NOTICE OF PUBLIC HEARING
ZONING ADJUSTMENT HEARING
***REVISED**

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 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-404-12-6
	Existing Zoning:	PAD-11
	Location:	8305 North Central Avenue
	Quarter Section:	25-28(J8)
	Proposal:	Variance to allow the building height to exceed 15 feet within the setback of the exterior side property line of the P.A.D. site to a maximum height of 23 feet in the required setback. Maximum height of 15 feet plus one to one foot step back allowed.
	Ordinance Sections:	635.D.1.a
	Applicant:	Ryan Larsen Porchlight Homes
	Representative:	Dana Burkhardt BSB Design
	Owner:	FNBN-CMLCON 1, LLC.
2.	Application #:	ZA-409-12-7
	Existing Zoning:	C-3
	Location:	6650 West Van Buren Street
	Quarter Section:	11-13 (F4)
	Proposal:	Use permit to allow a drive-through facility as an accessory use to a restaurant (McDonald's) within 300 feet of a residential zoning district. Use permit required if within 300 feet of a residential zoning district.
	Ordinance Sections:	624.D.112.d.(2)
	Applicant:	Reggie Anderson McDonald's USA, LLC
	Representative:	Kelly Ferguson Robert Brown Architects
	Owner:	Ann Lofye Cox Communications Arizona LLC
3.	Application #:	ZA-410-12-8 (Sign)
	Existing Zoning:	C-2 / R-5
	Location:	1515 North 44th Street
	Quarter Section:	12-38(G11)

	Proposal:	**1)** Variance to allow a wall sign to be installed at 33.6 feet. Maximum installed height is 15 feet on a residentially zoned property. **2)** Variance to increase the allowed sign area for a wall sign to 65 square feet. Maximum allowed sign face area for nonresidential activity in a residential district is 18.75 square feet (1 square foot per 4 linear feet of wall length).
	Ordinance Sections:	705.D. Table D-1 705.D. Table D-1
	Applicant:	Scott Hudson Arizona Commercial Signs
	Representative:	Scott Hudson Arizona Commercial Signs
	Owner:	Jordan Hotels LLLP c/o Nearhood Law Offices
4.	Application #:	ZA-411-12-2 (Sign)
	Existing Zoning:	C-2-PCD
	Location:	28615 North North Valley Parkway
	Quarter Section:	51-24(P7)
	Proposal:	**1)** Use permit for a major amendment to the Dynamite Mountain Ranch Comprehensive Sign Plan (Village at Norterra). Use permit required. **2)** Use permit for an electronic message display as part of a sign. Use permit required.
	Ordinance Sections:	705. E.2. 705. C.13.
	Applicant:	Chris Czyz Armstrong Development Properties Inc.
	Representative:	Adam Baugh Withey Morris PLC
	Owner:	CMR / Casa Grande LLC
5.	Application #:	ZA-401-12-8
	Existing Zoning:	R1-6 BAOD
	Location:	8442 South 22nd Street
	Quarter Section:	02-32(C9)
	Proposal:	Use permit to obtain official approval of a home occupation (Internet sales of firearms and ammunition). Use permit required.
	Ordinance Sections:	608.E.3.h.(5)
	Applicant:	Joshua Charles Hoover
	Representative:	Joshua Charles Hoover
	Owner:	Joshua Charles Hoover
6.	Application #:	ZA-402-12-1
	Existing Zoning:	C-3 DVAO
	Location:	2302 West Deer Valley Road
	Quarter Section:	43-23(N7)

	Proposal:	**1)** Variance to reduce street side landscape setback to 15 feet along Deer Valley Road. Average 25 feet required, minimum 20 feet permitted for up to 50 percent of the frontage. **2)** Variance to reduce street side landscape setback to 15 feet along 23rd Avenue. Average 25 feet required, minimum 20 feet permitted for up to 50 percent of the frontage.
	Ordinance Sections:	624.E.4.e 624.E.4.e
	Applicant:	Donald Andrews Andrews Design Group
	Representative:	Donald Andrews Andrews Design Group
	Owner:	Marvin Rose CP 2004 Station 1 LLC
7.	Application #:	ZA-405-12-4
	Existing Zoning:	C-2
	Location:	2348 North 35th Avenue
	Quarter Section:	14-20(G6)
	Proposal:	**1)** Variance to reduce required landscape setback on Lewis Avenue to 5 feet. Average 25 feet required; minimum 20 feet permitted for up to 50 percent of the frontage. **2)** Variance to reduce landscape setback on 35th Avenue to 5 feet. Average 25 feet required, minimum 20 feet permitted for up to 50 percent of the frontage.
	Ordinance Sections:	623.E.4.e 623.E.4.e
	Applicant:	Kevin Fulkerson Cornerstone Design
	Representative:	Kevin Fulkerson Cornerstone Design
	Owner:	Francisca Santos
8.	Application #:	ZA-406-12-5
	Existing Zoning:	R1-6
	Location:	8901 West Mackenzie Drive
	Quarter Section:	17-7(H3)
	Proposal:	Variance to allow an over height fence (6 feet) in the required front yard. Maximum 40 inches allowed.
	Ordinance Sections:	703.A.2.a
	Applicant:	Jorge Alvarez
	Representative:	Jorge Alvarez
	Owner:	Jorge Alvarez
9.	Application #:	ZA-407-12-4
	Existing Zoning:	C-2
	Location:	1001 East Camelback Road

Quarter Section:	18-29(H8)
Proposal:	Use permit to allow a tattoo shop. Use permit required.
Ordinance Sections:	623.D.184.
Applicant:	Ernest Peraza JBC Companies LLC
Representative:	Ernest Peraza JBC Companies LLC
Owner:	Thor Properties 1001 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.

November 28, 2012