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 **December 6, 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-392-12-3 (Sign)
Existing Zoning:	R-5
Location:	2625 East Cactus Road
Quarter Section:	30-33(K9)
Proposal:	Use permit to establish the Arizona Christian University Comprehensive Sign Plan. Use permit required.
Ordinance Sections:	705. E.2.
Applicant:	Scott Mehlhoff Identity Sign Group, Inc.
Representative:	Scott Mehlhoff Identity Sign Group, Inc.
Owner:	Heather Kim Arizona Christian University

Continued to January 3, 2013 at 9:00 AM

Approved w/ stips 2.

Application #:	ZA-278-12-6 (Sign) (Continued from 11/8/12)
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

Stipulations:

1) One year to apply and pay for sign permits. **2)** General conformance to the sign package dated July 20, 2012 with the exclusion of information related to the wall signage located above the second floor on the west building on the Sign Location Plan (Sheet 3.0), described in the Sign Matrix (Sheet 4.0), and in the drawings on Sheets 10.0 and 11.0.

Continued 3.

Application #:	ZA-326-12-7 (Continued from 10/25/12)
Existing Zoning:	R1-6HP Story Neighborhood
Location:	1602 West Lynwood Street
Quarter Section:	12-25(G7)
Proposal:	Use permit for a home occupation (psychologist office) that generates traffic. Use permit required.
Ordinance Sections:	608.E.3.h
Applicant:	Rosalia Pereyra
Representative:	Rosalia Pereyra
Owner:	Rosalia Pereyra

Continued to January 31, 2013 at 9:00 AM

Continued 4.

Application #:	ZA-334-12-3 (Continued from 11/1/12)
Existing Zoning:	R1-10
Location:	Southwest corner of Central Avenue and Coral Gables Drive
Quarter Section:	34-27(L8)
Proposal:	Use permit to allow a disguised wireless communications facility on public/quasi-public spaces. Use permit required.
Ordinance Sections:	715.B.2.a.(3).(a)
Applicant:	Ben Feldman Pinnacle Consulting, Inc. on behalf of A
Representative:	Ben Feldman Pinnacle Consulting, Inc. on behalf of A
Owner:	Washington Elementary School District

Continued to January 17, 2013 at 9:00 AM

Approved w/ stips 5.

Application #:	ZA-335-12-1 (Continued from 11/1/12)
Existing Zoning:	R1-6, Approved P-1
Location:	12050 North 49th Drive
Quarter Section:	30-17(K5)
Proposal:	Variance to allow an over height wall to be 10 feet high in required setbacks. Variance required.
Ordinance Sections:	703.A
Applicant:	Andy Brown City of Phoenix - Water Services Dept.
Representative:	Eric French City of Phoenix - Water Services Dept.
Owner:	City of Phoenix

Stipulations:

1) The Ameristar fencing will be painted to match the site

perimeter wall. **2)** Parkwood Retail Investors, Inc will incorporate additional courses of block necessary to bring the lift station perimeter wall height to 8 feet into the scope of their development. The scope will also include removal and disposal of the Ameristar fencing, the necessary structural modifications to lift station 50's perimeter wall to support the additional height, and installation of architectural elements as selected by Parkwood. **3)** The City of Phoenix will provide a detail for the necessary structural modifications to the wall and will provide said detail to Parkwood. Parkwood will be responsible for incorporating the detail into their development plans and for acquiring the necessary approvals and permits. **4)** Upon completion of the work by Parkwood, the Water Department will reimburse Parkwood the cost of their modifications to the lift station 50 perimeter wall, less the cost of the wall modification detail design and the procurement and installation of the Ameristar fencing. **5)** Development of the parcel owned by Parkwood retail Investors, Inc. must proceed within three (3) years of the date of variance approval. **6)** Parkwood must develop a separate bid item for their work associated with the lift station wall and share the associated bid documentation with the Water Department. **7)** The Water Department will provide cost information to Parkwood for the design of the wall modifications and the procurement and installation of the Ameristar fencing. **8)** Parkwood agrees to have their contractor(s) comply with the Water Department's security requirements when working in and around the lift station. **9)** 180 days to apply and pay for building permits.

Approved w/ stips

6.

Application #:	ZA-345-12-8 (Continued from 11/1/12)
Existing Zoning:	C-2
Location:	3101 East Thomas Road
Quarter Section:	14-34(G10)
Proposal:	**1)** Variance to reduce landscaped setback on west side to 5 feet. Minimum of 25 feet required. **2)** Variance to reduce landscaped setback on north side to 12.5 feet. Minimum of 25 feet required. **3)** Use permit to allow a drive through queuing lane within 300 feet of residential zoning. Use permit required. **4)** Variance to reduce queuing lane to 104 feet. Minimum of 150 linear feet of queuing space per pick-up window. **5)** Variance to reduce the parking to 12 spaces. A minimum of 15

		spaces is required for a restaurant.
	Ordinance Sections:	623.E.4.d 623.E.4.d 623.D.154.d.(2) 702.B.6.c. 702.C.
	Applicant:	Greg Hitchens Hitchens Associates Architects
	Representative:	Greg Hitchens Hitchens Associates Architects
	Owner:	Steve Cook CP3101, LLC

Stipulations:
1) Site plan dated December 6, 2012. **2)** 180 days to apply and pay for building permits.

Approved w/ stips

7.

