	Quarter Section:	19-28(H8)
	Proposal:	**1)** Variance to increase maximum logo height for wall signs to 2 feet 8 inches on the south and west elevations. Maximum 12 inch height allowed. **2)** Variance to increase maximum letter height for wall signs to 1 foot 11 inches on the south and west elevations. Maximum 12 inch height allowed. **3)** Variance to extend wall sign closer than half the vertical height of the letters to the roofline. Wall signs required to extend no closer than half the vertical height of the letters employed to a roofline.
	Ordinance Sections:	662.K.1.b., 662.K.1.b., 662.K.1.c.
	Applicant:	Thomas and King, Inc
	Representative:	Mike Donada, Action Signs & Lighting

	Owner:	Uptown Plaza Associates, LLC
3.	Application #:	ZA-381-12-6 (Continued from 11/29/12)
	Existing Zoning:	RE 24 ACSPD
	Location:	4637 North Launfal Avenue
	Quarter Section:	18-39(H11)
	Proposal:	Variance to reduce the lot widths of two lots to 120.64 feet each. Minimum lot width required is 130 feet.
	Ordinance Sections:	606.B.1
	Applicant:	Derald & Elizabeth May
	Representative:	Lloyd Fox, Long Realty The Fox Group
	Owner:	Derald & Elizabeth May
4.*	Application #:	ZA-426-12-7
	Existing Zoning:	A-1
	Location:	1434 North 26th Avenue
	Quarter Section:	12-23(G7)
	Proposal:	**1)** Use permit to allow a medical marijuana dispensary. Use permit required. **2)** Variance to allow a medical marijuana dispensary within 5,280 feet of another approved medical marijuana facility. A minimum distance of 5,280 feet is required from another medical marijuana facility.
	Ordinance Sections:	627.D.92.a 627.D.92.c.
	Applicant:	Mark Steinmetz
	Representative:	Withey Morris PLC
	Owner:	Velocity Commercial, LLC
5.	Application #:	ZA-428-12-8
	Existing Zoning:	C-1 ACSBO
	Location:	924 East Roosevelt Street
	Quarter Section:	12-29(G8)
	Proposal:	**1)** Use permit to allow sales of alcoholic beverages at a restaurant (Welcome Diner). Use permit required. **2)** Use permit to allow outdoor alcoholic beverage consumption at a restaurant (Welcome Diner). Use permit required.
	Ordinance Sections:	622.D.144.a, 622.D.144.d
	Applicant:	Sloane Mcfarland, Welcome Tenth Street LLC.
	Representative:	Matt Personne, Martha and Mary
	Owner:	Robert & Diana Young
6.	Application #:	ZA-430-12-6

	Existing Zoning:	RE-35 SP
	Location:	4700 East Warner Road
	Quarter Section:	07-38(B11)
	Proposal:	Time extension for ZA-453-11 a variance to reduce parking to 71 spaces where 96 spaces are required
	Ordinance Sections:	307. A.12.
	Applicant:	Robert Blakesley, Ahwatukee Board of Management, Inc.
	Representative:	Susan Billings, Elevated Design Studio, LLC
	Owner:	Ahwatukee Board of Management, Inc.
7.	Application #:	ZA-432-12-3
	Existing Zoning:	C-2
	Location:	2637 and 2643 East Greenway Road
	Quarter Section:	34-33(L9)
	Proposal:	**1)** Use permit to allow a pet care facility (Home Fur Good Animal Rescue and Placement). Use permit required. **2)** Variance to allow an outdoor animal exercise run to be located less than 100 feet (35 feet proposed) from a residential district. Minimum 100 feet required.
	Ordinance Sections:	622.D.126.a, 622.D.126.d
	Applicant:	Loretta Isaac, Home Fur Good Animal Rescue and Placement
	Representative:	Bill Richards, Home Fur Good Animal Rescue and Placement
	Owner:	Stephen Commercial LLC-c/o Patricia Cain
	Application #:	ZA-433-12-4
8.	Existing Zoning:	C-2, P-1
	Location:	1003 East Indian School Road
	Quarter Section:	16-29(H8)
	Proposal:	**1)** Use permit to allow a stage or performance area larger than 80 square feet accessory to a restaurant. Use permit required if over 80 square feet. **2)** Use permit to allow patron dancing accessory to a restaurant. Use permit required. **3)** Use permit to allow outdoor dining accessory to a restaurant within 500 feet of a residential district. Use permit required if located within 500 feet of a residential district. **4)** Use permit to allow outdoor alcoholic beverage consumption accessory to a restaurant within 500 feet of a residential district. Use permit required if located within

