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 20, 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-6-14-8 (Sign)
	Existing Zoning:	C-2 M-R SP TOD-1
	Location:	4300 East Washington Street
	Quarter Section:	10-37(F10)
	Proposal:	**1)** Use permit to establish the Crowne Plaza Comprehensive Sign Plan. Use permit required. **2)** Variance to increase the area of a high-rise wall sign to 105.5 square feet, or 2.08% of the area of the building elevation. Maximum 1% of the area of the elevation to which it is attached.
	Ordinance Sections:	705.E.2. 705.D.3.i.(1).
	Applicant:	Frank Heavlin, Heavlin Management Company
	Representative:	Mike Donada, Action Sign & Lighting
	Owner:	Frank Heavlin, Heavlin Management Company
2.	Application #:	ZA-18-14-6
	Existing Zoning:	C-1
	Location:	2820 East Indian School Road
	Quarter Section:	17-34(H10)
	Proposal:	**1)** Variance to reduce front yard setback from 25 feet to 11 feet 4 inches. 25 feet is required. **2)** Variance to reduce front landscape setback from 25 feet to 11 feet 4 inches. 25 feet is required.
	Ordinance Sections:	622.E.4.d 622.E.4.e
	Applicant:	John Salazar, Salazar Investments Partnership
	Representative:	Robert Gomez, Robert Gomez Architect, A.I.A
	Owner:	John Salazar, Salazar Investments Partnership
3.	Application #:	ZA-21-14-6
	Existing Zoning:	R1-10
	Location:	7820 North 7th Place
	Quarter Section:	24-29(I8)

	Proposal:	Use permit to allow a projection of 12.5 feet into the required rear yard setback. Use permit required for a projection greater than 5 feet into the required rear yard for no more than one-half the width of the structure.
	Ordinance Sections:	701.A.3.a.(2)(d)
	Applicant:	Erik Jensen
	Representative:	
	Owner:	Jerry and Joi Lopez
4.	Application #:	ZA-434-13-7 (Continued from 1/9/14)
	Existing Zoning:	PSC
	Location:	2755 North 91st Avenue
	Quarter Section:	14-7(G3)
	Proposal:	Use permit to allow sales of alcoholic beverages accessory to a restaurant (Song Lynn). Use permit is required.
	Ordinance Sections:	622.D.146.a
	Applicant:	Song Lynn
	Representative:	Mark Lewis, Phoenix Restaurant Design
	Owner:	Steve Lenz, Frontera Development
5.	Application #:	ZA-435-13-6 (Continued from 1/16/14)
	Existing Zoning:	C-1
	Location:	4855 East Warner Road Suite D1
	Quarter Section:	07-38(B11) 07-39(B11)
	Proposal:	**1)** Use Permit to allow outdoor dining accessory to a restaurant (Zzeeks Pizza Factory). Use Permit required. **2)** Use Permit to allow the sale of alcoholic beverages accessory to a restaurant (Zzeeks Pizza Factory) **3)** Use Permit to allow outdoor alcoholic beverage consumption accessory to a restaurant (Zzeeks Pizza Factory). Use Permit required.
	Ordinance Sections:	622.D.146.d 622.D.146.a 622.D.146.d
	Applicant:	Jody Pectol, ZZeeks Pizza Factory
	Representative:	Mark Lewis, Timothy Robins Design
	Owner:	David Maltzman, Ahwatukee University, LLC
6.	Application #:	ZA-438-13-4 (Continued from 1/9/14)
	Existing Zoning:	C-2 WSN SPD
	Location:	5150 North 7th Street
	Quarter Section:	19-28(H8)
	Proposal:	**1)** Use permit to allow outdoor dining as