Application #:	ZA-383-12-8
Existing Zoning:	DTC-East Evans Churchill
Location:	1011 North 3rd Street Suite C
Quarter Section:	12-28(G8)
Proposal:	Use permit to allow outdoor liquor service. Use permit required.
Ordinance Sections:	1204.D.
Applicant:	Phuc Andy Kim Huynh Pallets Food and Bar
Representative:	Patrick Hallman C&H Associates LLC
Owner:	Jerry Grossman Canvas Cornor LLC

Stipulations:
1) Employees must have a clear view of the outdoor area in order to supervise activities and/or be present while patrons utilize the outdoor area. **2)** 90 days to apply and pay for building permits.

Approved w/ stips

8.

Application #:	ZA-386-12-6
Existing Zoning:	R-3
Location:	4132 East Keresan Street
Quarter Section:	07-37(B10)
Proposal:	Use permit to allow a home occupation (firearms sales). Use permit required.
Ordinance Sections:	608.E.3.h
Applicant:	Robert Hurd III
Representative:	Robert Hurd III
Owner:	Robert Hurd III

Stipulations:
1) No more than 10 firearms for sale on site at any one time. **2)** No ammunition sales. **3)** No on-site sales of firearms, transfers of ownership only. **4)** Two firearm deliveries per week maximum.

Continued	9.	Application #:	ZA-387-12-8
		Existing Zoning:	R1-10
		Location:	Approximately 180 feet east of the southeast corner of the South 36th Street alignment and East Highline Canal Road
		Quarter Section:	01-36(D10)
		Proposal:	Variance to create a lot with 48.45 feet of street frontage and 20 feet for the driveway. Minimum width required is 80 feet.
		Ordinance Sections:	611.B. Table B.
		Applicant:	Mark Goldstein and Liz Warren
		Representative:	Mark Goldstein and Liz Warren
		Owner:	Mark Goldstein and Liz Warren
		Continued to January 17, 2013 at 9:00 AM	
Approved w/ stips	10.	Application #:	ZA-393-12-7
		Existing Zoning:	C-2 HRI TOD-1
		Location:	2535 North Central Avenue
		Quarter Section:	14-28(G8)
		Proposal:	Use permit to allow an environmental remediation facility. Use permit required.
		Ordinance Sections:	622.D.57
		Applicant:	Eric Savage Circle K Stores Inc
		Representative:	Daniel Blaes Blaes Environmental Management, Inc
		Owner:	Tim E Woods Hurley Realty Company
		Stipulations:	
		1) Per site plan dated September 2012. **2)** For one year.	
Approved w/ stips	11.	Application #:	ZA-396-12-4
		Existing Zoning:	C-2 CEPCSP
		Location:	1601 East Camelback Road
		Quarter Section:	18-39(H11)
		Proposal:	**1)** Variance to reduce street front landscape setback to 10 feet along Camelback Road. Minimum 25 feet required **2)** Variance to reduce street front landscape setback to 10 feet along 16th Street. Minimum 25 feet required.
		Ordinance Sections:	623.E.4.e 623.E.4.e
		Applicant:	Don Ikeler Chi0Fil-A, Inc
		Representative:	Chris Gebhart Kerr Project Services

		Owner:	Andrew Cohen Levine Investments Limited Partnership

Stipulations:
1) Per site plan dated May 2012. **2)** 180 days to apply and pay for building permits.

Approved w/ stips	12.	Application #:	ZA-400-12-6
		Existing Zoning:	R1-6
		Location:	4110 East Patricia Jane Drive
		Quarter Section:	18-37(H10)
		Proposal:	Use permit to allow a closed projection to project 10 feet into the rear yard setback for no more than half the width of the structure where a maximum of 5 feet is allowed.
		Ordinance Sections:	701.A.3.d
		Applicant:	Jeffrey Cook
		Representative:	Jeffrey Cook
		Owner:	Jeffrey Cook

Stipulations:
1) Per site plan submitted, dated December 6, 2012. **2)** 180 days for building permits.

Approved w/ stips	13.	Application #:	ZA-356-12-6 (Continued from 11/15/12)
		Existing Zoning:	R-3
		Location:	4412 North 28th Street
		Quarter Section:	17-33(H9)
		Proposal:	**1)** Variance to reduce the required front yard setback to 0 feet. Minimum 10 feet required **2)** Variance to reduce the required street side setback to 0 feet. Minimum 10 feet required. **3)** Variance to eliminate the requirement to provide 18 feet setback from back of sidewalk for front-loaded garage. Minimum 18 feet required. **4)** Variance to reduce the required common area percentage to less 5%. Minimum 5% open space required. **5)** Variance to eliminate the common perimeter landscape requirement. Average 15 feet common perimeter landscape required. **6)** Variance to increase lot coverage to 68% percent. Maximum 50% percent lot coverage

	allowed. **7)** Variance to create lots without legal street frontage. Public street frontage required.
Ordinance Sections:	615.B.Table A PRD Development Option 615.B.Table A PRD Development Option 615.B.Table A PRD Development Option 615.B.Table A PRD Development Option 615.B.Table A PRD Development Option 615.B.Table A PRD Development Option 615.B.Table A PRD Development Option
Applicant:	Ridenour Hienton & Lewis, PLLC
Representative:	Ben Patton, AICP Ridenour Hienton & Lewis, PLLC
Owner:	Terrence Plas Plas Investments

Stipulations:

1) One year to apply and pay for building permits. **2)** Per site plan dated July 17, 2012.

ZONING ADJUSTMENT HEARING OFFICER: RAY JACOBS, AICP
PLANNER: EDWARD 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.