NOTICE OF RESULTS
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** held a meeting open to the public on **November 8, 2012, at 9:00 a.m. located in Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona.**

The results for the meeting were as follows:

RESULTS

9:00 AM

Continued 1.

Application #:	ZA-278-12-6 (Sign) (Continued from 10/18/12)
Existing Zoning:	C-2, C-2 H-R, C-2-SP CEPCSP
Location:	2201 East Camelback Road
Quarter Section:	18-32(H9)
Proposal:	Use permit for a major amendment to the Anchor Centre Comprehensive Sign Plan. Use permit required.
Ordinance Sections:	705. E.2.
Applicant:	Alissa Felker / SmithCraft
Representative:	Alissa Felker / SmithCraft
Owner:	AG/DWC Anchor Centre, LLC

Continued to December 6, 2012 at 9:00 AM

Approved w/ stip 2.

Application #:	ZA-291-12-6 (Continued from 9/27/12)
Existing Zoning:	RE-35 ACSPD
Location:	4970 East Palomino Road
Quarter Section:	18-39(H11)
Proposal:	Variance to allow a 48 inch fence in the front yard. Maximum 40 inches allowed.
Ordinance Sections:	703.A.2.
Applicant:	Jack Leonard / Creo Architects
Representative:	Jack Leonard / Creo Architects
Owner:	Dwyane & Nancy Burton

Stipulation:
1) Any fence constructed along Palomino Road limited to 40 inches.

Under Advisement 3.

Application #:	ZA-330-12-2

		Existing Zoning:	C-2, C-2 SP (Pending)
		Location:	17002 North Cave Creek Road
		Quarter Section:	37-32(M9)
		Proposal:	Variance to reduce the required spacing for a plasma center from a residential zoning district to 0 feet. 900 feet required.
		Ordinance Sections:	647.A.2.u.
		Applicant:	Mike Curley Earl / Curley, & Lagarde, P.C.
		Representative:	Mike Curley Earl / Curley, & Lagarde, P.C.
		Owner:	Cave Creek and Bell LLC
Approved w/ stips	4.	Application #:	ZA-346-12-6
		Existing Zoning:	RE-35 ACSPD
		Location:	5601 East Montecito Avenue
		Quarter Section:	17-41(H11)
		Proposal:	A variance to build a 6-foot over height fence in the front yard setback. Maximum 40 inches required.
		Ordinance Sections:	703.A.2.a
		Applicant:	Roderick Courtin
		Representative:	Roderick Courtin
		Owner:	Roderick Courtin

Stipulations:
1) 6 months to apply and pay for building permits. **2)** Provide a landscape plan to the Zoning Administrator for approval.

Withdrawn	5.	Application #:	ZA-347-12-8
		Existing Zoning:	A-2 RSIOD
		Location:	3555 South 24th Street
		Quarter Section:	6-33(E9)
		Proposal:	Use permit to allow development within 500 feet of the Rio Salado Habitat Restoration Project (Wildlife Rescue and Rehabilitation headquarters for Liberty Wildlife Rehabilitation Foundation). Use permit required.
		Ordinance Sections:	655.E.4.
		Applicant:	Darin Sender, Esq / Sender Associates, Chtd.
		Representative:	Darin Sender, Esq / Sender Associates, Chtd.
		Owner:	Robert R. and Cheryl A. McIntyre

Approved w/ stip

6. Application #: ZA-349-12-2

Existing Zoning: RE-24
Location: 12202 North 61st Place
Quarter Section: 31-42(K12)
Proposal: Variance to reduce street side (east) setback to 10 feet. 15 feet required.
Ordinance Sections: 607.B.3.
Applicant: Rodney and Angela Taylor
Representative: Curtis and Brice / Fawley Weatherwize
Owner: Rodney and Angela Taylor

Stipulation:
1) One year to apply and pay for building permits. **2)** Garage to be architecturally compatible with main structure.

Continued

7. Application #: ZA-350-12-3

Existing Zoning: A-1
Location: 1944 West North Lane
Quarter Section: 28-24(K7)
Proposal: **1)** Use permit to permit a medical marijuana dispensary facility. Use permit required. **2)** Variance to allow a medical marijuana dispensary located within 5,280 feet from another medical marijuana facility. Variance required if a medical marijuana dispensary is located within 5,280 feet from another medical marijuana facility.
Ordinance Sections: 627.D.92.a. 627.D.92.d.
Applicant: Christina Fortin / Dreem Green Corporation
Representative: David W. Dow / Law Offices of David W. Dow
Owner: Glen James Dobson / Van Buren Investment Company

Continued to December 13, 2012 at 9:00 AM

Approved w/ stips

8. Application #: ZA-351-12-4

Existing Zoning: C-2
Location: 2601-2617 West Bethany Home Road
Quarter Section: 20-23(I7)
Proposal: Use permit to allow outdoor alcoholic beverage consumption as an accessory use to a restaurant, bar, or cocktail lounge (Bullock's Country Attitudes) that is within

			500 feet of a residential district. Use permit required, if located within 500 feet of a residential district.
		Ordinance Sections:	623.D.154.c.
		Applicant:	James R. Wall / James R. Wall, Inc. dba Bullocks Country Attitudes
		Representative:	James R. Wall / James R. Wall, Inc. dba Bullocks Country Attitudes
		Owner:	Dan Rubenstein / Rubenstein Family Partnership

Stipulations:
1) 6 months to apply and pay for building permits. **2)** Per site plan signed and dated by the Zoning Adjustment Hearing Officer.

