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 **November 29, 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-459-08-4 (1-yr review) (Continued from 8/23/12)
	Existing Zoning:	PAD-15
	Location:	4770 North 7th Street
	Quarter Section:	18-28(H8)
	Proposal:	**1)** Use permit to allow outdoor game court lights. Use permit required. **2)** Use permit to allow a parking reduction of 90% based on a shared parking model. Use permit required for parking reduction greater than 15% based on shared parking model. **3)** Variance to allow practice field netting 35 feet in height. 6 feet maximum allowed. **4)** Variance to allow an over height fence at 10 feet in height along Pierson Street in required front yard setback. Maximum 40 inches permitted. (Modified by ZA-182-09-4.) **5)** Use permit to allow an open wire fence 6 feet in height around game courts. Use permit required.
	Ordinance Sections:	606.10 702.D.5.b(3) 635.D.1 635.D.1 703.A.2.c.2
	Applicant:	Mike Curley/ Earl, Curley, & Lagarde P.C
	Representative:	Mike Curley/ Earl, Curley, & Lagarde P.C
	Owner:	Brophy College Preparatory/ John Graham
2.	Application #:	ZA-329-12-6
	Existing Zoning:	R1-10
	Location:	525 West Bethany Home Road
	Quarter Section:	20-27(I8)
	Proposal:	Variance to allow an over height wall (54 inches) in the required front yard. Maximum 40 inches allowed.
	Ordinance Sections:	703.A.2.a
	Applicant:	Tom Tower Casual Realty
	Representative:	Tom Tower Casual Realty

	Owner:	Lynn Palmer
3.	Application #:	ZA-379-12-8
	Existing Zoning:	A-2 RSIO & ANIZO
	Location:	2236 East University Drive
	Quarter Section:	7-32(E9)
	Proposal:	Use permit to allow for new silos to be a height of 65 feet. Maximum of 56 feet permitted unless a use permit is obtained.
	Ordinance Sections:	628.E.2
	Applicant:	2236 East University, LLC Drug Plastics
	Representative:	Justin Dahlhauser Pendahl, LLC
	Owner:	2236 East University, LLC Drug Plastics
4.	Application #:	ZA-380-12-4
	Existing Zoning:	R1-6
	Location:	5822 North 14th Avenue
	Quarter Section:	20-26(I8)
	Proposal:	Use permit to allow a detached accessory structure located within the rear yard to exceed the height of one story/15 feet (two stories/22 feet). Use permit required.
	Ordinance Sections:	706.G
	Applicant:	Amir Kajtezovic
	Representative:	Amir Kajtezovic
	Owner:	Amir Kajtezovic
5.	Application #:	ZA-381-12-6
	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
6.	Application #:	ZA-382-12-4
	Existing Zoning:	C-2 H-R SP TOD-1
	Location:	210 East Earll Drive
	Quarter Section:	15-28(G8)
	Proposal:	Variance to increase the height of a proposed satellite to 22 feet above the height of the building. Maximum height permitted above the

		height of the building is 15 feet.
	Ordinance Sections:	715.A.2.b.
	Applicant:	Paul Krucko studio4design
	Representative:	Paul Krucko studio4design
	Owner:	Cable One
7.	Application #:	ZA-384-12-7
	Existing Zoning:	R1-10
	Location:	2334 and 2338 West Piedmont Road
	Quarter Section:	03-23(C7)
	Proposal:	Time extension for ZA-352-11 a variance to increase lot coverage for hillside lot 188 to 34% and to increase lot coverage for hillside lot 189 to 45%. Maximum 25% lot coverage allowed.
	Ordinance Sections:	710.C.2.Table 1
	Applicant:	Paul Kroff Woodside Homes
	Representative:	Mari A. Flynn Silver Fern Management
	Owner:	Paul Kroff Woodside Homes
8.	Application #:	ZA-385-12-7
	Existing Zoning:	R1-10
	Location:	2334 and 2338 West Piedmont, 2517 West Hayduk, and 9518 South 25th Avenue
	Quarter Section:	03-23(C7)
	Proposal:	Time extension for ZA-353-11: a variance to reduce the required west side yard setback to 5 feet for lot 188, a variance to reduce the required east and west side setback to 5 feet for lot 189, a variance to reduce the required east side setback to 5 feet for lot 200, and a variance to reduce the north side setback to 5 feet for lot 201. Minimum 10 feet required.
	Ordinance Sections:	710.C.Table 1
	Applicant:	Paul Kroff Woodside Homes
	Representative:	Mari A. Flynn Silver Fern Management
	Owner:	Paul Kroff Woodside Homes

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

October 31, 2012