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 **February 14, 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-7-13-3
	Existing Zoning:	R1-6
	Location:	9621 North 4th Avenue
	Quarter Section:	27-27(J8)
	Proposal:	Use permit to allow a home occupation (Portrait Photography) that generates traffic. Use permit required if traffic (other than trips by occupants of the household) is generated by the home occupation.
	Ordinance Sections:	608.E.3.h.(1)
	Applicant:	Allen Patron, Apatrou Photography
	Representative:	Allen Patron, Apatrou Photography
	Owner:	Allen Patron, Apatrou Photography
2.	Application #:	ZA-8-13-6
	Existing Zoning:	R1-18
	Location:	4102 East Palo Verde Drive
	Quarter Section:	20-37(I10)
	Proposal:	Use permit to allow a closed projection to project more than 5 feet (19' 6") into the rear yard setback for no more than one-half the maximum width of the structure. Use permit required for more than 5 feet of projection.
	Ordinance Sections:	701.A.3.a(2).(d)
	Applicant:	William Jachimek
	Representative:	William Jachimek
	Owner:	William Jachimek
3.	Application #:	ZA-9-13-4
	Existing Zoning:	C-1, P-1
	Location:	2320 East Osborn Road
	Quarter Section:	16-32(H9)
	Proposal:	**1)** Use Permit to allow outdoor dining accessory to a restaurant (Binkley's). Use

		Permit required. **2)** Use Permit to allow outdoor alcoholic beverage consumption accessory to a restaurant (Binkley's). Use Permit required.
	Ordinance Sections:	622.D.145.d 622.D.145.d
	Applicant:	Kevin Binkley, Binkley's Restaurant
	Representative:	Robert Gutierrez, Sixty First Place Architects
	Owner:	Kevin Binkley, Binkley's Restaurant
4.	Application #:	ZA-11-13-4
	Existing Zoning:	R1-6
	Location:	4215 North 13th Place
	Quarter Section:	17-30(H9)
	Proposal:	Variance to allow an over height fence (6 feet) in the front yard setback. Maximum 40 inches allowed.
	Ordinance Sections:	703.A.2.a
	Applicant:	Robert Winton, Winton Architects, Inc
	Representative:	Linda Beeker
	Owner:	Linda Beeker
5.	Application #:	ZA-14-13-1
	Existing Zoning:	PAD-7
	Location:	3523 West Potter Drive
	Quarter Section:	41-20(N6)
	Proposal:	**1)** Variance to allow a 6 foot over height fence in the required front yard setback. Maximum 40 inches permitted. **2)** Variance to allow a 6 foot over height fence in the visibility triangle. Maximum 3 feet permitted.
	Ordinance Sections:	702.A.2.a, 702.A.2.d
	Applicant:	Darl & Rachel Mumau
	Representative:	Darl & Rachel Mumau
	Owner:	Darl & Rachel Mumau
6.	Application #:	ZA-15-13-7
	Existing Zoning:	DTC-East Evans Churchill
	Location:	Northeast corner of 1st Street and Portland Street
	Quarter Section:	12-28(G8)
	Proposal:	Use permit to allow a temporary event that exceeds the standards of Section 708 (Campgrounds for McDowell Mountain Music Festival). Use permit required.
	Ordinance Sections:	708.D.
	Applicant:	Shelby Dalzotto, McDowell Mountain Ranch

		Music Festival
	Representative:	Shelby Dalzotto, McDowell Mountain Ranch Music Festival
	Owner:	Various
7.	Application #:	ZA-16-13-8
	Existing Zoning:	S-1 BAOD
	Location:	6550 South 32nd Street
	Quarter Section:	2-34(D10) 2-35(D10)
	Proposal:	Variance to reduce required side yard setback of 50 feet for an accessory structure. Minimum 50 feet required for accessory structure.
	Ordinance Sections:	603.B.3
	Applicant:	Maya Dailey, Maya's Farm, LLC
	Representative:	Feliciano D. Vera, Praxis Group, LLC
	Owner:	Bridget Bellavigna

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.

January 25, 2013