		accessory use to a restaurant (Pizza Heaven Bistro). Use permit is required. **2)** Use permit to allow outdoor alcoholic beverage consumption as accessory use to a restaurant (Pizza Heaven Bistro). Use permit is required. **3)** Variance to reduce landscape setback from 25 feet to 1 foot. 25 foot landscape setback is required. **4)** Variance to reduce building setback from 25 feet to 1 foot. 25 foot setback is required (adjacent to a street).
	Ordinance Sections:	623.D.156.c 623.D.156.c 623.E.4.e 623.E.4.d
	Applicant:	Phillip Reina, RDS
	Representative:	Phillip Reina, RDS
	Owner:	Patricia Hasbun, Pizza Heaven Bistro
7.	Application #:	ZA-440-13-7 (Continued from 1/9/14)
	Existing Zoning:	DTC West Evans Churchill
	Location:	815 North 2nd Street
	Quarter Section:	11-28(F8)
	Proposal:	Use Permit for outdoor liquor service. Use permit required.
	Ordinance Sections:	1204.D.
	Applicant:	Kelly Aubey, Film Bar
	Representative:	Kelly Aubey, Film Bar
	Owner:	Dixie Cook
	1:30 PM	
8.	Application #:	ZA-20-14-1
	Existing Zoning:	PSC
	Location:	23425 North 39 Drive
	Quarter Section:	45-20(O6)
	Proposal:	Use permit to allow second hand or used merchandise sales. Use permit required.
	Ordinance Sections:	622.D.150.c
	Applicant:	Benjamin Graff, Withey Morris, PLC
	Representative:	Benjamin Graff Withey Morris, PLC
	Owner:	Daniel Lupien KIMCO Realty
9.	Application #:	ZA-22-14-6
	Existing Zoning:	R1-14
	Location:	4005 East San Juan Avenue
	Quarter Section:	20-37(I10)
	Proposal:	Variance requested to reduce the side yard setback to 3 feet. 10 feet required.
	Ordinance Sections:	607.B.3

	Applicant:	John Svechovsky, Echo Engineering, P.C.
	Representative:	John Svechovsky, Echo Engineering, P.C.
	Owner:	George R. Quinif, Peak Group, LLC
10.	Application #:	ZA-24-14-2
	Existing Zoning:	RE-43
	Location:	2001 East Deer Valley Road
	Quarter Section:	43-32(N9)
	Proposal:	Variance to allow a building to be constructed to a height of a 50'4". Maximum permitted height of two stories not to exceed 30'.
	Ordinance Sections:	605.B.6
	Applicant:	City of Phoenix
	Representative:	Bryan Huey, Carollo Engineers
	Owner:	City of Phoenix
11.	Application #:	ZA-25-14-2
	Existing Zoning:	RE-35
	Location:	6001 East Mescal Street
	Quarter Section:	29-42(K12)
	Proposal:	Variance to allow an over height (6 foot) wall in the required front yard setback. Maximum 40 inches allowed.
	Ordinance Sections:	703.A.2.a
	Applicant:	Harley and Svetlana Jergensen
	Representative:	Harley and Svetlana Jergensen
	Owner:	Harley and Svetlana Jergensen
12.	Application #:	ZA-26-14-4
	Existing Zoning:	C-2 SP
	Location:	2601 West Camelback Road
	Quarter Section:	18-23(H7)
	Proposal:	**1)** Variance to reduce landscaped setback adjacent to a street (north side) to a 6 feet. 25 feet is required. **2)** Variance to reduce landscaped setback adjacent to a street (east side) to 10 feet. 25 feet required.
	Ordinance Sections:	623.E.4.e 623.E.4.e
	Applicant:	Tom Payton, Thomas A. Payton Architect
	Representative:	Tom Payton, Thomas A. Payton Architect
	Owner:	Eleven Twenty Four Trust
13.	Application #:	ZA-34-14-3
	Existing Zoning:	R1-10
	Location:	3035 East Topaz Circle
	Quarter Section:	28-34(K10)

Proposal:	Use permit to allow a projection greater than 5 feet (13 feet) for less than one-half the width of the structure into the required rear yard. Use permit required.
Ordinance Sections:	701.A.3.a(2)(d)
Applicant:	Patricia and Jerry Cline
Representative:	Patricia and Jerry Cline
Owner:	Patricia and Jerry Cline

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 Elaine Noble, at voice number 602-495-0256 or the City TTY/602-534-5500 as early as possible to coordinate needed arrangements.

January 29, 2014