

**NOTICE OF PUBLIC HEARING
ZONING ADJUSTMENT HEARING
*revised 1/6/15 order of Items 7 & 8**

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 **January 8, 2015, 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-429-14-2 (Sign) (Continued from 11/6/14)
 Existing Zoning: C-2
 Location: 20235 North Cave Creek Road
 Quarter Section: 41-33(N9)
 Proposal: **1)** Use permit for a major amendment to the Cave Creek Marketplace Comprehensive Sign Plan. Use permit required. **2)** Use permit for an electronic message display as part of a ground sign. Use permit required.

 Ordinance Sections: 705.E.2. 705.C.13.
 Applicant: Mark Zinger, Empire Sign Co.
 Representative: Mark Zinger, Empire Sign Co.
 Owner: Cave Creek SVP, LLC

 2. Application #: ZA-501-14-2 (Sign)
 Existing Zoning: C-2
 Location: 16610 North Scottsdale Road
 Quarter Section: 36-44(M12)
 Proposal: Use permit for a major amendment to the Princess Crossing (ScottsBell Crossing) Comprehensive Sign Plan. Use permit required.

 Ordinance Sections: 705.E.2.
 Applicant: Gary Steinback, Armstrong Development Properties, Inc.
 Representative: Michael Welch, Craft Master Sign Corporation
 Owner: Various

 3. Application #: ZA-504-14-1 (Sign)
 Existing Zoning: PAD-9
 Location: 4460 West Bell Road
 Quarter Section: 37-18(M6)
 Proposal: Variance to allow a ground sign for Ironworks

- Restaurant to be placed off-site. All signs shall be appurtenant to a permitted use of the property on which displayed.
- Ordinance Sections: 705.C.11.a.
 Applicant: Debbi Koory-Blean, Ironworks Restaurant
 Representative: Debbi Koory-Blean, Ironworks Restaurant
 Owner: Bellair Association for Parks & Recreation
4. Application #: ZA-505-14-4 (Sign)
 Existing Zoning: C-2
 Location: 1039 East Camelback Road
 Quarter Section: 18-29(H8)
 Proposal: Use permit to rebuild the existing nonconforming off-premise sign to digital (east face). Use permit required.
- Ordinance Sections: 705.2.G.4.
 Applicant: CBS Outdoor
 Representative: Martin Aronson, Morrill & Aronson
 Owner: Lloyd Kraus
5. Application #: ZA-507-14-7 (Sign)
 Existing Zoning: DTC-Business Core HP
 Location: 40 North 1st Street
 Quarter Section: 10-28(F8)
 Proposal: Variance to allow a wall sign less than half the vertical height of the letters to a building corner (vertical edge). Wall signs required to be placed at least half the vertical height of the letters to a building corner (vertical edge) or to a roofline.
- Ordinance Sections: 1209.B.8.a.(3)(B)
 Applicant: Hanny's
 Representative: Carisa Mowry ,Airpark Signs & Graphics
 Owner: Karl Kopp 424 N Central Ave, LLC
6. Application #: ZA-514-14-4
 Existing Zoning: C-1
 Location: 701 West Thomas Road
 Quarter Section: 14-26(G8)
 Proposal: **1)** Variance to allow a 6 foot high fence in the side fronting a street, Thomas Road. Maximum 40 inches allowed. **2)** Variance to allow a 6 foot high fence in the side fronting a street, 7th Avenue. Maximum 40 inches allowed.
- Ordinance Sections: 703.A.3.a 703.A.3.a
 Applicant: Phyllis McGurren

- Representative: Phyllis McGurren
Owner: Duke Real Estate Holdings, LLC
- *7. Application #: ZA-433-13-4 (1-year review)
Existing Zoning: C-2, C-3
Location: 2902 West Van Buren Street
Quarter Section: 11-22(F7)
Proposal: Use permit to allow an assembly hall or banquet hall of less than 25000 square feet in gross floor area. Use permit required.

Ordinance Sections: 623.D.9
Applicant: Venancio and Rosa Macias
Representative: Robert Gomez, Robert Gomez, Architect, A.I.A.
Owner: Venancio and Rosa Macias
- *8. Application #: ZA-502-14-2
Existing Zoning: RE-24
Location: 6330 East Voltaire Avenue
Quarter Section: 32-42(L12)
Proposal: **1)** Use Permit to allow a home occupation that is conducted as an outside use. Use Permit required. **2)** Use permit to allow a home occupation that generates traffic. Use permit required.

Ordinance Sections: 606.A.12.h.(3) 606.A.12.h.(1)
Applicant: Rex Gonzalez
Representative: Patrick Paul, Snell & Wilmer, LLP
Owner: Luis & Christine Gonzalez
- 1:30 PM**
9. Application #: ZA-458-14-6 (Continued from 12/4/14)
Existing Zoning: R1-6
Location: 2631 North 53rd Place
Quarter Section: 14-40(G11)
Proposal: Use permit to use PRD option to develop. Use permit required.

