

**NOTICE OF PUBLIC HEARING
ZONING ADJUSTMENT HEARING
*REVISED 9/11/13**

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** will hold a meeting open to the public on **September 19, 2013, at 9:00 a.m. located in Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona.**

The agenda for the meeting is as follows:

- 9:00 AM**
1. Application #: ZA-283-13-6 (Sign)
 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 (west
 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

 2. Application #: ZA-285-13-1 (Sign)
 Existing Zoning: A-1 DVAO
 Location: 2155 West Pinnacle Peak Road 85027
 Quarter Section: 44-23(O7)
 44-24(O7)
 45-23(O7)
 45-24(O7)
 Proposal: Use permit for a major amendment to the
 Corridors Comprehensive Sign Plan. Use
 permit required.

 Ordinance Sections: 705. E.2.
 Applicant: Dave Gilmore, Budget 1 Hr. Signs, Inc.
 Representative: Liza Hennke, Colliers International
 Owner: Bill Burke, Real Estate Capital Partners, LP

 3. Application #: ZA-225-13-6 (Continued from 8/1/13)
 Existing Zoning: R1-10
 Location: 325 East Maryland Avenue
 Quarter Section: 21-28(I8)
 Proposal: **1)** Variance to reduce lot widths to 11 feet to
 create two flag lots (Lots 2 and 3). Minimum 80

- feet is required. **2)** Variance to reduce the front setback along Maryland Avenue to 10 feet (Lot 1). Minimum 25 feet required. **3)** Variance to reduce the rear setbacks to 5 feet (Lots 1 and 2). Minimum 25 feet required. **4)** Variance to reduce the rear setback to 10 feet (Lot 3). Minimum 25 feet required.
- Ordinance Sections: 611.B.Table B. 611.B.Table B. 611.B.Table B. 611.B.Table B.
- Applicant: ADME Holdings, LLC
- Representative: James "Abe" Abraham, Clouse Engineering, Inc.
- Owner: ADME Holdings, LLC
4. Application #: ZA-280-13-7
- Existing Zoning: C-2 SPVTABDOD
- Location: 200 East Roeser Road
- Quarter Section: 4-28(E8)
- Proposal: **1)** Variance to reduce required landscape setback (Roeser Road) to 0 feet. 25 feet is required. **2)** Variance to reduce required landscape setback (2nd Street) to 0 feet. 25 feet is required.
- Ordinance Sections: 623.E.4.e 623.E.4.e
- Applicant: Regina Perez, Perez Tire Shop
- Representative: Regina Perez, Perez Tire Shop
- Owner: Regina Perez, Perez Tire Shop
5. Application #: ZA-281-13-7
- Existing Zoning: R1-6
- Location: 6412 South Montezuma Street
- Quarter Section: 2-27(D8)
- Proposal: Variance to allow an over height (6 feet) fence/wall on the front property line. Maximum 40 inches allowed.
- Ordinance Sections: 703.A.2.a
- Applicant: Jorge & Cruz Vazquez-Salazar
- Representative: Jorge & Cruz Vazquez-Salazar
- Owner: Jorge & Cruz Vazquez-Salazar
6. Application #: ZA-282-13-3
- Existing Zoning: PAD13
- Location: 17241 North 16th Drive
- Quarter Section: 37-25(M7)
- Proposal: Variance to allow open projections to property line for rear patios (8 lots within subdivision).

