

**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 **April 10, 2014, 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-397-13-8 (9-month review)  
Existing Zoning: DTC-East Evans Churchill  
Location: 1011 North 3rd Street  
Quarter Section: 12-28(G8)  
Proposal: **1)** Use permit to allow extended hours for amplified music or loudspeakers for outdoor entertainment as an accessory use to restaurants. Use permit is required. **2)** Use permit to allow extended hours for outdoor entertainment as an accessory use to restaurants. Use permit is required.  
  
Ordinance Sections: 1204.C.9. 1204.C.26.  
Applicant: Jerry Grossman, Canvas Corner  
Representative: Richard Gordon, Canvas Corner  
Owner: Jerry Grossman, Canvas Corner
  
2. Application #: ZA-78-14-6  
Existing Zoning: RE-24  
Location: 6312 East Monterosa Avenue  
Quarter Section: 17-42(H12)  
Proposal: **1)** Variance to increase lot coverage to 31.5%. 25% maximum allowed. **2)** Variance to reduce front yard setback to 8 feet, 10 inches. Minimum 30 feet required.  
  
Ordinance Sections: 606.B.5. 606.B.2.  
Applicant: Stephen Sapik, Emily Maduros  
Representative: Stephen Sapik, Emily Maduros  
Owner: Stephen Sapik, Emily Maduros
  
3. Application #: ZA-89-14-3  
Existing Zoning: R-2 RPSPD  
Location: 827 West Dunlap Avenue  
Quarter Section: 26-26(J8)  
Proposal: Variance to reduce front yard setback to 8 feet. Minimum 10 feet required (PRD option).

- Ordinance Sections: 614.B. Table B (PRD option)  
 Applicant: Ron Harris, LVA Urban Design Studio  
 Representative: Ron Harris, LVA Urban Design Studio  
 Owner: Bill Burrows, TEC Properties, LLC
4. Application #: ZA-90-14-4  
 Existing Zoning: C-2 H-R TOD-1  
 Location: 2828 North Central Avenue Suite 1110  
 Quarter Section: 14-27(G8)  
 Proposal: Use permit to allow outdoor alcoholic beverage consumption accessory to a restaurant. Use permit required.
- Ordinance Sections: 662.E.3.a.  
 Applicant: Terry O'Reilly, Nova Centers, LLC  
 Representative: Andrea Lewkowitz, Lewkowitz Law Office PLC  
 Owner: One Thomas Building, LLC
5. Application #: ZA-91-14-1  
 Existing Zoning: S-1 (R1-18 PRD)  
 Location: 440 feet north of the northeast corner of 67th Avenue and Pinnacle Peak Road  
 Quarter Section: 45-13(O4)  
 Proposal: Variance to allow an 8 foot freestanding wall (lots 6-14) in the required rear yard setback. 6 feet is allowed.
- Ordinance Sections: 703.A.2.c.  
 Applicant: Brian D. Greathouse, Burch & Cracchiolo  
 Representative: Brian D. Greathouse, Burch & Cracchiolo  
 Owner: Jason Jensen, Witt5, LLC & MJZ Holdings LLC
6. Application #: ZA-92-14-6  
 Existing Zoning: R1-14  
 Location: 5502 East Flower Street  
 Quarter Section: 15-40(G11)  
 Proposal: **1)** Variance to reduce the front yard (south) setback to 15 feet. Minimum 30 feet required. **2)** Variance to reduce the side yard (west) setback to 5 feet. Minimum 10 feet required. **3)** Variance to increase the lot coverage to 34.5%. Maximum 25% permitted. **4)** Variance to reduce rear yard (north) setback to 24 feet. Minimum of 30 feet required.
- Ordinance Sections: 606.B.2. 606.B.3. 606.B.5. 606.B.4.  
 Applicant: Daniel Ridders  
 Representative: Daniel Ridders  
 Owner: Daniel Ridders

7. Application #: ZA-93-14-7  
Existing Zoning: C-1  
Location: 6649 West Broadway Road  
Quarter Section: 4-13(E4)  
Proposal: **1)** Use permit to allow a farmers market. Use permit is required. **2)** Use permit to allow sales of products cultivated on site at a community garden. Use permit is required.  
Ordinance Sections: 622.D.60.a. 622.D.35.  
Applicant: William Lally, Tiffany & Bosco  
Representative: William Lally, Tiffany & Bosco  
Owner: Pamela Cervantez
8. Application #: ZA-94-14-1  
Existing Zoning: RE-43 SP  
Location: 3623 West Morrow Drive  
Quarter Section: 39-20(M6)  
Proposal: **1)** Variance to allow a riding academy on a site less than 10 acres. **2)** Variance to allow horse stalls 7.5 feet from west property line and 10.6 feet from south property line. 100 feet is required.  
Ordinance Sections: 647.A.1.d. 647.A.1.d.  
Applicant: Mike Homco, Family Partners  
Representative: Mike Homco, Family Partners  
Owner: Scott Smith
9. Application #: ZA-101-14-1  
Existing Zoning: R1-6, C-2  
Location: 10218 North 28th Drive  
Quarter Section: 28-22(K7)  
Proposal: Use permit to reduce parking to 146 spaces in a village core, 203 spaces required. Use Permit required.  
Ordinance Sections: 702.E.5.  
Applicant: Michael Curley, Earl, Curley & Lagarde  
Representative: Michael Curley, Earl, Curley & Lagarde  
Owner: SWC 28th Dr. & Peoria, LLC
- 1:30 PM**
10. Application #: ZA-95-14-6  
Existing Zoning: C-2 PCD  
Location: 1323 East Chandler Boulevard  
Quarter Section: 011-30(A9)  
Proposal: Use permit to allow a Pet Care Facility in the C-2 zoning district. Use permit required.  
Ordinance Sections: 622.D.127.a.

- Applicant: Jonathan Kruglick, Foothills Pet Resort, LLC  
 Representative: William Fair, Armor Design Build  
 Owner: Foothills Plaza II, LLC
11. Application #: ZA-96-14-8  
 Existing Zoning: C-1 HP  
 Location: 1002 East Pierce Street  
 Quarter Section: 11-29(F8)  
 Proposal: Use permit to allow a second hand or used merchandise sales. Use permit is required.  
 Ordinance Sections: 622.D.150.  
 Applicant: Rosa Solano, T&R Liquidations, LLC  
 Representative:  
 Owner: Larry Ang, American Way Enterprises Inc.
12. Application #: ZA-97-14-5  
 Existing Zoning: C-1  
 Location: 8930 North 19th Avenue  
 Quarter Section: 26-24(J7)  
 Proposal: Variance to permit a six (6) foot high fence within the required front yard. Maximum height of 40 inches permitted within or bounding the required front yard.  
 Ordinance Sections: 703.A.3.a.  
 Applicant: Kelly Kvetko, City of Phoenix - Public Transit  
 Representative: Ken Coles, AECOM  
 Owner: Kelly Kvetko, City of Phoenix - Public Transit

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](mailto:zoning@phoenix.gov). This electronic mail address will not accommodate zoning enforcement/violation complaints.

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

March 10, 2014