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 a**nd to the general public, that the **CITY OF PHOENIX ZONING ADJUSTMENT HEARING OFFICER** will hold a meeting open to the public on **November 20, 2012, 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-343-12-4 (Sign)
	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 Applebee's #509
	Representative:	Mike Donada Action Signs & Lighting
	Owner:	Uptown Plaza Associates, LLC
2.	Application #:	ZA-378-12-1 (Sign)
	Existing Zoning:	A-1 DVAO Area 1
	Location:	22840 North 19th Avenue
	Quarter Section:	44-24(O7)
	Proposal:	Variance to allow a second secondary ground sign for 200 feet of street frontage of a multiple-use parcel. One secondary sign permitted for every 150 feet of frontage.
	Ordinance Sections:	705.D.2.
	Applicant:	Gary Danks/Tanya Lane Arizona Commercial Signs
	Representative:	Gary Danks/Tanya Lane Arizona Commercial Signs
	Owner:	Jeff Gran,t WJW Holdings

3. Application #: ZA-309-12-2 (Continued from 10/18/12)
Existing Zoning: A-1 DVAO-1
Location: 1175 East Lone Cactus Drive
Quarter Section: 42-29(N8)
Proposal: **1)** Variance to allow an over height retaining wall at 12 feet within fifty feet of a subdivision perimeter. Maximum permitted height is 40 inches. **2)** Variance to allow an over height retaining wall at 12 feet located in side or rear yard. Maximum permitted height is 6 feet.
Ordinance Sections: 703.A.4c 703.A.e
Applicant: Edward Chavez Chavez AIA
Representative: Edward Chavez Chavez AIA
Owner: EESHVAR LLC

4. Application #: ZA-368-12-6
Existing Zoning: PAD-10
Location: 4662 North 40th Street
Quarter Section: 18-36(H10)
Proposal: **1)** Variance to allow a 6 foot fence within the required front yard. Maximum 40 inches allowed. **2)** Variance to allow a swimming pool within the required front yard. Not permitted.
Ordinance Sections: 703.A.2.a. 706.A.
Applicant: Randall Seale
Representative: Larry Fleming Millennium Constructors, Inc.
Owner: Randall Seale & Matt Magee

5. Application #: ZA-369-12-7
Existing Zoning: R1-6
Location: 2505 West Washington Street
Quarter Section: 10-23(F7)
Proposal: A variance to reduce the required setback for an open projection in the side yard to 0 feet. 3 feet required.
Ordinance Sections: 701.A.3.a.(1).(b)
Applicant: Joshua Espinoza
Representative: Joe Espinoza
Owner: Joshua Espinoza

6. Application #: ZA-370-12-6
Existing Zoning: RE-24 ACSPD
Location: 6102 East Calle del Norte
Quarter Section: 17-42(H12)
Proposal: **1)** Variance to reduce the required front yard

		setback (west side) to 20 feet. Front yard required to be no more than 40 feet but no less than 30 feet. **2)** Variance to reduce the required rear yard setback to 20 feet. Minimum 30 feet required. **3)** Variance to increase lot coverage to 30%. 25% maximum lot coverage allowed.
	Ordinance Sections:	606.B.2 606.B.4 606.B.5
	Applicant:	Greg Kent Kent Architects
	Representative:	Greg Kent Kent Architects
	Owner:	Paul and Gina Haynie
7.	Application #:	ZA-371-12-1
	Existing Zoning:	R1-8
	Location:	3818 West Sandra Terrace
	Quarter Section:	36-20(M6)
	Proposal:	Variance to reduce side yard setback (east) to 4 inches. 3 feet required.
	Ordinance Sections:	612. B. Table B
	Applicant:	David Phillips
	Representative:	David Phillips
	Owner:	David Phillips
8.	Application #:	ZA-372-12-8
	Existing Zoning:	C-1
	Location:	2501 North 32nd Street
	Quarter Section:	14-35(G10)
	Proposal:	Use Permit to allow a Veterinary Office in C-1 zoning. Use Permit required.
	Ordinance Sections:	622.D.169.a
	Applicant:	Elizabeth Hershey Blue Lotus LLC
	Representative:	Elizabeth Hershey Blue Lotus LLC
	Owner:	Lew Friedland Seven Hills Inc.
9.	Application #:	ZA-375-12-8
	Existing Zoning:	DTC-E- EV
	Location:	401 and 425 East Roosevelt Street
	Quarter Section:	11-28(F8)
	Proposal:	Use Permit to allow a Farmer's Market in the East Evergreen Character Area of the Downtown Code. Use permit required.
	Ordinance Sections:	1204.D
	Applicant:	Greg Esser Roosevelt Row CDC
	Representative:	Greg Esser Roosevelt Row CDC
	Owner:	Gregory Esser and Cindy Dach

1:30 PM

10. Application #: ZA-374-12-5
Existing Zoning: PSC
Location: 9021 West Camelback Road
Quarter Section: 18-7(H3)
Proposal: **1)** Use Permit to permit liquor sales less than 300 feet from a residentially developed property. Use Permit required. **2)** Variance to permit a drive through window for alcohol sales less than 300 feet from a residentially developed property. Minimum 300 feet required.
Ordinance Sections: 622.D.97.a 622.D.97.b
Applicant: Leodra Wells Phoenix Permit Service
Representative: Leodra Wells Phoenix Permit Service
Owner: Camelback 91 LLC

11. Application #: ZA-376-12-3
Existing Zoning: R1-10
Location: 1824 East Turquoise Avenue
Quarter Section: 28-31(K9)
Proposal: **1)** A variance for an over height fence in the front yard setback (5 foot pool fence). Maximum 40 inches required. **2)** A variance to allow a pool in the front yard setback. Variance required. **3)** A variance to allow an over height retaining wall (6 feet) in the front yard (south) setback. Maximum 40 inches required.
Ordinance Sections: 703.A.2 701.A 703.A.4.c
Applicant: Amy Weaver
Representative: Amy Weaver
Owner: Amy Weaver

12. Application #: ZA-377-12-1
Existing Zoning: R1-8
Location: 3845 West Meadow Drive
Quarter Section: 37-20(M6)
Proposal: Request for a use permit to allow a home occupation (firearms sales). Use permit required.
Ordinance Sections: 608.E.3.h
Applicant: Russell Gianni
Representative:
Owner: Russell Gianni

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 Davidson at Voice/602-495-0256 or the City TTY/602-534-5500 as early as possible to coordinate needed arrangements.

November 2, 2012