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 9, 2014, 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-426-13-6 (Sign)
	Existing Zoning:	C-O ACSPD CROD
	Location:	4455 East Camelback Road
	Quarter Section:	18-38(H11)
	Proposal:	Use permit for a major amendment to The Park Comprehensive Sign Plan. Use permit required.
	Ordinance Sections:	705.E.2.
	Applicant:	Izabella Sitkowska, Signs of the Times
	Representative:	Izabella Sitkowska, Signs of the Times
	Owner:	4455 CAM PAC LLC
2.	Application #:	ZA-416-13-4
	Existing Zoning:	C-1
	Location:	5041 West Thomas Road
	Quarter Section:	14-17(G5)
	Proposal:	Use permit to reduce setback for a disguised wireless communication facility to 85 feet from a residentially zoned property. Use permit required.
	Ordinance Sections:	715.B.2.a.(i)
	Applicant:	Chuck Larson, Verizon Wireless
	Representative:	Michael Campbell, Campbell A&Z, LLC
	Owner:	Paul & Kathy Gulsrud
3.	Application #:	ZA-421-13-3
	Existing Zoning:	R-5
	Location:	2625 East Cactus Road
	Quarter Section:	30-33(K9)
	Proposal:	Use Permit to allow a concealed Wireless Communication Facility on a residentially zoned property designated as a public or quasi-public space. Use permit required.

	Ordinance Sections:	715.B.1.a(1)
	Applicant:	Scott Quinn, Quinn United for AT&T and Pinnacle Consu
	Representative:	Scott Quinn, Quinn United for AT&T and Pinnacle Consu
	Owner:	Arizona Christian University
4.	Application #:	ZA-423-13-7
	Existing Zoning:	C-3
	Location:	111 North 31st Avenue
	Quarter Section:	10-22(F7)
	Proposal:	**1)** Variance to reduce side yard (south) setback from 25 feet to 10 feet. 25 feet is required. **2)** Variance to reduce perimeter (south) landscape setback from 10 feet to 5 feet. 10 feet is required.
	Ordinance Sections:	624.E.4.d 624.E.4.e
	Applicant:	Edward Chavez, Chavez and Associates
	Representative:	Edward Chavez, Chavez and Associates
	Owner:	Margarita Juarez
5.	Application #:	ZA-424-13-7
	Existing Zoning:	C-3 RSIOD
	Location:	3909 S Central Avenue Phoenix, AZ 85040
	Quarter Section:	5-28(E8)
	Proposal:	**1)** Use Permit to allow the display of new merchandise outdoors as an accessory use to a permitted use. Use Permit required. **2)** Variance to allow outdoor display area in the required setback. Not permitted.
	Ordinance Sections:	624.C.2 624C.2.e
	Applicant:	Juan Carlos, Morales Chavez, Segunda Montoya
	Representative:	Jorge Montoya, Segunda Montoya
	Owner:	William Hana
6.	Application #:	ZA-425-13-4
	Existing Zoning:	C-2 HRI TOD-1
	Location:	2535 North Central Avenue
	Quarter Section:	14-28(G8)
	Proposal:	Time extension forZA-393-12, a use permit to allow an environmental remediation facility.
	Ordinance Sections:	622.D.57
	Applicant:	William Bunch Circle K Stores Inc.
	Representative:	Daniel Blaes Blaes Environmental Management Inc.

	Owner:	Tim Woods Hurley Realty Company
7.	Application #:	ZA-427-13-8
	Existing Zoning:	C-2 44SCSP
	Location:	4231 East Thomas Road
	Quarter Section:	14-37(G10)
	Proposal:	**1)** Variance to reduce the required number of parking spaces to 58 spaces. Minimum 66 spaces required. **2)** Use permit to permit outdoor dining accessory to a restaurant (Fuzzy's Taco Shop) within 500 feet of a residential zoning line. Use permit required. **3)** Use permit to permit outdoor alcohol consumption accessory to a restaurant (Fuzzy's Taco Shop) within 500 feet of a residential zoning line. Use permit required.
	Ordinance Sections:	702.C 623.D.156.c 623.D.156.c
	Applicant:	Andrew Merchant, Merchant Design Group
	Representative:	Andrew Merchant, Merchant Design Group
	Owner:	Craig Christenson, Christenson Properties
8.	Application #:	ZA-428-13-2
	Existing Zoning:	C-1
	Location:	28325 North Tatum Boulevard Suite 7-8
	Quarter Section:	51-39(P11)
	Proposal:	Use permit to allow alcoholic beverage consumption as an accessory to a restaurant (Rosati's). Use permit required.
	Ordinance Sections:	622.D.146.a
	Applicant:	Edward Kiefer, Kiefer Brothers LLC
	Representative:	Edward Kiefer
	Owner:	Swiss Investment, LLC
	1:30 PM	
9.*	Application #:	ZA-433-13-4
	Existing Zoning:	C-2, C-3
	Location:	2902 West Van Buren Street
	Quarter Section:	11-22(F7)
	Proposal:	Use permit to allow an assembly hall or banquet hall of less than 25000 square feet in gross floor area. Use permit required.
	Ordinance Sections:	623.D.9
	Applicant:	Venancio and Rosa Macias
	Representative:	Robert Gomez, Robert Gomez, Architect, A.I.A.
	Owner:	Venancio and Rosa Macias

