**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 **April 25, 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**

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| 1. | Application #: | ZA-104-13-6 (Sign) |
| | Existing Zoning: | PSC / P-2 CEPCSP |
| | Location: | 2502 East Camelback Road |
| | Quarter Section: | 19-33(H9) |
| | Proposal: | Use permit for a major amendment to the Biltmore Fashion Park Comprehensive Sign Plan. Use permit required. |
| | Ordinance Sections: | 705.E.2. |
| | Applicant: | Amy Malloy, Macerich |
| | Representative: | Amy Malloy, Macerich |
| | Owner: | Biltmore Shopping Center Partners c/o Macerich |
| 2. | Application #: | ZA-107-13-4 |
| | Existing Zoning: | A-2 |
| | Location: | 3839 North 35th Avenue |
| | Quarter Section: | 16-21(H6) |
| | Proposal: | Time extension for ZA-290-12, a use permit to allow medical marijuana dispensary and cultivation. |
| | Ordinance Sections: | 307.A.12 |
| | Applicant: | James Scott, Pla2Win, LLC |
| | Representative: | Ryan Hurley, Rose Law Group |
| | Owner: | James Scott, Pla2Win, LLC |
| 3. | Application #: | ZA-97-13-6 |
| | Existing Zoning: | RE-24 |
| | Location: | 5431 North 46th Place |
| | Quarter Section: | 19-38(H11) |
| | Proposal: | Variance to allow an over height (6-foot) wall within the required front yard. Maximum fence/wall height within or bounding the required front yard is 40 inches. |
| | Ordinance Sections: | 703.A.2.a. |

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| | Applicant: | Robert and Ila Wist |
| | Representative: | Larry Sims |
| | Owner: | |
| 4. | Application #: | ZA-102-13-4 |
| | Existing Zoning: | R-5 |
| | Location: | Northwest corner 16th Street and Highland Avenue |
| | Quarter Section: | 18-30(H9) |
| | Proposal: | **1)** Variance to reduce required rear yard (north) setback to 10 feet. 15 feet minimum is required. **2)** Variance to reduce the required front yard (south) to 12 feet. 20 feet Minimum is required. **3)** Variance to eliminate the required 5 foot landscape setback along interior lot line. 5 feet is required. **4)** Variance to increase building height to 56 feet. 48 feet maximum is allowed. |
| | Ordinance Sections: | 618.B 618.B 703.B.3.b.3 618.B |
| | Applicant: | William Brownlee, 16th and Highland Partners, LLC |
| | Representative: | William Brownlee, 16th and Highland Partners, LLC |
| | Owner: | James C. Pugliano, Pugliano Enterprises |
| 5. | Application #: | ZA-103-13-1 |
| | Existing Zoning: | RE-35 |
| | Location: | 5203 West Whispering Drive |
| | Quarter Section: | 46-16(O5) |
| | Proposal: | **1)** Use permit to reduce the setback for a disguised wireless communication facility (230kV lattice transmission tower) to 0 feet from a residentially zoned property. Use permit required. **2)** Use permit to allow disguised wireless communication facility (230kV lattice transmission tower) within a residentially zoned property that is designated for public or quasi-public space (SRP easement). Use permit required **3)** Variance to delete the requirement that all cables must be concealed within the public utility pole for a disguised wireless communication facility (230kV lattice transmission tower). All cables must be concealed. |
| | Ordinance Sections: | 715.B.2.a.(2).(a) (ii) 715.B.2.a.(3).(a) 715.B.2.b.(6).(b).(v) |
| | Applicant: | Mark Maes, Salt River Project- Easement |

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| | | Grantee |
| | Representative: | Mark Maes, Salt River Project- Easement Grantee |
| | Owner: | Dennis & Barbara Mills |
| 6. | Application #: | ZA-105-13-5 |
| | Existing Zoning: | C-2 |
| | Location: | 7445 West Indian School Road Suite A |
| | Quarter Section: | 16-11(H4) |
| | Proposal: | Use permit to allow an assembly hall less than 25,000 square feet. Use permit is required. |
| | Ordinance Sections: | 623.D.9.a |
| | Applicant: | Francisco Lopez, El Gran Salon |
| | Representative: | Jose Ceja, A23 Studios |
| | Owner: | Plaza 75 Shopping Center, LLC |
| 7. | Application #: | ZA-106-13-5 |
| | Existing Zoning: | R1-14 ACSPD |
| | Location: | 6259 East Calle Redonda |
| | Quarter Section: | 16-42(H12) |
| | Proposal: | **1)** Variance to reduce the required front yard (east) setback to 14 feet. Minimum 40 feet required. **2)** Variance to reduce the required rear yard setback to 14 feet. Minimum 30 feet required. **3)** Variance to allow 33 percent lot coverage. Maximum of 25 percent lot coverage permitted. |
| | Ordinance Sections: | 606.B.2 606.B.4 606.B.5 |
| | Applicant: | Ernest Dicarlo |
| | Representative: | Ernest Dicarlo |
| | Owner: | Ernest Dicarlo |
| 8. | Application #: | ZA-115-13-4 |
| | Existing Zoning: | C-2 TOD-1 |
| | Location: | 300 West Camelback Road |
| | Quarter Section: | 19-27(H8) |
| | Proposal: | **1)** Use permit to allow outdoor dining accessory to a restaurant within 500 feet of a residential district. Use permit is required. **2)** Use permit to allow alcoholic beverage consumption accessory to a restaurant 300 feet of a residential district. Use permit is required. |
| | Ordinance Sections: | 623.D.156.c 623.D.156.c |
| | Applicant: | 3rd Avenue & Camelback, LLC |
| | Representative: | Lorenzo G. Perez, Venue Projects, LLC |
| | Owner: | 3rd Avenue & Camelback, LLC |

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| 9. | Application #: | ZA-78-13-6 (Continued from April 4, 2013) |
| | Existing Zoning: | C-2 |
| | Location: | 906 East Camelback Road |
| | Quarter Section: | 19-29(H8) |
| | Proposal: | **1)** Use Permit to allow outdoor dining accessory to a restaurant/bar (Rosie McCaffrey's) within 500 feet of a residential district. Use permit required if located within 500 feet of a residential district. **2)** Use Permit to allow outdoor alcoholic beverage consumption accessory to a restaurant/bar (Rosie McCaffrey's) within 500 feet of a residential district. Use permit required if located within 500 feet of a residential district. **3)** Variance to reduce the street side/landscape setback (south property line) to 0 feet. Minimum 15 feet required per ZA-662-01. |
| | Ordinance Sections: | 623.D.156.c. 623.D.156.c. 623.E.4.e |
| | Applicant: | Robert Briggs TEBO, LLC |
| | Representative: | Robert Briggs TEBO, LLC |
| | Owner: | Tara McCaffrey Tara McCaffrey 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.

April 4, 2013