		500 feet of a residential district.
	Ordinance Sections:	623.D.154.a., 623.D.154.b., 623.D.154.c., 623.D.154.c.
	Applicant:	Morales Mexican Food, LLC
	Representative:	David Dow, Law Offices of David W. Dow
	Owner:	Genibels-3, LLC
	1:30 PM	
9.	Application #:	ZA-429-12-6
	Existing Zoning:	R1-10
	Location:	229 West Vista Avenue
	Quarter Section:	24-27(J8)
	Proposal:	Use permit to allow the main building to project more than five feet (11 feet) into the required rear yard for no more than one-half the maximum width of the structure. Use permit required for a projection greater than five feet.
	Ordinance Sections:	701.A.3.a.(2).(d)
	Applicant:	Amir Kazz, Kazz Group Design
	Representative:	Amir Kazz, Kazz Group Design
	Owner:	Nationstar Mortgage LLC
10.	Application #:	ZA-434-12-8
	Existing Zoning:	R1-14 BAOD
	Location:	Approximately 600 feet east of the southeast corner of 28th Street and Baseline Road
	Quarter Section:	01-34(D10)
	Proposal:	Time extension request for ZA-470-08: Variance requested to increase lot coverage to 33 percent. Maximum 25 percent allowed. Previously approved to 31 percent.
	Ordinance Sections:	307. A.12.
	Applicant:	Crown-Phoenix Blossom Hills II, LLC
	Representative:	Nick Wood, Esq. Snell & Willmer, LLP
	Owner:	Crown-Phoenix Blossom Hills II, LLC Tousa Recovery Acquisition ,LLC c/o Gibson, Dunn & Crutcher, LLP
11.	Application #:	ZA-435-12-7
	Existing Zoning:	C-2 HGT/WVR DNS/WVR
	Location:	Northwest corner of 79th Avenue and Encanto Boulevard
	Quarter Section:	14-9(G3)
	Proposal:	Time extension for ZA-461-09, a variance to reduce the perimeter setback to 11 feet along 79th Avenue and 15 feet along Encanto

		Boulevard. Minimum 20 foot perimeter setback required when adjacent to public street.
	Ordinance Sections:	307. A.12.
	Applicant:	Paul Gilbert, Beus Gilbert PLLC
	Representative:	Paul Gilbert, Beus Gilbert PLLC
	Owner:	79th & Encanto LLC, Columbia Group, Ltd
12.	Application #:	ZA-436-12-2
	Existing Zoning:	PSC
	Location:	16900 North Tatum Boulevard
	Quarter Section:	36-38(M11)
	Proposal:	**1)** Use permit to allow sales of alcoholic beverages accessory to a restaurant. Use permit required. **2)** Use permit to allow outdoor dining accessory to a restaurant. Use permit required. **3)** Use permit to allow outdoor alcoholic beverage consumption accessory to a restaurant. Use permit required.
	Ordinance Sections:	622. D.144.a., 622.D.144.c., 622.D.144.c.
	Applicant:	Tim Rasnake, Archicon, Architecture & Interiors, L.C.
	Representative:	Tim Rasnake, Archicon, Architecture & Interiors, L.C.
	Owner:	Tatum Venture LLC
13.	Application #:	ZA-438-12-6 (Sign)
	Existing Zoning:	C-2
	Location:	7030 North 7th Street
	Quarter Section:	23-28(I8)
	Proposal:	Variance to decrease the required spacing between ground signs to 5 feet. Minimum 100 feet spacing required.
	Ordinance Sections:	705.D.
	Applicant:	Robert Kelly, Results Only LLC
	Representative:	Robert Kelly, Results Only LLC
	Owner:	Robert Kelly, Results Only LLC

For further information, please call Ed Keyser, Planner II, Planning and Development Department at 602-495-0382, or contact via electronic mail at zoning@phoenix.gov. This electronic mail address will not accommodate zoning enforcement/violation complaints.

For reasonable accommodations, call Nici Browe at Voice/602-495-0256 or the City TTY/602-534-5500 as early as possible to coordinate needed arrangements.

December 17, 2012