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 6, 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-392-12-3 (Sign)
	Existing Zoning:	R-5
	Location:	2625 East Cactus Road
	Quarter Section:	30-33(K9)
	Proposal:	Use permit to establish the Arizona Christian University Comprehensive Sign Plan. Use permit required.
	Ordinance Sections:	705. E.2.
	Applicant:	Scott Mehlhoff Identity Sign Group, Inc.
	Representative:	Scott Mehlhoff Identity Sign Group, Inc.
	Owner:	Heather Kim Arizona Christian University
2.	Application #:	ZA-278-12-6 (Sign) (Continued from 11/8/12)
	Existing Zoning:	C-2, C-2 H-R, C-2-SP CEPCSP
	Location:	2201 East Camelback Road
	Quarter Section:	18-32(H9)
	Proposal:	Use permit for a major amendment to the Anchor Centre Comprehensive Sign Plan. Use permit required.
	Ordinance Sections:	705. E.2.
	Applicant:	Alissa Felker / SmithCraft
	Representative:	Alissa Felker / SmithCraft
	Owner:	AG/DWC Anchor Centre, LLC
3.	Application #:	ZA-326-12-7 (Continued from 10/25/12)
	Existing Zoning:	R1-6HP Story Neighborhood
	Location:	1602 West Lynwood Street
	Quarter Section:	12-25(G7)
	Proposal:	Use permit for a home occupation (psychologist office) that generates traffic. Use permit required.
	Ordinance Sections:	608.E.3.h
	Applicant:	Rosalia Pereyra
	Representative:	Rosalia Pereyra

	Owner:	Rosalia Pereyra
4.	Application #:	ZA-334-12-3 (Continued from 11/1/12)
	Existing Zoning:	R1-10
	Location:	Southwest corner of Central Avenue and Coral Gables Drive
	Quarter Section:	34-27(L8)
	Proposal:	Use permit to allow a disguised wireless communications facility on public/quasi-public spaces. Use permit required.
	Ordinance Sections:	715.B.2.a.(3).(a)
	Applicant:	Ben Feldman Pinnacle Consulting, Inc. on behalf of A
	Representative:	Ben Feldman Pinnacle Consulting, Inc. on behalf of A
	Owner:	Washington Elementary School District
5.	Application #:	ZA-335-12-1 (Continued from 11/1/12)
	Existing Zoning:	R1-6, Approved P-1
	Location:	12050 North 49th Drive
	Quarter Section:	30-17(K5)
	Proposal:	Variance to allow an over height wall to be 10 feet high in required setbacks. Variance required.
	Ordinance Sections:	703.A
	Applicant:	Andy Brown City of Phoenix - Water Services Dept.
	Representative:	Eric French City of Phoenix - Water Services Dept.
	Owner:	City of Phoenix
6.	Application #:	ZA-345-12-8 (Continued from 11/1/12)
	Existing Zoning:	C-2
	Location:	3101 East Thomas Road
	Quarter Section:	14-34(G10)
	Proposal:	**1)** Variance to reduce landscaped setback on west side to 5 feet. Minimum of 25 feet required. **2)** Variance to reduce landscaped setback on north side to 12.5 feet. Minimum of 25 feet required. **3)** Use permit to allow a drive through queuing lane within 300 feet of residential zoning. Use permit required. **4)** Variance to reduce queuing lane to 104 feet. Minimum of 150 linear feet of queuing space per pick-up window. **5)** Variance to reduce the parking to