10.	Application #:	ZA-387-13-4 (Continued from 12/5/13)
	Existing Zoning:	C-2
	Location:	4818 North 7th Street
	Quarter Section:	18-28(H8)
	Proposal:	**1)** Use Permit to allow outdoor dining accessory to a restaurant within 500 feet of a residential district. Use permit required if located within 500 feet of a residential district. **2)** Variance to reduce the street side building setback along 7th Street to 5 feet. An average of 25 feet is required, minimum of 20 feet permitted for up to 50 percent of structure, including projections. **3)** Variance to reduce the street side landscape setback along 7th Street to 5 feet. An average of 25 feet is required, minimum of 20 feet permitted for up to 50 percent of structure. **4)** Variance to reduce required parking to 28 spaces. 38 spaces required.
	Ordinance Sections:	623.D.154.c 623.E.4.d 623.E.4.e 702.C
	Applicant:	Fred Stern Fred Stern & Associates
	Representative:	Fred Stern Fred Stern & Associates
	Owner:	Gavriel Gilkaron Segal's One Stop LLC
11..	Application #:	ZA-391-13-4 (Continued from 12/5/13)
	Existing Zoning:	R1-6 HP WNSPD
	Location:	139 West Almeria Road
	Quarter Section:	13-27(G8)
	Proposal:	**1)** Variance to allow an over height fence of 8 feet into the side yard and rear yard setback. 6 feet is allowed. **2)** Variance to allow an over height fence of 8 feet into the front yard setback. 40 inches is allowed.
	Ordinance Sections:	703.A.2.c 703.A.2.a
	Applicant:	Ron Tom, Phoenix Fire Department, Facilities Mana
	Representative:	Ron Tom, Phoenix Fire Department, Facilities Mana
	Owner:	City of Phoenix
12..	Application #:	ZA-429-13-6
	Existing Zoning:	R1-10
	Location:	15 East Glenn Drive
	Quarter Section:	23-28(I8)
	Proposal:	**1)** Variance to increase height of wall to 7 feet in the side yard setbacks. Maximum 6 feet

		permitted. **2)** Variance to increase height of wall to 7 feet in the rear yard setback. Maximum 6 feet permitted.
	Ordinance Sections:	703.A.2.c 703.A.2.c
	Applicant:	Steven Jones, 15 East Glenn LLC
	Representative:	Steven Jones, 15 East Glenn LLC
	Owner:	Steven Jones, 15 East Glenn LLC
13.	Application #:	ZA-430-13-2
	Existing Zoning:	RE-24
	Location:	6529 East Camino de los Ranchos
	Quarter Section:	32-43(L12)
	Proposal:	**1)** Variance to reduce front yard setback (north) to 21 feet 3 inches. Minimum 40 feet required. **2)** Variance to increase lot coverage to 40 percent. Maximum 25 percent lot coverage permitted.
	Ordinance Sections:	606.B.2 606.B.5
	Applicant:	Cynthia Steinman CS Development
	Representative:	Eric Spry Spry Architecture
	Owner:	Cynthia Steinman CS Development
14.	Application #:	ZA-431-13-6
	Existing Zoning:	R1-6
	Location:	4129 North 35th Way
	Quarter Section:	17-35(H10)
	Proposal:	Variance requested to reduce the required side yard setback (South side)to 6 feet 6 inches. 10 feet required.
	Ordinance Sections:	613.B.Table B
	Applicant:	Alvaro Mendoza, Anasazi Design
	Representative:	Alvaro Mendoza, Anasazi Design
	Owner:	Robert Pazderka, IAR, LLC
15.	Application #:	ZA-432-13-5
	Existing Zoning:	R1-6 RPSPD
	Location:	8511 North 17th Drive
	Quarter Section:	26-25(J7)
	Proposal:	Variance requested to allow a detached accessory structure with a 13 foot 3 inch (peak height) in the required side yard. Maximum 8 foot height allowed.
	Ordinance Sections:	706.C
	Applicant:	Andre Lopez
	Representative:	Andre Lopez
	Owner:	Adam Fisher

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.

January 7, 2014