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 29, 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-459-08-4 (1-yr review) (Continued from 8/23/12)
		Existing Zoning:	PAD-15
		Location:	4770 North 7th Street
		Quarter Section:	18-28(H8)
		Proposal:	**1)** Use permit to allow outdoor game court lights. Use permit required. **2)** Use permit to allow a parking reduction of 90% based on a shared parking model. Use permit required for parking reduction greater than 15% based on shared parking model. **3)** Variance to allow practice field netting 35 feet in height. 6 feet maximum allowed. **4)** Variance to allow an over height fence at 10 feet in height along Pierson Street in required front yard setback. Maximum 40 inches permitted. (Modified by ZA-182-09-4.) **5)** Use permit to allow an open wire fence 6 feet in height around game courts. Use permit required.
		Ordinance Sections:	606.10 702.D.5.b(3) 635.D.1 635.D.1 703.A.2.c.2
		Applicant:	Mike Curley/ Earl, Curley, & Lagarde P.C
		Representative:	Mike Curley/ Earl, Curley, & Lagarde P.C
		Owner:	Brophy College Preparatory/ John Graham
		Continued to February 7, 2013 at 9:00 AM	
Under Advisement	2.	Application #:	ZA-329-12-6

		Existing Zoning:	R1-10
		Location:	525 West Bethany Home Road
		Quarter Section:	20-27(I8)
		Proposal:	Variance to allow an over height wall (54 inches) in the required front yard. Maximum 40 inches allowed.
		Ordinance Sections:	703.A.2.a
		Applicant:	Tom Tower Casual Realty
		Representative:	Tom Tower Casual Realty
		Owner:	Lynn Palmer
Approved w/ stips	3.	Application #:	ZA-379-12-8
		Existing Zoning:	A-2 RSIO & ANIZO
		Location:	2236 East University Drive
		Quarter Section:	7-32(E9)
		Proposal:	Use permit to allow for new silos to be a height of 65 feet. Maximum of 56 feet permitted unless a use permit is obtained.
		Ordinance Sections:	628.E.2
		Applicant:	2236 East University, LLC Drug Plastics
		Representative:	Justin Dahlhauser Pendahl, LLC
		Owner:	2236 East University, LLC Drug Plastics

Stipulations:
1) All silos shall be painted to match color of existing building.
2) That the property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport, to future owners or tenants of the property.
3) A completed form 7460-1 shall be submitted to the Federal Aviation Administration (FAA) and receive a “No Hazard Determination”. Documentation showing a “No Hazard Determination” shall be provided prior to issuance of a building permit for any structure over 26 feet in height.

If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a “No Hazard Determination” obtained prior to the construction start date.

Approved w/ stip	4.	Application #:	ZA-380-12-4
		Existing Zoning:	R1-6

		Location:	5822 North 14th Avenue
		Quarter Section:	20-26(I8)
		Proposal:	Use permit to allow a detached accessory structure located within the rear yard to exceed the height of one story/15 feet (two stories/22 feet). Use permit required.
		Ordinance Sections:	706.G
		Applicant:	Amir Kajtezovic
		Representative:	Amir Kajtezovic
		Owner:	Amir Kajtezovic

Stipulation:
1) 180 days to apply and pay for building permit.

Continued	5.	Application #:	ZA-381-12-6
		Existing Zoning:	RE 24 ACSPD
		Location:	4637 North Launfal Avenue
		Quarter Section:	18-39(H11)
		Proposal:	Variance to reduce the lot widths of two lots to 120.64 feet each. Minimum lot width required is 130 feet.
		Ordinance Sections:	606.B.1
		Applicant:	Derald & Elizabeth May
		Representative:	Lloyd Fox Long Realty The Fox Group
		Owner:	Derald & Elizabeth May

Continued to January 10, 2013 at 9:00 AM

Approved w/ stip	6.	Application #:	ZA-382-12-4
		Existing Zoning:	C-2 H-R SP TOD-1
		Location:	210 East Earll Drive
		Quarter Section:	15-28(G8)
		Proposal:	Variance to increase the height of a proposed satellite to 22 feet above the height of the building. Maximum height permitted above the height of the building is 15 feet.
		Ordinance Sections:	715.A.2.b.
		Applicant:	Paul Krucko studio4design
		Representative:	Paul Krucko studio4design
		Owner:	Cable One

Stipulation:
1) 120 days to apply and pay for a building permit.

Approved w/ stips	7.	Application #:	ZA-384-12-7

Existing Zoning:	R1-10
Location:	2334 and 2338 West Piedmont Road
Quarter Section:	03-23(C7)
Proposal:	Time extension for ZA-352-11 a variance to increase lot coverage for hillside lot 188 to 34% and to increase lot coverage for hillside lot 189 to 45%. Maximum 25% lot coverage allowed.
Ordinance Sections:	710.C.2.Table 1
Applicant:	Paul Kroff Woodside Homes
Representative:	Mari A. Flynn Silver Fern Management
Owner:	Paul Kroff Woodside Homes

Stipulations:

1) Per stipulations from ZA-352-11. **2)** One year to apply and pay for building permit.

Approved w/ stips

8.

Application #:	ZA-385-12-7
Existing Zoning:	R1-10
Location:	2334 and 2338 West Piedmont, 2517 West Hayduk, and 9518 South 25th Avenue
Quarter Section:	03-23(C7)
Proposal:	Time extension for ZA-353-11: a variance to reduce the required west side yard setback to 5 feet for lot 188, a variance to reduce the required east and west side setback to 5 feet for lot 189, a variance to reduce the required east side setback to 5 feet for lot 200, and a variance to reduce the north side setback to 5 feet for lot 201. Minimum 10 feet required.
Ordinance Sections:	710.C.Table 1
Applicant:	Paul Kroff Woodside Homes
Representative:	Mari A. Flynn Silver Fern Management
Owner:	Paul Kroff Woodside Homes

Stipulations:

1) Per stipulations from ZA-353-11. **2)** One year to apply and pay for building permit.

ZONING ADJUSTMENT HEARING OFFICERS: MICHAEL WIDENER
PLANNER: RACELLE ESCOLAR

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.