Ordinance Sections: 613.B Table A
Applicant: Leodra Bowdell, Phoenix Permit Services
Representative: Leodra Bowdell, Phoenix Permit Services
Owner: Edge Development
10. Application #: ZA-461-14-2 (Continued from 12/4/14)
Existing Zoning: C-2 HGT/WVR PCD
Location: 7000 East Mayo Boulevard
Quarter Section: 39-43(M12)
39-44(M12)

- Proposal:** **1)** Use Permit to allow patron dancing accessory to a bar/restaurant (Bourbon Jacks Bar & Grill). Use Permit required. **2)** Use Permit to allow outdoor dining accessory to a bar/restaurant (Bourbon Jacks Bar & Grill). Use Permit required. **3)** Use Permit to allow outdoor alcoholic beverage consumption accessory to a bar/restaurant (Bourbon Jacks Bar & Grill). Use Permit required. **4)** Use Permit to allow a 300 square foot stage accessory to a bar/restaurant (Bourbon Jacks Bar & Grill). Use Permit required.
- Ordinance Sections:** 623.D.156.c 623.D.156.c 623.D.156.c 623.D.156.a(1)
- Applicant:** Lori Rutten, Howdy Partners Double Deuce, LLC
- Representative:** Theresa Morse, Avant Garde Alcohol Training & Education
- Owner:** Scottsdale 101 Retail, LLC
11. **Application #:** ZA-516-14-6
Existing Zoning: R1-6
Location: 3801 East Weldon Avenue
Quarter Section: 16-36(H10)
Proposal: Variance to increase the lot coverage to 45%. Maximum 40% allowed.
Ordinance Sections: 613.B.table
Applicant: Victor & Leslie Rangel, Victor & Leslie Rangel Living Trust
Representative: Victor & Leslie Rangel, Victor & Leslie Rangel Living Trust
Owner: Victor & Leslie Rangel, Victor & Leslie Rangel Living Trust
12. **Application #:** ZA-517-14-7
Existing Zoning: C-2
Location: Southwest corner of 79th Avenue and Cartwright Avenue
Quarter Section: 14-10(G4)
Proposal: Use Permit to allow a public assembly hall less than 25,000 square feet in gross floor area. Use Permit required.
Ordinance Sections: 623.D.9.a
Applicant: Robert Gomez, Robert Gomez Architect AIA
Representative: Robert Gomez, Robert Gomez Architect AIA
Owner: Jorge Porgas & Roberto Hernandez

13. Application #: ZA-518-14-8
Existing Zoning: C-3 TOD-2
Location: 2327 East Van Buren Street
Quarter Section: 10-32(F9)
Proposal: Use Permit to allow a public assembly hall less than 25,000 square feet in gross floor area. Use Permit required.
Ordinance Sections: 623.D.9.a
Applicant: Robert Gomez, Robert Gomez Architect, AIA
Representative: Robert Gomez, Robert Gomez Architect, AIA
Owner: Carlos Arellano, Golden Eagle Holdings, LLC
14. Application #: ZA-411-14-6
Existing Zoning: R1-10
Location: 3311 North Rose Circle Drive
Quarter Section: 15-42(G12)
Proposal: Variance to reduce the front yard setback to 6 feet. Minimum 25 feet required.
Ordinance Sections: 611.B.table B
Applicant: James Babos, Babos Design Studio, LLC
Representative: James Babos, Babos Design Studio, LLC
Owner: James Speros, Speros Living Trust
15. Application #: ZA-523-14-1
Existing Zoning: R1-8
Location: 15825 North 35th Avenue
Quarter Section: 35-21(L6)
Proposal: Use permit for a disguised Wireless Communication Facility on residentially zoned property that are designated for public or quasi-public spaces. Use permit required.
Ordinance Sections: 715.B.2(a)(3)(a)
Applicant: Verizon Wireless
Representative: Danielle Waechter, Wireless Resources, Inc.
Owner: Palmcroft Baptist Church
16. Application #: ZA-525-14-8
Existing Zoning: C-3 and A-1
Location: South west corner of 5th Street and Buckeye Road
Quarter Section: 8-28(F8)
Proposal: Variance to eliminate landscape planters within interior portions of rows of parking. Landscape planters required at ends of each row of parking and approximately every 110 feet.

Ordinance Sections:	624.E.4.e
Applicant:	Robert Winton, Winton Architects, Inc.
Representative:	Robert Winton, Winton Architects, Inc.
Owner:	Jim Harrison, Flagbuck Partners, 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 Elaine Noble at Voice/602-495-0256 or the City TTY/602-534-5500 as early as possible to coordinate needed arrangements.

December 8, 2014