1:30 PM

Approved w/ stips	9.	Application #:	ZA-357-12-8 (Sign)
		Existing Zoning:	A-2 RSIOD
		Location:	2751 East Maricopa Freeway
		Quarter Section:	6-34(E10)
		Proposal:	Use permit to rebuild a nonconforming off-premise sign to digital (east and west faces). Use permit required.
		Ordinance Sections:	705.2.G.4.
		Applicant:	CBS Outdoor
		Representative:	Martin Aronson / Morrill & Aronson
		Owner:	Chuck Martiny / Martiny/Antonetti LLC

Stipulations:
1) The applicant shall remove existing off-premise advertising structures in compliance with Section 705.2.G.4.c. The billboards that will be removed are at the following locations:
925 North 7th Street (APN# 116-32-045A)
790 North 16th Street (APN# 116-19-114A)
6736 North 19th Avenue (APN# 156-16-033)
348 South 40th Street (APN# 121-26-089)
11 West Broadway Road (APN# 113-30-008B)
702 East Baseline Road (APN# 114-17-001F)
440 West Adams Street (APN# 112-20-068)
An off-premise sign demolition permit shall be issued by 10 calendar days prior to final sign inspection on the subject board at 2751 East Maricopa Freeway and the sign shall be removed within five days of issuance of the demolition permit. The off-premise advertising structures stipulated above shall not be reconstructed for a period of 190 days after issuance of the sign demolition

permit. **2)** Additional improvements to the area for community benefit shall be completed as approved by the Zoning Administrator. **3)** 6 months to apply and pay for sign permits.

Approved w/ stips

10. Application #: ZA-359-12-7 (Sign)

Existing Zoning: C-1 / P-1
Location: 333 West Thomas Road
Quarter Section: 14-27(G8)
Proposal: Use permit to establish the 333 Medical Building Comprehensive Sign Plan. Use permit required.
Ordinance Sections: 705.E.2.
Applicant: Jason Shano / Associated Sign Company
Representative: Michael Shano / Associated Sign Company
Owner: JNJ Mentor LLLP

Stipulations:
1) Sign envelope on west elevation to be at least 60 feet from residential property across the alley. **2)** 6 months to apply and pay for sign permits.

Approved w/ stips

11. Application #: ZA-360-12-6 (Sign)

Existing Zoning: C-2 H-R CEPCSP
Location: 2425 East Camelback Road
Quarter Section: 18-33(H9)
Proposal: Use permit for a major amendment to the Camelback Esplanade Comprehensive Sign Plan. Use permit required.
Ordinance Sections: 705.E.2.
Applicant: Patrick Tennant / bluemedia
Representative: Patrick Tennant / bluemedia
Owner: Bob Mayer Camelback Esplanade Association

Stipulations:
1) Per plan dated October 5, 2012. **2)** 6 months to apply and pay for sign permits.

Approved w/ stips

12. Application #: ZA-353-12-8

Existing Zoning: R1-6
Location: 2411 North 39th Street
Quarter Section: 14-36 (G10)
Proposal: Variance to delete the required side yard

			(south) setback. Minimum of 3 feet is required.
		Ordinance Sections:	613.B. Table B
		Applicant:	Douglas and Rita Zager
		Representative:	Douglas Zager
		Owner:	Douglas and Rita Zager

Stipulations:

1) Rain gutters to be installed on structure. **2)** Single story improvements only. **3)** One year to apply and pay for building permits. **4)** Per site plan signed and dated by Zoning Adjustment Hearing Officer.

Denied	13.	Application #:	ZA-354-12-5
		Existing Zoning:	C-2
		Location:	3411 West Northern Avenue
		Quarter Section:	24-21(J6)
		Proposal:	**1)** Use permit to allow a pawn shop. Use permit required. **2)** Variance to allow a pawn shop within 500 feet from a residential zoning district. Pawn shop shall be located at least 500 feet from a residential zoning district.
		Ordinance Sections:	623. D.131.a. 623.D.131.b.
		Applicant:	Phoenix Pawn Shop
		Representative:	Neal Sheiner
		Owner:	David Kwan

ZONING ADJUSTMENT HEARING OFFICER: HEIDI SHORT AND ALAN STEPHENSON, PRINCIPAL PLANNER
PLANNER: ED KEYSER

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