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 **May 2, 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	1.	Application #:	ZA-109-13-6 (Sign)
		Existing Zoning:	C-1
		Location:	3319 East Indian School Road
		Quarter Section:	16-35(H10)
		Proposal:	Use permit for an electronic message display as part of a permitted sign. Use permit required.
		Ordinance Sections:	705. C.13.
		Applicant:	Charlie Gibson, Bootz & Duke Sign Company
		Representative:	Charlie Gibson, Bootz & Duke Sign Company
		Owner:	Georgia Enterprises, LLC
Approved w/ stip	2.	Application #:	ZA-111-13-3 (Sign)
		Existing Zoning:	R1-10
		Location:	14201 North 32nd Street
		Quarter Section:	33-35(L10)
		Proposal:	Use permit for an electronic message display as part of a permitted sign. Use permit required.
		Ordinance Sections:	705. C.13.
		Applicant:	Charlie Gibson, Bootz and Duke Sign Company
		Representative:	Charlie Gibson, Bootz and Duke Sign Company
		Owner:	Calvary Chapel - North Phoenix, Inc.
		Stipulation:	
		1) Sign display to be extinguished at 11:00 p.m.	
Approved	3.	Application #:	ZA-108-13-2
		Existing Zoning:	C-2

		Location:	29605 North Cave Creek Road
		Quarter Section:	52-37(Q10)
		Proposal:	Use Permit to allow outdoor dining accessory to a restaurant (Einstein Bagels) within 500 feet of a residential zoning. Use Permit required.
		Ordinance Sections:	623.D.156.c
		Applicant:	Chris Cooper, a.d Arizado
		Representative:	Chris Cooper, a.d Arizado
		Owner:	James Gilligan, Gilligan Commercial
Approved w/ stips	4.	Application #:	ZA-110-13-4
		Existing Zoning:	R-3 HP
		Location:	2337 North 11th Street
		Quarter Section:	14-29(G8)
		Proposal:	**1)** Variance to reduce the side yard setback to 3 feet on the north. 10 feet minimum required. **2)** Variance to reduce the lot width to 42 feet. Required 60 foot lot width.
		Ordinance Sections:	615.B.Table B 615.B.Table B
		Applicant:	Rich Baxter, Cryptomonde, LLC
		Representative:	Rich Baxter, Cryptomonde, LLC
		Owner:	LDJ Genesis, LLC
		Stipulations:	
		1) Per setback exhibit signed and dated by the Zoning Adjustment Hearing Officer. **2)** One year to apply and pay for building permits.	
Under Advisement	5.	Application #:	ZA-112-13-8
		Existing Zoning:	R1-8 PRD
		Location:	8406 South 48th Drive
		Quarter Section:	02-17(C5)
		Proposal:	Use permit to allow a Group Foster Home. Use permit required.
		Ordinance Sections:	608.F
		Applicant:	Jennifer Redmond, Divine Sisters, LLC
		Representative:	Yolvi Guette, Divine Sisters, LLC
		Owner:	Martin and Jennifer Redmond
Approved w/ stips	6.	Application #:	ZA-113-13-6
		Existing Zoning:	R-10 ACSPD
		Location:	4599 East Calle Redonda

Quarter Section:	17-38(H11)
Proposal:	**1)** Variance to reduce side yard (west) setback to 1 foot. 3 feet minimum setback required. **2)** Variance to reduce front yard setback to 18 feet. 25 Feet minimum setback required.
Ordinance Sections:	611.B Table B 611.B. Table B
Applicant:	Kenneth Eric & Heidi Short
Representative:	Kenneth Eric & Heidi Short
Owner:	Kenneth Eric & Heidi Short

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

Continued 7.

Application #:	ZA-114-13-2
Existing Zoning:	C-2 DVAO
Location:	21250 North Cave Creek Road
Quarter Section:	42-32(N9)
Proposal:	Use permit to allow a car wash in an open building. Use permit is required.
Ordinance Sections:	623.D.41
Applicant:	Brian Epstein, Robo Wash, LLC/Hog Wash Express
Representative:	Brian Epstein, Robo Wash, LLC/Hog Wash Express
Owner:	Brent Payne, Cave Creek Property Investors, LLP

Continued to June 6, 2013 at 9:00 a.m.

ZONING ADJUSTMENT HEARING OFFICERS: MICHAEL WIDENER AND TERESA HILLNER, PLANNER III
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.