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 **January 3, 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-392-12-3 (Sign) (Continued from 12/6/12)
	Existing Zoning:	R-5
	Location:	2625 East Cactus Road
	Quarter Section:	30-33(K9)
	Proposal:	**1)** Use permit to establish the Arizona Christian University Comprehensive Sign Plan. 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:	Scott Mehlhoff Identity Sign Group, Inc.
	Representative:	Scott Mehlhoff Identity Sign Group, Inc.
	Owner:	Heather Kim Arizona Christian University
2.	Application #:	ZA-371-12-1 (Continued from 11/20/12)
	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
3.	Application #:	ZA-412-12-7
	Existing Zoning:	C-3 CMOD
	Location:	Northeast corner of 20th Avenue and Van Buren Street
	Quarter Section:	11-24(F7)
	Proposal:	Use permit for display of new merchandise outdoors as an accessory use. Use permit required.

	Ordinance Sections:	624.C.2
	Applicant:	Jorge L. Ramirez JLR Design Build LLC
	Representative:	Jorge L. Ramirez JLR Design Build LLC
	Owner:	Juan Ramirez 1944 W Van Buren St LLC
4.	Application #:	ZA-413-12-2
	Existing Zoning:	R-3
	Location:	3113 East Danbury Road
	Quarter Section:	37-34(M10)
	Proposal:	**1)** Variance to eliminate the required multi-family loading space. Minimum 1 loading space required. **2)** Variance to delete the requirement to provide one (1) unreserved parking space. Minimum one (1) unreserved parking space required.
	Ordinance Sections:	702.B.2.c.Table C 702.C.Table
	Applicant:	GCHI Land Holding LLC
	Representative:	Grady Gammage, Gammage & Burnham
	Owner:	GCHI Land Holding LLC
5.	Application #:	ZA-414-12-8
	Existing Zoning:	DTC-COM-2
	Location:	717 South Central Avenue
	Quarter Section:	9-28(F8)
	Proposal:	**1)** Use permit to allow a bar/night club. Use permit required. **2)** Use permit to allow outdoor alcohol consumption as an accessory use to a bar (Last Exit Live). Use permit required
	Ordinance Sections:	1204. Land Use Matrix 1204. Land Use Matrix
	Applicant:	Brannon Kleinlein Last Exit Live, LLC
	Representative:	Brannon Kleinlein Last Exit Live, LLC
	Owner:	Chicanos Por La Causa, Inc
6.	Application #:	ZA-415-12-6
	Existing Zoning:	RE-35
	Location:	5604 East Camelback Canyon Drive
	Quarter Section:	20-38(I11)
	Proposal:	Time extension for ZA-249-12, a variance to reduce the side setback (southeast side) to 8 feet. Minimum 20 feet required.
	Ordinance Sections:	307. A.12.
	Applicant:	Clark Williams CLW Holdings LLC
	Representative:	John Glenn CCBG Architects
	Owner:	Clark Williams CLW Holdings LLC
7.	Application #:	ZA-416-12-6

	Existing Zoning:	C-1
	Location:	Approximately 615 feet north of the northwest corner of 12th Street and Glendale Avenue
	Quarter Section:	23-29(I8)
	Proposal:	**1)** Use permit to allow sale 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. **4)** Variance to reduce the north landscape setback to 6 feet. Minimum 10 feet required. **5)** Variance to reduce the south landscape setback to 6 feet. Minimum 10 feet required. **6)** Variance to delete the landscaped setback along 12th Street. An average of 25 feet is required, minimum 20 feet permitted for up to 50 percent of the frontage. **7)** Variance to reduce the drive aisle width to 24 feet. The combined depth of the parking space and the aisle width shall equal 62 feet for a double loaded aisle and 43 feet for a single loaded aisle. **8)** Variance to allow a 6-foot high screen wall and trash enclosure within the required front yard (building and landscape setback along 12th Street). Maximum 40 inches permitted within or bounding the required front yard for lots fronting on a public street.
	Ordinance Sections:	622. D.144.a. 622. D.144.d. 622.D.144.d. 622.E.4.e. 622. E.4.e. 622. E.4.e. 702. B.2.b.(5) 703.A.3.a.
	Applicant:	Shady Lane Investors, LLC
	Representative:	Lorenzo G. Perez Venue Projects, LLC
	Owner:	Shady Lane Investors, LLC
8.	Application #:	ZA-417-12-3
	Existing Zoning:	C-1
	Location:	13843 North Tatum Boulevard Suite 4
	Quarter Section:	33-39(L11)
	Proposal:	Variance to allow second hand or used merchandise sales within 1,320 feet of another such use. No such use shall be located on a lot within 1,320 feet of another such use.
	Ordinance Sections:	622.D.149.b