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| | Ordinance Sections: | Minimum 15 feet required. |
| | Applicant: | 635.D |
| | Representative: | Charles Leon, Home Owner within subdivision |
| | Owner: | Charles Leon, Home Owner within subdivision |
| | | Multiple owners within Persian Gardens |
| | 1:30 PM | |
| 7. | Application #: | ZA-290-13-4 (Sign) |
| | Existing Zoning: | R-5 |
| | Location: | 2122 West Indian School Road |
| | Quarter Section: | 17-24(H7) |
| | Proposal: | 1) Variance to increase the maximum wall sign height for nonresidential activity in a residential district to 19 feet. Maximum 15 feet allowed. 2) Variance to increase the maximum wall sign area to 90 square feet. Maximum 33.75 square feet allowed. |
| | Ordinance Sections: | 705.D.1. 705.D.1. |
| | Applicant: | Robert Orsi, Borg Holdings |
| | Representative: | Teri Davis, Sierra Signs |
| | Owner: | Andrew Burks, Education Real Estate |
| 8. | Application #: | ZA-284-13-6 |
| | Existing Zoning: | R1-10 |
| | Location: | 7102 North 23rd Place |
| | Quarter Section: | 23-32(I9) |
| | Proposal: | 1) Use permit to allow an over height (7 feet 6 inches) retaining wall within 50 feet of a subdivision perimeter. Use permit required. 2) Use permit to allow an over height (11 feet) retaining wall within the rear yard. Use permit required for retaining wall over 6 feet. 3) Use permit to allow an over height (9 feet) retaining wall with the rear yard for a swimming pool. Use permit required for retaining wall over 6 feet. |
| | Ordinance Sections: | 703.A.4.c. 703.A.4.e 703.A.4.e |
| | Applicant: | David Kenyon, David Kenyon Architet |
| | Representative: | David Kenyon, David Kenyon Architet |
| | Owner: | Eyad Yousef |
| 9. | Application #: | ZA-287-13-3 |
| | Existing Zoning: | C-2 |
| | Location: | North West corner of 19th Avenue and Dunlap Avenue |
| | Quarter Section: | 27-24(J7) |

	Proposal:	1) Variance to reduce parking lot landscape setback from 10 percent to 7 percent along 19th Avenue. 10 percent is required. 2) Variance to reduce 25 feet landscape requirement to 10 feet along 19th Avenue. 25 feet is required.
	Ordinance Sections:	623.E.4.e 623.E.4.e
	Applicant:	Juan Romero, QuikTrip Corporation
	Representative:	Charles Huellmantel, Huellmantel & Affiliates
	Owner:	Maria Rangel, Squaw Peak Investors, LLC
10.	Application #:	ZA-288-13-4
	Existing Zoning:	R-3
	Location:	910 East Roma Avenue
	Quarter Section:	17-29(H8)
	Proposal:	Variance to reduce the required street frontage to 16 feet. Minimum 60 feet required.
	Ordinance Sections:	615.B.tableB
	Applicant:	Uri Shemesh, Ariel Global Investments
	Representative:	Uri Shemesh, Ariel Global Investments
	Owner:	Uri Shemesh, Ariel Global Investments
11.	Application #:	ZA-289-13-7
	Existing Zoning:	DTC BC
	Location:	252 West Van Buren Street
	Quarter Section:	11-27(F8)
	Proposal:	Use Permit to allow temporary use of their parking lot for promotional events associated with the Crescent Ballroom. Use Permit required.
	Ordinance Sections:	708.D.1
	Applicant:	Mike Curley, Earl, Curley, & Lagarde, PC
	Representative:	Mike Curley, Earl, Curley, & Lagarde, PC
	Owner:	Elizabeth & John Garreston
12.	Application #:	ZA-292-13-7
	Existing Zoning:	DTC-East Roosevelt
	Location:	625 North 3rd Avenue
	Quarter Section:	11-27(F8)
	Proposal:	Use permit to allow a surface parking lot as an interim use. Use permit required.
	Ordinance Sections:	1205.D
	Applicant:	Larry Lazarus, Lazarus, Silvyn & Bangs P.C.
	Representative:	Larry Lazarus, Lazarus, Silvyn & Bangs P.C.
	Owner:	Chi Nguyen or Andrew Rigoli

13. Application #: ZA-301-13-8
 Existing Zoning: MUA BAOD
 Location: 6106 South 32nd Street
 Quarter Section: 2-34(D10)
 2-35(D10)
 Proposal: **1)** Use Permit to allow the sale of alcoholic
 beverages. Use Permit required. **2)** Use Permit
 to allow live music. Use Permit
 required. **3)** Use Permit to allow patron
 dancing. Use Permit required. **4)** Use Permit to
 allow outdoor dining. Use Permit required.
 Ordinance Sections: 649.D.9.a 649.D.9.b 649.D.9.c 649.D.9.d
 Applicant: Patricia Christofolo, South Mountain Farm
 Property LLC
 Representative: Patricia Christofolo, South Mountain Farm
 Property LLC
 Owner: Patricia Christofolo, South Mountain Farm
 Property LLC

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.

August 27, 2013