		12 spaces. A minimum of 15 spaces is required for a restaurant.
	Ordinance Sections:	623.E.4.d 623.E.4.d 623.D.154.d.(2) 702.B.6.c. 702.C.
	Applicant:	Greg Hitchens Hitchens Associates Architects
	Representative:	Greg Hitchens Hitchens Associates Architects
	Owner:	Steve Cook CP3101, LLC
7.	Application #:	ZA-383-12-8
	Existing Zoning:	DTC-East Evans Churchill
	Location:	1011 North 3rd Street Suite C
	Quarter Section:	12-28(G8)
	Proposal:	Use permit to allow outdoor liquor service. Use permit required.
	Ordinance Sections:	1204.D.
	Applicant:	Phuc Andy Kim Huynh Pallets Food and Bar
	Representative:	Patrick Hallman C&H Associates LLC
	Owner:	Jerry Grossman Canvas Cornor LLC
8.	Application #:	ZA-386-12-6
	Existing Zoning:	R-3
	Location:	4132 East Keresan Street
	Quarter Section:	07-37(B10)
	Proposal:	Use permit to allow a home occupation (firearms sales). Use permit required.
	Ordinance Sections:	608.E.3.h
	Applicant:	Robert Hurd III
	Representative:	Robert Hurd III
	Owner:	Robert Hurd III
9.	Application #:	ZA-387-12-8
	Existing Zoning:	R1-10
	Location:	Approximately 180 feet east of the southeast corner of the South 36th Street alignment and East Highline Canal Road
	Quarter Section:	01-36(D10)
	Proposal:	Variance to create a lot with 48.45 feet of street frontage and 20 feet for the driveway. Minimum width required is 80 feet.
	Ordinance Sections:	611.B. Table B.
	Applicant:	Mark Goldstein and Liz Warren
	Representative:	Mark Goldstein and Liz Warren
	Owner:	Mark Goldstein and Liz Warren
10.	Application #:	ZA-393-12-7
	Existing Zoning:	C-2 HRI TOD-1

	Location:	2535 North Central Avenue
	Quarter Section:	14-28(G8)
	Proposal:	Use permit to allow an environmental remediation facility. Use permit required.
	Ordinance Sections:	622.D.57
	Applicant:	Eric Savage Circle K Stores Inc
	Representative:	Daniel Blaes Blaes Environmental Management, Inc
	Owner:	Tim E Woods Hurley Realty Company
11.	Application #:	ZA-396-12-4
	Existing Zoning:	C-2 CEPCSP
	Location:	1601 East Camelback Road
	Quarter Section:	18-39(H11)
	Proposal:	**1)** Variance to reduce street front landscape setback to 10 feet along Camelback Road. Minimum 25 feet required **2)** Variance to reduce street front landscape setback to 10 feet along 16th Street. Minimum 25 feet required.
	Ordinance Sections:	623.E.4.e 623.E.4.e
	Applicant:	Don Ikeler Chi0Fil-A, Inc
	Representative:	Chris Gebhart Kerr Project Services
	Owner:	Andrew Cohen Levine Investments Limited Partnership
12.	Application #:	ZA-400-12-6
	Existing Zoning:	R1-6
	Location:	4110 East Patricia Jane Drive
	Quarter Section:	18-37(H10)
	Proposal:	Use permit to allow a closed projection to project 10 feet into the rear yard setback for no more than half the width of the structure where a maximum of 5 feet is allowed.
	Ordinance Sections:	701.A.3.d
	Applicant:	Jeffrey Cook
	Representative:	Jeffrey Cook
	Owner:	Jeffrey Cook
13.	Application #:	ZA-356-12-6 (Continued from 11/15/12)
	Existing Zoning:	R-3
	Location:	4412 North 28th Street
	Quarter Section:	17-33(H9)
	Proposal:	**1)** Variance to reduce the required front yard setback to 0 feet. Minimum 10 feet required **2)** Variance to reduce the required street side setback to 0 feet. Minimum 10 feet

	required. **3)** Variance to eliminate the requirement to provide 18 feet setback from back of sidewalk for front-loaded garage. Minimum 18 feet required. **4)** Variance to reduce the required common area percentage to less 5%. Minimum 5% open space required. **5)** Variance to eliminate the common perimeter landscape requirement. Average 15 feet common perimeter landscape required. **6)** Variance to increase lot coverage to 68% percent. Maximum 50% percent lot coverage allowed. **7)** Variance to create lots without legal street frontage. Public street frontage required.
Ordinance Sections:	615.B.Table A PRD Development Option 615.B.Table A PRD Development Option 615.B.Table A PRD Development Option 615.B.Table A PRD Development Option 615.B.Table A PRD Development Option 615.B.Table A PRD Development Option 615.B.Table A PRD Development Option
Applicant:	Ridenour Hienton & Lewis, PLLC
Representative:	Ben Patton, AICP Ridenour Hienton & Lewis, PLLC
Owner:	Terrence Plas Plas Investments

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 15, 2012