RESULTS OF PUBLIC HEARING
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 **October 17, 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 is as follows:

RESULTS

9:00 AM

Approved / stips 1.

Application #:	ZA-283-13-6 (Sign) (Continued from 9/19/13)
Existing Zoning:	PCD
Location:	4715 East Baseline Road
Quarter Section:	01-39(D11)
Proposal:	Use permit to rebuild an existing nonconforming off-premise sign to digital (east face only). Use permit required.
Ordinance Sections:	705.2.G.4.
Applicant:	Amy Phillips CBS Outdoor
Representative:	Martin Aronson Morrill & Aronson
Owner:	Kathleen Davis Polk

Stipulations:

1) The applicant shall remove an existing off-premise advertising structure in compliance with Section 705.2.G.4.c. The billboard that will be removed is at the following location:
   348 North 2nd Avenue (APN # 111-42-021)
   An off-premise sign demolition permit shall be issued by 10 calendar days prior to final sign inspection on the subject board at 4715 East Baseline Road and the sign shall be removed within five days of issuance of the demolition permit. The off-premise advertising structure stipulated above shall not be reconstructed for a period of 190 days after issuance of the sign demolition permit.
2) West face may be used for vinyl public service announcements (two per year) or a mural.
3) 6 month to apply and pay for building permits.

Approved / stip 2.

Application #:	ZA-308-13-7 (Sign) (Continued from 9/26/13)
Existing Zoning:	DTC-Dwntwn Gatewy / W Evn Ch
Location:	1101 North Central Avenue
Quarter Section:	12-28(G8)
Proposal:	**1)** Variance to increase the height to the top

		of the wall signs to 25.6 feet on the west and south elevations and 21.92 feet on the east elevation. Maximum 15 feet height allowed.
	Ordinance Sections:	1212.B.7.
	Applicant:	Thomas Awai, Southwest Center for HIV/AIDS
	Representative:	Thomas Awai, Southwest Center for HIV/AIDS
	Owner:	City of Phoenix

Stipulation:

1) 6 months to apply and pay for sign permits.

Approved / stips

3.

Application #:	ZA-152-13-6 (Continued from 9/12/13)
Existing Zoning:	R1-10 ACSPD
Location:	4743 East Lafayette Boulevard
Quarter Section:	17-38(H11)
Proposal:	**1)** Variance to reduce front (west) yard setback to 10 feet. 25 feet required. **2)** Variance to reduce rear (east) yard setback to 20 feet. 25 feet required. **3)** Variance to allow a 6 foot high wall along the front (west) property line. Maximum of 40 inches allowed.
Ordinance Sections:	611.B. Table 2 611.B. Table 2
Applicant:	Kirk Harmon, Mitchell McCabe, LLC
Representative:	Kirk Harmon, Mitchell McCabe, LLC
Owner:	Gayle Harmon, Mitchell McCabe LLC

Stipulations:

1) One story maximum (consistent with CCR's/Declaration of Restrictions for Sphinx Club Plat 1)
2) 17 feet maximum height (to the ridge line).
3) 40% maximum coverage.
4) The west setback shall be granted at 10 feet minimum, for 50% maximum frontage; the rest of the structure shall be 12 feet minimum.
5) The north setback shall be 15 feet minimum; with an average of 20 feet (this is an acceptable reduction to the CCR's which require 25 feet).
6) The east seatback shall be granted at 20 feet minimum.
7) 6 months to apply and pay for building permits.

Continued

4.

Application #:	ZA-323-13-6
Existing Zoning:	R-3/R1-10
Location:	240 West Missouri Avenue
Quarter Section:	20-27(I8)
Proposal:	**1)** Use permit to use the PRD option of

section 615 Table B. Use permit required. **2)** Variance to reduce the required front yard setback to 0 feet. Minimum 10 feet required. **3)** Variance to reduce the required side yard setback to 0 feet. Minimum 10 feet required. **4)** Variance to eliminate the requirement to provide 18' setback from back of sidewalk for front loaded garages. Minimum 18 feet required. **5)** Variance to increase lot coverage to 100%. Maximum 45% allowed. **6)** Variance to allow lots with no street frontage. Public street or street access way required. **7)** Variance to reduce perimeter standards to 0'. Minimum 15' required. **8)** Variance to increase maximum height limit when adjacent to a single family residential district to 30'. Maximum 15' tall within 10' of a single family residential district with a one foot to one foot height increase with additional 1' of increased setback.

Ordinance Sections: 615 Table B. 615 Table B 615 Table B 615 Table B
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615 Table B

Applicant: Ben Patton Urban Land Advisors, LLC
Representative: Ben Patton Urban Land Advisors, LLC
Owner: 240 Missouri Development, LLC

Continued to November 21, 2013 at 9:00 a.m.

Approved / stips

5. Application #: ZA-324-13-6
Existing Zoning: R1-10
Location: 6036 East Hollyhock Street
Quarter Section: 15-42(G12)
Proposal: Variance to reduce front (south) yard setback to 3 feet. Minimum 25 feet required.
Ordinance Sections: 611 TBL B
Applicant: Randall Ewers REARCHITECTS
Representative:
Owner: Andy Staples

<u>Stipulations</u>:

1) Per site plan and elevations signed and dated by Zoning Adjustment Hearing Officer.
2) Copy of signed site plan and elevations to be included with building permit application.
3) 6 months to apply and pay for building permits.

