NOTICE OF PUBLIC HEARING
ZONING ADJUSTMENT HEARING
***REVISED 9/27/13**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given the **ZONING ADJUSTMENT HEARING OFFICER a**nd to the general public, that the **CITY OF PHOENIX ZONING ADJUSTMENT HEARING OFFICER** will hold a meeting open to the public on **October 10, 2013 at 9:00 a.m. located in Conference Room 10E, Phoenix City Hall, 200 West Washington Street, Tenth Floor, Phoenix, Arizona.**

The agenda for the meeting is as follows:

9:00 AM

1.	Application #:	ZA-316-13-1
	Existing Zoning:	RE-35
	Location:	24223 North 62nd Drive
	Quarter Section:	46-14(O5)
	Proposal:	**1)** Variance to allow a structure roof height of 35.07 feet above existing grade on a hillside lot. 30 feet is allowed. **2)** Variance to increase lot coverage to 33% on a hillside lot. 25% is allowed.
	Ordinance Sections:	609.B.Table 609.B.Table
	Applicant:	Truc Nguyen
	Representative:	Dennis F. Keogh, Keogh Engineering Inc.
	Owner:	Truc Nguyen
2.	Application #:	ZA-317-13-6
	Existing Zoning:	RE-24 ACSPD
	Location:	6240 East Calle Del Media
	Quarter Section:	17-42(H12)
	Proposal:	**1)** Variance to reduce the front yard (East side) setback to 15 feet. Minimum 30 feet required. **2)** Variance to reduce the rear yard (West side) setback to 10 feet. Minimum 30 feet required. **3)** Variance to increase lot coverage to 30%. Maximum 25% lot coverage permitted.
	Ordinance Sections:	606.B.2 606.B.4 606.B.5
	Applicant:	Andrew Seidenberg
	Representative:	Andrew Seidenberg
	Owner:	Elena Sibley
3.	Application #:	ZA-318-13-7
	Existing Zoning:	DTC-Roosevelt South
	Location:	822 North 3rd Avenue

	Quarter Section:	11-27(F8)
	Proposal:	**1)** Variance to allow maneuvering in the alley (lots 6-10). Maneuvering must be on private property. **2)** Variance to reduce the side yard setbacks on individual lots (lots 1-10) to 0 feet. Combined side yard setbacks should be 10 feet with a mimimum of 3 feet. **3)** Variance to increase the required individual lot coverage (lots 1-10) to 87%. Maximum 50% allowed. **4)** Variance to eliminate the requirement that individual lots front on a street. Lots shall front on a street. **5)** Variance to reduce the front yard setback on individual lots (1-10) to 0 feet. Minimum 20 feet required.
	Ordinance Sections:	702.A.1.b 1219.B.4.a 1219.B.3.a 608.H.1 1219.E table
	Applicant:	Matt Seaman, Metrowest Development, LLC
	Representative:	Kym Billington, CCBG Architects, Inc.
	Owner:	Ashley Harder, Harder Realty, LLC
4.	Application #:	ZA-319-13-7
	Existing Zoning:	IND PK
	Location:	7325 West Lynwood Street
	Quarter Section:	12-11(F4)
	Proposal:	Variance to reduce the interior lot line setback to two feet for the west property line. Minimum 20 feet required.
	Ordinance Sections:	626.H.1.
	Applicant:	Chuck Larson, Verizon Wireless
	Representative:	Michael J. Campbell, Campbell A&Z, LLC
	Owner:	Scott Schneider, Hampton Vacant Land, LLC
5.	Application #:	ZA-320-13-8
	Existing Zoning:	C-2
	Location:	713 North 16th Street
	Quarter Section:	11-31(F9)
	Proposal:	**1)** Variance to reduce the interior landscape setback to 1%. Minimum 10% required. **2)** Variance to reduce the landscape setback along McKinley to 10 feet. Minimum 25 feet required.
	Ordinance Sections:	623.E.4 623.e.4
	Applicant:	Phil Record, AutoZone
	Representative:	Casey Whitman, HilgartWilson, LLC
	Owner:	Joseph & Betty Conroy Trust

6*.	Application #:	ZA-321-13-6
	Existing Zoning:	RE-35
	Location:	5515 East Camelhill Road
	Quarter Section:	18-40(H11)
	Proposal:	**1)** Request for variance to reduce the existing rear yard setback to 23'. 40' is required. **2)** Request for variance to reduce the existing western side yard setback to 15'. 20' is required. ***3)** Request for variance to increase the lot coverage to 35.5%. 25% maximum. **4)** Request to extend an 8' high site wall in a proposed front yard setback. 6' high maximum within required 40' front yard.
	Ordinance Sections:	609.A.4 TBL a 609.A.4 Tbl a. 609.A.4 Tbl a. 703.A.2.a.
	Applicant:	Jon Poetzl, Carson Poetzl, Inc.
	Representative:	
	Owner:	Frank Weiss Owner
7.	Application #:	ZA-322-13-4
	Existing Zoning:	R1-6
	Location:	4215 North 13th Place
	Quarter Section:	17-30(H9)
	Proposal:	Variance to allow an overheight fence (6 feet) in the front yard setback. Maximum 40 inches is allowed.
	Ordinance Sections:	703.A.2.a
	Applicant:	Robert Winton, Winton Architects Inc
	Representative:	Robert Winton, Winton Architects Inc
	Owner:	Linda Becker

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 Shannon Adams at Voice/602-262-7577 or the City TTY/602-534-5500 as early as possible to coordinate needed arrangements.

September 19, 2013