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 9, 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

Continued 1. Application #: ZA-116-13-8 Existing Zoning: DTC-BIOMED

Location: Generally bounded by Garfield, Fillmore,

4th, and 6th Streets

Quarter Section: 11-28(F8)

Proposal: 1) Use Permit to allow temporary

parking/ construction staging in

conjunction with the development of the University of Arizona Cancer Center (UACC) and other Phoenix Biomedical Campus (PBC) facilities until November 30, 2015. Use permit required. 2) Use Permit to allow temporary surface parking to serve patients, visitors, and employees of the UACC in the event a parking garage is not operational on the PBC when the UACC opens, through November 30, 2018. Use permit

required.

Ordinance Sections: 1204.D 1204.D

Applicant: Jeremy Legg, City of Phoenix CED
Representative: Jeremy Legg, City of Phoenix CED
Owner: Jeremy Legg, City of Phoenix CED

Continued to June 13, 2013 at 1:30 p.m.

Approved 2. Appli w/ stips

Application #: ZA-117-13-8

Existing Zoning: C-2

Location: 4047 East Thomas Road

Quarter Section: 14-37(G10)

Proposal: Use permit to allow outdoor dining as an

accessory to a restaurant (Jewels Bakery). Use permit is required.

Ordinance Sections: 623.D.156.c

Applicant: Robert Briggs, TEBO LLC Representative: Robert Briggs, TEBO LLC Owner: Arcadia Village Shops, LLC

Stipulations:

1) No outdoor sound system. 2) No additional lighting. 3) 90 days

to apply and pay for building permits.

Denied as 3. filed w/ stip

Application #: ZA-118-13-4

Existing Zoning: R1-6

Location: 1333 East Devonshire Avenue

Quarter Section: 17-30(H9)

Variance to reduce the required rear Proposal:

yard setback to 8 feet. 25 foot setback is

required.

613.B Ordinance Sections:

Applicant: Joseph C. Rossi Representative: David Fitzhenry Owner: Joseph C. Rossi

Stipulation:

1) Unless a continuance fee is paid within seven days.

Continued 4. ZA-120-13-5 Application #:

> Existing Zoning: C-2

Location: 3601 West Camelback Road Suite 19

Quarter Section: 18-20(H6)

Use permit to allow a banquet hall of Proposal:

less than 25,000 square feet in gross

floor area. Use Permit required.

Ordinance Sections: 623. D.9.a.

Martial & Esther Mbaikambey, FuFu Applicant:

Cuisine

Representative: Mike Marden, WDS Architecture Owner: Rachel Cisco. Camelback Phoenix

Partners LP

Continued to June 13, 2013 at 1:30 p.m.

Approved 5. w/ stip

Application #: ZA-121-13-6

Existing Zoning: R-5, C-2 HGT DENS WVR Location: 2748 East Indian School Road

Quarter Section: 17-33(H9)

Proposal: 1) Variance to allow an eight (8) foot wall

along the north property line and the

west property line adjacent to residential. Maximum six (6) feet allowed. **2)** Variance to allow

ingress/egress from a less restrictive zoning district to a more restrictive zoning district. Variance required.

3) Variance to reduce the rear yard setback (west property line) to four (4) feet, 15 feet required. **4)** Variance to reduce the front yard setback to 10 feet

along 28th Street. 20 feet

required. **5)** Variance to reduce the street side setback to 10 feet along 28th Street. 25 feet required. **6)** Variance to reduce the street side setback on Indian

School Road to 15 feet. 25 feet required. **7)** Variance to reduce the required off street loading spaces to one (1). Two (2) off street loading spaces

required.

Ordinance Sections: 702. A.2.c. 701 619.B.4. 619. B.2.

623. E.4.d. 623. E.4.d. 702.H.2.c.

Applicant: Jason Ottman, Evergreen Devco, Inc. Representative: Jason Ottman, Evergreen Devco, Inc.

Owner: II Cortille, LLC JDM Partners

Stipulation:

1) One year to apply and pay for building permits.

Denied 6. Application #: ZA-122-13-6

Existing Zoning: R1-10

Location: 2320 North 54th Street

Quarter Section: 14-40(G11)

Proposal: Use permit to allow a temporary

residential dwelling unit during the construction of a permanent home. Use

permit required.

Ordinance Sections: 708.C.1.d

Applicant: Vito Alongi

Representative: Paul Cooper, Arizona Home Designs

Owner: Vito Alongi

Approved 7. Application #: ZA-123-13-4

Existing Zoning: R1-6 HP WSNSPD

Location: 239 East Pasadena Avenue

Quarter Section: 19-28(H8)

Proposal: Variance to increase perimeter wall

fence along rear (south) property line to

8 feet. Maximum 6 feet required.

Ordinance Sections: 703.A.2.c

Applicant: Robert A & Sandra P O'Dell
Representative: Scott Avery, Avery New Design
Owner: Robert A & Sandra P O'Dell

ZONING ADJUSTMENT HEARING OFFICER: PATRICK PAUL 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.