Approved / stip

6. Application #: ZA-326-13-2
Existing Zoning: R1-8
Location: 2820 East Sunset Hills Drive
Quarter Section: 39-34(M10)
Proposal: **1)** Variance to allow an over height fence (8 feet) along the west property line (lots 4 and 5). Maximum 6-foot high fence allowed. **2)** Variance to reduce the perimeter rear yard setback to 10 feet, regardless of height. Minimum 15 feet (1 story) and 20 feet (2 stories) required. **3)** Variance to modify stipulations of ZA-673-05. Variance required.
Ordinance Sections: 703.A.1.d. 612.B.Table A
Applicant: Christine Oxford
Representative: Christine Oxford
Owner: PCG - Heathspart Properties, LLC
Stipulation:
1) Trees not required along east property line.

Approved / stips

7. Application #: ZA-327-13-2
Existing Zoning: PCD
Location: Approximately 1000 feet west and 500 feet south of the Southwest corner of 27th Avenue and Carefree Highway
Quarter Section: 57-22(R7)
58-22(R7)
Proposal: **1)** Variance to decrease the retaining wall separation requirement to an eight-inch horizontal distance. One-foot horizontal separation required. **2)** Use permit to increase the allowable retaining wall height to 80". Maximum 40" retaining wall height allowed. **3)** Variance to increase the allowable retaining wall height to 80" within the street side yards. Maximum 40" retaining wall allowed required. **4)** Variance to increase the allowable retaining wall height to 80" when located in the interior side or rear yards. Maximum 6 foot retaining wall height allowed.
Ordinance Sections: 703.A4b 703.A4c 703.A4d 703.A4e
Applicant: Mario Mangiamele Iplan Consulting
Representative: Mario Mangiamele Iplan Consulting
Owner: Cardinal Land Holdings III, LLC
Stipulations:

1) Retaining walls that border the Sonoran Preserve should have a finish that blends with the natural environment.
2) 6 months to apply and pay for building permits.

Approved / stips

8.

Application #:	ZA-328-13-1
Existing Zoning:	RE-35
Location:	4704 West Waltann Lane
Quarter Section:	35-17(L5)
Proposal:	**1)** Variance to increase the maximum building height in the side yard to 25 feet. Maximum 8 feet permitted. **2)** Variance to reduce the side yard setback to 5 feet. Minimum 20 feet required.
Ordinance Sections:	706.C 609.B.table
Applicant:	Klaus Peter & Marsha Jacobi, Metal Source AZ
Representative:	Klaus Peter & Marsha Jacobi, Metal Source AZ
Owner:	Klaus Peter & Marsha Jacobi, Metal Source AZ

Stipulations:
1) One year to apply and pay for building permits.
2) Façade of proposed building shall match façade of existing home.

Approved / stips

9.

Application #:	ZA-219-13-6 (Continued from 9/12/13)
Existing Zoning:	RE-35 ACSPD
Location:	6230 East Exeter Boulevard
Quarter Section:	17-42(H12)
Proposal:	**1)** Use permit to allow outdoor game court fences over 6 feet in height in the rear or side yard. Use permit required for fences above 6 feet in height. **2)** Use permit to allow outdoor game court lights. Use permit required.
Ordinance Sections:	608.G.6 608.G.6
Applicant:	Christopher Richardson
Representative:	Mike Schern, Schern Richardson Fineter Decker, PLC
Owner:	Christopher Richardson

Stipulations:
1) Structure no higher than 11 feet, 6 inches.
2) Use to cease by 9:00 p.m.
3) Lighting must be directed downward and shielded.
4) 180 days to apply and pay for building permits.

Continued

10. Application #: ZA-325-13-2

Existing Zoning:	C-2 M-R
Location:	Approximately 1300 feet south of the southwest corner of North Valley Parkway and Sonoran Desert Drive (Sonoran Parkway)
Quarter Section:	54-23(Q7)
Proposal:	**1)** Use permit to allow retaining walls greater than 40 inches within 50 feet of a subdivision perimeter for multiple parcels. Use permit required for retaining walls greater than 40 Inches. **2)** Variance to allow an 8 foot perimeter wall for multiple parcels. Maximum 6 feet allowed.
Ordinance Sections:	703.A.4.c 703.A.2.c
Applicant:	Shelby Duplessis, Bowman Consulting Group
Representative:	Shelby Duplessis, Bowman Consulting Group
Owner:	Greg Abrams, Taylor Morrison

Continued to November 21, 2013 at 9:00 a.m.

ZONING ADJUSTMENT HEARING OFFICER: HEIDI SHORT AND SANDRA HOFFMAN, ZONING ADMINISTRATOR
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.

For reasonable accommodations, call Nici Browe at Voice/602-495-0256 or the City TTY/602-534-5500 as early as possible to coordinate needed arrangements.

October 17, 2013