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 **February 7, 2013, at 9:00 a.m. located in Conference Room 10E, Phoenix City Hall, 200 West Washington Street, Tenth Floor, Phoenix, Arizona.**

The results for the meeting were as follows:

RESULTS

9:00 AM

Approved w/ stips 1.

Application #:	ZA-6-13-2 (Sign)
Existing Zoning:	C-1
Location:	1245 West Union Hills Drive
Quarter Section:	38-26(M8)
Proposal:	Use permit for an electronic message display as part of a sign. Use permit required.
Ordinance Sections:	705. C.13.
Applicant:	Andy Gibson, Bootz and Duke Sign Company
Representative:	Andy Gibson, Bootz and Duke Sign Company
Owner:	Smith's Food and Drug Centers Inc.

Stipulations:
1) Electronic message display to be shut off between 11:00 PM and sunrise. **2)** Advertising for on premise uses only.

Continued 2.

Application #:	ZA-459-08-4 (1-yr review) (Continued from 11/29/12)
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 April 18, 2013 at 9:00 a.m.

Approved w/ stips 3.

Application #:	ZA-474-11-7 (1-yr review)
Existing Zoning:	C-2 SPVTABDOD
Location:	20 W Roeser Road
Quarter Section:	4-27(E8)
Proposal:	Use Permit to allow packaged liquor sales within 300 feet of a residentially zoned property. Use Permit required.
Ordinance Sections:	622.D.95.a
Applicant:	Saydur Rahman Talukder, Dollar Plus Food Mart, LLC
Representative:	Saydur Rahman Talukder, Dollar Plus Food Mart, LLC
Owner:	Michael Wick 20 West Roeser, LLC

Stipulations:

Per original stipulations 1 through 3 that were stipulated on 2/2/2012.

1) That the front windows are cleaned and removed of advertisement or banners that obstruct the owners or employees view of trespassers, loiters, and other criminal activities occurring outside the store. **2)** The owners keep the back area sufficiently illuminated, and secured to discourage illegal activity from occurring on the property. **3)** The owners continue to maintain video surveillance to monitor activities in and around the store and to discourage alcohol violations.

Withdrawn 4.

Application #:	ZA-404-12-6 (Continued from 12/20/12)
Existing Zoning:	PAD-11
Location:	8305 North Central Avenue

		Quarter Section:	25-28(J8)
		Proposal:	Variance to allow the building height to exceed 15 feet within the setback of the exterior side property line of the P.A.D. site to a maximum height of 23 feet in the required setback. Additional setback required equal to the required yard plus one additional foot for each foot of building height in excess of fifteen feet.
		Ordinance Sections:	635.D.1.a
		Applicant:	Ryan Larsen, Porchlight Homes
		Representative:	Dana Burkhardt, AICP BSB Design
		Owner:	FNBN-CMLCON 1, LLC.
Continued	5.	Application #:	ZA-450-12-7
		Existing Zoning:	PSC
		Location:	2755 North 91st Avenue Suite 100 & 120
		Quarter Section:	14-7(G3)
		Proposal:	Use permit to allow patron dancing accessory to a restaurant. Use permit required.
		Ordinance Sections:	622.D.144.c.
		Applicant:	Gus's Pizza, M Square Business Ventures LLC
		Representative:	Mustafa Erdem, M Square Business Ventures, LLC
		Owner:	Steve Lenz Frontera Development 91st Ave, LLC
		Continued to March 7, 2013 at 9:00 a.m.	
Continued	6.	Application #:	ZA-3-13-3
		Existing Zoning:	C-3
		Location:	9637 N Cave Creek Road
		Quarter Section:	27-29(J8)
		Proposal:	Variance to allow an over height fence (8 feet) in the yard adjacent to a street. Maximum 40 inches allowed.
		Ordinance Sections:	703.A.3.a
		Applicant:	Raad Salih, Saif Engineering
		Representative:	Raad Salih, Saif Engineering
		Owner:	Larmon Haugen, Haugen Enterprises
		Continued to March 7, 2013 at 9:00 a.m.	
Approved	7.	Application #:	ZA-5-13-6
		Existing Zoning:	R1-6

Location:	4717 E Monte Vista Road
Quarter Section:	13-38(G11)
Proposal:	Use permit to allow a 10-foot closed projection into the required rear yard for no more than one-half the maximum width of the structure (garage to be 15 feet from rear property line). A greater projection than 5 feet is permitted, subject to obtaining a use permit.
Ordinance Sections:	701.A.3.a.(2)(d)
Applicant:	Justin Stillman
Representative:	Justin Stillman
Owner:	Benedict and Anne Stillman

ZONING ADJUSTMENT HEARING OFFICER: RAY JACOBS, AICP
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.