

**NOTICE 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** will hold a meeting open to the public on **November 26, 2013, at 9:00 a.m. located in Conference Room 10E, Phoenix City Hall, 200 West Washington Street, Tenth Floor, Phoenix, Arizona.**

The agenda for the meeting is as follows:

- 9:00 AM**
1. Application #: ZA-245-13-3 (Continued from 10/24/13)
 Existing Zoning: R1-10
 Location: 1619 and 1701 East Calle Santa Cruz
 Quarter Section: 32-31(L9)
 Proposal: A variance to increase building height to 42 feet. Maximum 30 feet allowed.

 Ordinance Sections: 611.B. Table B
 Applicant: Archie R & Mary E Fisher Home Investment Ltd. Partnership #II

 Representative: John Erion, Erion Engineering - Civil
 Owner: Archie R & Mary E Fisher Home Investment Ltd. Partnership #II

 2. Application #: ZA-371-13-1
 Existing Zoning: C-1
 Location: 2855 West Cactus Road
 Quarter Section: 30-22(K7)
 Proposal: **1)** Variance to reduce landscape buffer along a street side (east) to 20 feet average with a minimum of 12 feet. Minimum of 25 foot landscape strip with an average of 20 feet required. **2)** Use permit to allow a drive-through lane within 300 feet of residential zoning. Use permit required.

 Ordinance Sections: 622.E.4.e 622.D.146.e.(2)
 Applicant: Bridget McCrum, Red Mountain Retail Group
 Representative: Bridget McCrum, Red Mountain Retail Group
 Owner: Red Mountain Retail Group

 3. Application #: ZA-374-13-8
 Existing Zoning: R-4A and R-3
 Location: 3875 West Dobbins Road
 Quarter Section: 03-20(C6)
 Proposal: **1)** Variance to reduce the front yard setback to

- 10'. 20' minimum required. **2)** Variance to reduce the minimum lot width to 55'. 60' minimum required. **3)** Variance to reduce the common area requirement to less than 5%. Minimum 5% required.
- Ordinance Sections: 619.B.2 619.B.1 611.B
 Applicant: Ernie Linsenmeyer, Property Onwer
 Representative: Adam Bargh, Withey Morris PLC
 Owner: Cave Creek 42000, LLC, Property Owner
4. Application #: ZA-375-13-6
 Existing Zoning: R1-6
 Location: 3507 East Coolidge Street
 Quarter Section: 18-35(H10)
 Proposal: **1)** Variance request to reduce side (west) yard setback to 1 feet. 3 feet is required. **2)** Variance request to reduce side (east) yard setback to 7 feet. 10 feet is required. **3)** Variance to allow a roof overhang 0 feet from the property line (west). Minimum 2 feet is required.
- Ordinance Sections: 613.Table B 613.Table B 701.A.3.a.(1).(e)
 Applicant: Taylor Fracasse Architecture
 Representative: Taylor Fracasse Architecture
 Owner: Brandon Lombardi
5. Application #: ZA-377-13-1
 Existing Zoning: PSC
 Location: 4123 West Thunderbird Road
 Quarter Section: 32-19(L6)
 Proposal: Use permit to allow second hand or used merchandise sales. Use permit is required.
- Ordinance Sections: 622.D.150.c
 Applicant: Withey Morris, PLC
 Representative: Withey Morris, PLC
 Owner: Deer Valley Center LTD
6. Application #: ZA-379-13-4
 Existing Zoning: R1-6 HP
 Location: 505 West Coronado Road
 Quarter Section: 13-27(G8)
 Proposal: **1)** Variance to reduce the side (east) yard setback for a detached accessory structure to 1'8". 3' required. **2)** Variance to allow a 12' high structure in the required side yard. Maximum 8' height allowed.

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| | Ordinance Sections: | 706.B 706.C |
| | Applicant: | Louise O'Neill |
| | Representative: | |
| | Owner: | Louise O'Neill |
| 7. | Application #: | ZA-380-13-6 |
| | Existing Zoning: | R1-14 ACSPD |
| | Location: | 5715 East Calle Del Paisano |
| | Quarter Section: | 16-41(H11) |
| | Proposal: | Variance to increase lot coverage to 31.5%.
Maximum 25% permitted. |
| | Ordinance Sections: | 606.B.5 |
| | Applicant: | Greg Kent, Kent Architects |
| | Representative: | Greg Kent, Kent Architects |
| | Owner: | TB Properties |
| 8. | Application #: | ZA-381-13-6 |
| | Existing Zoning: | R1-14 ACSPD |
| | Location: | 4030 North 58th Street |
| | Quarter Section: | 16-41(H11) |
| | Proposal: | Variance to increase the lot coverage to 32%.
Maximum 25% permitted. |
| | Ordinance Sections: | 606.B5 |
| | Applicant: | Greg Kent, Kent Architects |
| | Representative: | Greg Kent, Kent Architects |
| | Owner: | Tom Waite |
| 9. | 1:30 PM | |
| | Application #: | ZA-384-13-6 |
| | Existing Zoning: | R1-6 |
| | Location: | 1729 East Rose Lane |
| | Quarter Section: | 21-31(I9) |
| | Proposal: | Variance to reduce street side yard setback to
5'. Minimum 10' is required. |
| | Ordinance Sections: | 613 Tbl B. |
| | Applicant: | |
| | Representative: | John Svehovsky, Echo Engineering, P.C. |
| | Owner: | James Johns, Catalina Homes, Inc. |
| 10. | Application #: | ZA-345-13-8 |
| | Existing Zoning: | C-2 ACSBO |
| | Location: | 917 N 7th Street Phoenix, AZ 85006 |
| | Quarter Section: | 11-29(F8) |
| | Proposal: | Use permit to allow the sale of alcoholic
beverages within 300 feet of a residential
district. Use permit required. |

Ordinance Sections:	622.D.97.a
Applicant:	Circle K Stores, Inc
Representative:	David Cisiewski MD Partners, LLC
Owner:	Walter Crutchfield VP 7th & Roosevelt, 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 Shannon Adams at Voice/602-262-7577 or the City TTY/602-534-5500 as early as possible to coordinate needed arrangements.

November 12, 2013