	Applicant:	Zedekiah Masters Zed's Games Inc.
	Representative:	Zedekiah Masters Zed's Games Inc.
	Owner:	Westwood Financial Corporation
9.	Application #:	ZA-418-12-8
	Existing Zoning:	C-2
	Location:	Northeast corner of 24th Place and McDowell Road (2438-2454 East McDowell Road)
	Quarter Section:	13-33(G9)
	Proposal:	Use permit to allow a tattoo shop. Use permit required.
	Ordinance Sections:	623. D.184.
	Applicant:	Roy Gutierrez Purgatory Tattoo
	Representative:	Steve Rosati Arcadia Management
	Owner:	Donna Walker D&M Family LLP and ICB LLC
10.	Application #:	ZA-421-12-7
	Existing Zoning:	C-2 BAOD
	Location:	36 East Baseline Road
	Quarter Section:	1-28(D8)
	Proposal:	Use Permit to modify stipulations from ZA-19-10 for a previously approved pawn shop. Use permit required.
	Ordinance Sections:	623. D.131.a.
	Applicant:	Bill Voorhaar JA & VO Enterprises, LLC
	Representative:	Charles Huellmantel, Huellmantel & Affiliates
	Owner:	Vanessa Poster Baseline, LLC
	1:30 PM	
11.	Application #:	ZA-422-12-8
	Existing Zoning:	R1-10
	Location:	Northeast Corner of 14th Street and East Dobbins Road
	Quarter Section:	02-30(C9)
	Proposal:	Use permit to exceed height of 40 inches for retaining wall. Use permit required for retaining walls over 40 inches.
	Ordinance Sections:	703.A.4.c
	Applicant:	Mandalay Homes, Inc.
	Representative:	Cardno
	Owner:	Mandalay Homes, Inc.
12.	Application #:	ZA-423-12-3
	Existing Zoning:	R1-6
	Location:	1342 East Shangri La Road
	Quarter Section:	29-30(K9)

	Proposal:	**1)** Variance to allow a detached accessory structure 2 feet, 5 inches from the side property line within the required side yard (east). Minimum 3 feet required within the required side yard. **2)** Variance to allow a detached accessory structure 4 feet, 7 inches from a structure on the same lot. Minimum 6 feet required between structures on the same lot. **3)** Variance to allow a a detached accessory structure at a height of 10 feet within the required side yard (east). Maximum height of 8 feet is permitted within the required side yard.
	Ordinance Sections:	706.B. 706.B. 706.C.
	Applicant:	Harold Leeds
	Representative:	Harold Leeds
	Owner:	Harold Leeds
13.	Application #:	ZA-425-12-1
	Existing Zoning:	C-3 DVAO
	Location:	Approximately 150 feet south of the southeast corner of North Black Canyon Highway and West Lone Cactus Drive
	Quarter Section:	42-23(N7)
	Proposal:	Use permit to allow a Neighborhood Collection Center. Use permit required.
	Ordinance Sections:	624.D.91.a
	Applicant:	Joseph F. Anselmo
	Representative:	Laurie E. Sorkin
	Owner:	Pauline A. Henry
14.	Application #:	ZA-427-12-6
	Existing Zoning:	R1-14
	Location:	5240 East Calle Ventura
	Quarter Section:	16-40(H11)
	Proposal:	Variance to allow 29.86% lot coverage. Maximum of 25% lot coverage permitted.
	Ordinance Sections:	607. B.5.
	Applicant:	Michael Gilson Accurate Estimating Services
	Representative:	Michael Gilson Accurate Estimating Services
	Owner:	Mary Lyn Hammer, Hammer Qualified Personal Residence Trust

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 7, 2012