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 **July 11, 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-222-13-2 (Sign)
	Existing Zoning:	R1-8 / R-2 / R-3 DRSP
	Location:	4803 East Ranger Road
	Quarter Section:	44-35(O10) 44-36(O10) 44-37(O10) 44-38(O10) 44-39(O11) 44-40(O11) 44-41(O11) 44-42(O11) 44-42(O12) 44-43(O12)
	Proposal:	Use permit for a major amendment to the Desert Ridge Comprehensive Sign Plan. Use permit required.
	Ordinance Sections:	705. E.2.
	Applicant:	Nick Gage, AAA Landscape
	Representative:	Jackie Roberts, Graphic Directions, Inc.
	Owner:	Desert Ridge Community Association
2.	Application #:	ZA-163-13-3 (Sign) (Continued from 6/6/13)
	Existing Zoning:	C-2
	Location:	1937 East Thunderbird Road
	Quarter Section:	30-32(K9) 31-32(K9)
	Proposal:	Use permit to rebuild a nonconforming off-premise sign to digital (east face only). Use permit required.
	Ordinance Sections:	705.2. G.4.
	Applicant:	Martin Aronson -for- CBS Outdoor
	Representative:	Martin Aronson, Morrill & Aronson
	Owner:	KLSR Holdings, LLC

3.	Application #:	ZA-152-13-6 (Continued from 5/30/13)
	Existing Zoning:	R1-10 ACSPD
	Location:	4743 East Lafayette Boulevard
	Quarter Section:	17-38(H11)
	Proposal:	**1)** Variance to reduce front yard setback to 10 feet. 25 feet required. **2)** Variance to reduce street (north) side setback to 3 feet. 10 feet required.
	Ordinance Sections:	611.B. Table 2 611.B. Table 2
	Applicant:	Kirk Harmon, Mitchell McCabe, LLC
	Representative:	Kirk Harmon, Mitchell McCabe, LLC
	Owner:	Gayle Harmon, Mitchell McCabe LLC
4.	Application #:	ZA-210-13-3
	Existing Zoning:	R1-10 RPSPD
	Location:	8215 North 11th Avenue
	Quarter Section:	25-26(J8)
	Proposal:	**1)** Variance to reduce the side yard (north) setback to 4.5 feet. Minimum 10 feet required. **2)** Variance to reduce the side yard (south) setback to 2.5 feet for an accessory structure (carport). Minimum three feet required.
	Ordinance Sections:	611.B.Table B (a) 706.B
	Applicant:	Gary A. Hammond
	Representative:	William C. Ahl
	Owner:	Gary A. Hammond & Lesley S Hammond
5.	Application #:	ZA-211-13-2
	Existing Zoning:	C-1
	Location:	15530 North Tatum Boulevard
	Quarter Section:	36-38(L11)
	Proposal:	Use Permit to allow a drive through accessory to a restaurant (Dunkin Donuts) less than 300 feet from a residential district. Use permit required.
	Ordinance Sections:	622.D.146.e(2)
	Applicant:	James Shough, Jamel Greenway, LLC
	Representative:	Richard Reigle, Reigle & Associates Architects
	Owner:	James Shough, Jamel Greenway LLC
6.	Application #:	ZA-212-13-3
	Existing Zoning:	R1-10 Royal Palm SPD
	Location:	1202 West Golden Lane
	Quarter Section:	26-26(J8)

	Proposal:	Variance to reduce the rear yard setback to 9 feet. Minimum 25 feet required.
	Ordinance Sections:	611.B.table B
	Applicant:	Marcus Nelson M.L. Nelson & Associates
	Representative:	Marcus Nelson M.L. Nelson & Associates
	Owner:	James Malpin
7.	Application #:	ZA-214-13-8
	Existing Zoning:	R-3
	Location:	West side of 39th street at intersection of Flower and 39th Street
	Quarter Section:	15-36(G10)
	Proposal:	Variance to create two lots with less than 60 feet of street frontage. Minimum of 60 feet required.
	Ordinance Sections:	615.B. Table B
	Applicant:	Michael Zerbib
	Representative:	Scott Gould
	Owner:	Michael Zerbib
8.	Application #:	ZA-215-13-2
	Existing Zoning:	R1-18 (PRD)
	Location:	33445 North 47th Way
	Quarter Section:	57-38(R11)
	Proposal:	Variance to increase maximum lot coverage to 27.5 percent (5,859 square feet). The subdivision is limited to 30 percent lot coverage and 4,067 square feet per lot.
	Ordinance Sections:	610.B. Table
	Applicant:	Chuck Evans, CE Companies, LLC
	Representative:	Chuck Evans, CE Residential #2, LLC
	Owner:	Chuck Evans, CE Residential #2, LLC
9.	Application #:	ZA-216-13-6
	Existing Zoning:	PSC PCD (Approved C-1 PCD)
	Location:	3165 East Lincoln Drive
	Quarter Section:	21-34(I10)
	Proposal:	Use permit to allow pet care facility with outdoor accessory uses. Use permit is required.
	Ordinance Sections:	622. D.127.a.
	Applicant:	Jonathan Kruglick, Foothills Pet Resort
	Representative:	Matthew Ault Rein & Grossoehme Commercial Real Estate
	Owner:	Keith Moser, Landwin Management

10.	Application #:	ZA-224-13-4
	Existing Zoning:	C-2
	Location:	725 West Indian School Road
	Quarter Section:	16-26(H8)
	Proposal:	**1)** Variance to reduce the required landscape setback to 12 feet. Average 25 feet required, minimum 20 feet permitted for up to 50 percent of the frontage. **2)** Variance to reduce building setback to 12 feet along street (east) frontage. Average of 25 feet required with a minimum of 20 feet permitted for up to 50% of structure, including projections.
	Ordinance Sections:	623. E.4.e. 623.E.4.d
	Applicant:	Mark A. Davis, Davis Enterprises
	Representative:	Jason Morris, Withey, Morris, PLC
	Owner:	Mark A. Davis, Davis Enterprises
11.	Application #:	ZA-188-12-6 (1-year review)
	Existing Zoning:	C-1
	Location:	4710 East Warner Road
	Quarter Section:	07-38(B11)
	Proposal:	**1)** Use permit to allow sales of alcoholic beverages as an accessory use to a restaurant (Zipps Sports Grill). Use permit required. **2)** Use permit to allow outdoor dining and outdoor alcoholic beverage consumption as an accessory use to a restaurant (Zipps Sports Grill). Use permit required.
	Ordinance Sections:	622.D.143.a 622.D.143.d
	Applicant:	Goldman Management Inc.
	Representative:	Nick Wood, Esq Snell & Wilmer, LLP
	Owner:	S/H-Ahwatukee Square, LLC and and VP Ah
12.	Application #:	ZA-196-12-6 (1-year review)
	Existing Zoning:	C-O ACSPD CROD
	Location:	4455 East Camelback Road - Building B (The Park)
	Quarter Section:	18-38(H11)
	Proposal:	**1)** Use permit to allow sale of alcoholic beverage as an accessory use to a restaurant. Use permit required. **2)** Use permit to allow for outdoor dining and alcoholic beverage consumption as accessory uses to a restaurant. Use permit required
	Ordinance Sections:	621.B.1.g.(5).(a) 621.B.1.g.(6)
	Applicant:	Ed Bull Burch & Cracchiolo, P.A.

Representative:	Ed Bull Burch & Cracchiolo, P.A.
Owner:	Tony Feiter, Levine Inc. L.P. RN Properties The Park, 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.

June 20, 2013