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 **January 31, 2013, 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

Approved w/ stips 1.

Application #:	ZA-462-12-8 (Sign)
Existing Zoning:	CP/GCP
Location:	Northeast corner of 32nd Street and Wood Street
Quarter Section:	5-35(E10)
Proposal:	Use permit to establish the Allred Corporate Center Comprehensive Sign Plan. Use permit required.
Ordinance Sections:	705. E.2.
Applicant:	Wesley Balmer Balmer Architectural Group
Representative:	Anthony Chumita Royal Sign Company
Owner:	Cathy Exeter Douglas Allred Company

Stipulations:
1) One year to apply and pay for sign permits. **2)** No more than one light pole banner sign per street frontage on Wood, Jones 32nd Street and 34th Street.

Denied as filed with stip 2.

Application #:	ZA-326-12-7 (Continued from 12/06/12)
Existing Zoning:	R1-6 HP Story Neighborhood SPD
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

Stipulation:

1) Unless continuance fee is paid within 7 days.

Approved w/ stip 3.

Application #:	ZA-422-12-8 (Continued from 01/03/13)
Existing Zoning:	R1-10 BAOD
Location:	Northeast Corner of 14th Street and East Dobbins Road
Quarter Section:	02-30(C9)
Proposal:	Use permit to exceed height of 40 inches for retaining wall. Use permit required for retaining walls over 40 inches.
Ordinance Sections:	703.A.4.c
Applicant:	Mandalay Homes, Inc.
Representative:	Cardno
Owner:	Mandalay Homes, Inc.

Stipulation:
1) 1 year to apply and pay for building permits.

Approved w/ stips 4.

Application #:	ZA-461-12-3
Existing Zoning:	R1-8, C-2
Location:	13613 North Cave Creek Road
Quarter Section:	32-32(L9)
Proposal:	Use permit to allow a disguised wireless communication facility (monopalm) within a residentially zoned property that is designated for public or quasi-public space. Use permit required.
Ordinance Sections:	715.B.2.a.(3)(a)
Applicant:	James Walz, FM Group Inc
Representative:	James Walz, FM Group Inc
Owner:	Phoenix First Assembly (Richard Buoscio, Business Administrator)

Stipulations:
1) A completed Form 7460-1 shall be submitted to the FAA and receive a “No Hazard Determination”. Documentation showing a “No Hazard Determination” shall be provided prior to issuance of a building permit. **2)** 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. **3)** 12 months to apply and pay for building permits.

Approved w/ stips 5.

Application #:	ZA-1-13-3
Existing Zoning:	R1-8

Location:	18608 North 17th Avenue
Quarter Section:	39-25(M7)
Proposal:	**1)** Use permit to allow a home occupation to sell firearm parts and materials, and maintenance/repair of firearms. Use permit required. **2)** Use permit to allow a home occupation to generate traffic. Use permit required.
Ordinance Sections:	608. E.3., 608.E.3.h.
Applicant:	Dana Dinius
Representative:	Dana Dinius
Owner:	Dana Dinius

Stipulations:
1) Review in one year. **2)** Deliveries accepted only on Monday and Tuesday related to Home Occupation. **3)** No on site sales. **4)** One customer at any one time, by appointment only which must park on site. **5)** No ammunition sales or giveaways. **6)** No test firings on site. **7)** No devices used in repairs requiring heat such as welders and blow torches. **8)** All operable weapons must be kept in gun safe. **9)** Hours 9-5, Sunday, Monday and Tuesday. **10)** All repairs done indoors.

Approved w/ stips 6.

Application #:	ZA-2-13-6
Existing Zoning:	R1-6
Location:	5131 East Mitchell Drive
Quarter Section:	16-39(H11)
Proposal:	Variance to reduce the required rear yard setback to 4 feet. Minimum 25 feet required.
Ordinance Sections:	613.B.Table B
Applicant:	Tim and Aline Lindemann
Representative:	Tim and Aline Lindemann
Owner:	Tim and Aline Lindemann

Stipulations:
1) 1 year to apply and pay for building permits. **2)** Substantial conformance to site plan submitted with the application.

Approved w/ stips 7.

Application #:	ZA-4-13-8
Existing Zoning:	R1-8 BAOD
Location:	Approximately 650 feet west of the southwest corner and approximately 730 feet south of the southeast corner of 24th Street and Baseline Road
Quarter Section:	01-32(D9)

Proposal:	**1)** Variance to allow no offsets to the front yard setback. Front yard setbacks lines shall be staggered. **2)** Variance to allow interior streets to have attached sidewalks. Interior streets shall have detached sidewalks.
Ordinance Sections:	651.E.3.b.(2), 651.E.1.b.(2)
Applicant:	Michael Milovanovic, Beazer Homes
Representative:	Matthew J. Mancini, Hoskin Ryan Consultants, Inc
Owner:	Triyar Capital, LLC, ARE Fund, LLC, Baseline Acquisitions. LLC

Stipulations:
1) Multi Use trail easement to be maintained on the east side of 24th Street. **2)** Percentage of open space represented on the submitted site plan be maintained per plan signed and dated by Zoning Adjustment Hearing Officer. **3)** Two years to apply and pay for building permits.

ZONING ADJUSTMENT HEARING OFFICERS: MICHAEL WIDENER
PLANNER: EDWARD KEYSER AND ERIN ANDRES, PLANNER III

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.