

**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 **March 29, 2016, 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-93-16-8 (Sign)  
          Existing Zoning:        C-3 / A-2 ANIZO  
          Location:               901 South 7th Street  
          Quarter Section:       9-29(F8)  
          Proposal:               Use permit to rebuild a nonconforming off-premise sign not requesting digital. Use permit required.  
  
          Ordinance Sections:   705.2.G.5.  
          Applicant:             Joseph White, Becker Boards Small, LLC  
          Representative:       William Lally, Tiffany & Bosco  
          Owner:                 Thomas Porter, 901 S 7th Street, LLC
  
  2.       Application #:               ZA-97-16-6 (Sign)  
          Existing Zoning:        C-2  
          Location:               5132 East Elliot Road  
          Quarter Section:       04-39(C11)  
          Proposal:               **1)** Use permit to rebuild an existing nonconforming off-premise sign to digital (north face). Use permit required. **2)** Use permit to increase the height of an off-premise sign to 50 feet. Use permit required for off-premise signs between 48 and 70 feet in height. **3)** Variance to increase the area of each face of an off-premise sign from 372 square feet to 672 square feet. Area of a nonconforming off-premise sign shall not be increased.  
  
          Ordinance Sections:   705.2.G.4. 705.2.B.4.b. 705.2.G.2.  
          Applicant:             Joseph White, Becker Boards Small, LLC  
          Representative:       William Lally Tiffany & Bosco  
          Owner:                 Nizar Somji, ETC10PHX, LLC
  
  3.       Application #:               ZA-88-16-8  
          Existing Zoning:        R-4  
          Location:               2303 North 29th Street  
          Quarter Section:       14-34(G10)  
          Proposal:               Variance to reduce the required street frontage to

- Ordinance Sections: 49.11 feet. Minimum 60 feet required.  
 Applicant: 617.B.TableB  
 Representative: Dora Castillo, RD Design Team, Inc  
 Owner: Dora Castillo, RD Design Team, Inc  
 RD Design Team, Inc
4. Application #: ZA-89-16-6  
 Existing Zoning: R1-14  
 Location: 5509 North 40th Street  
 Quarter Section: 20-37(I10)  
 Proposal: **1)** Variance to reduce the front yard setback to 30 feet. Front yard must have a setback depth not less than that established by an existing main building on the nearest lot within one hundred feet. **2)** Variance to reduce the side yard (south) setback to 3 feet. 10 feet required. **3)** Variance to reduce the rear yard (east) setback to 10 feet (non-alley portion) and 20 feet (for alley portion). 30 feet required. **4)** Variance to reduce the required lot depth to 110 feet. 120 feet required.
- Ordinance Sections: 606.B.2 606.B.3.b 606.B.4 607.B.1  
 Applicant: Robert Banovac RMB Realty LLC  
 Representative: John Svehovsky Echo Engineering, P.C.  
 Owner: Robert Banovac RMB Realty LLC
5. Application #: ZA-92-16-5  
 Existing Zoning: R1-6, R-3  
 Location: 911 West Glendale Avenue  
 Quarter Section: 22-26(I8)  
 Proposal: **1)** Use Permit to allow access for no more than 25 feet from a less restrictive zoning district to a more restrictive zoning district. Use Permit required. **2)** Use permit to allow the use of PRD option. Use permit required. **3)** Variance to allow encroachment 30 feet from a less restrictive zoning district to a more restrictive zoning district. 25 feet is allowed. **4)** Variance to reduce required landscape setback to 3 feet. 5 feet is required. **5)** Variance to create lots that do not front on a public street. 20 feet minimum is required. **6)** Variance to reduce perimeter setback to 10 feet. 15 feet is required **7)** Variance to reduce front yard setback to 0 feet. 10 feet is required.
- Ordinance Sections: 307.A.8 615.B.Table B 307.A.8 608.F.5.C.3  
 608.H.1 615.B.Table B 615.B.Table B  
 Applicant: Yotam Shochat, Red Rock AM

- Representative: Jeff Stephens, No. 8 Enterprises  
Owner: West Glen
6. Application #: ZA-94-16-8  
Existing Zoning: DTC EEC ACSBOD  
Location: 914 North 5th Street  
Quarter Section: 11-28(F8)  
Proposal: Use Permit to allow outdoor alcohol consumption accessory to a bar (Lost Leaf Gallery) in the Downtown Code East Evans Churchill character area  
Ordinance Sections: 1204  
Applicant: Eric Taylor Dahl, Lost Leaf Gallery  
Representative: Jeff Wolford, Lost Leaf Gallery  
Owner: Mike and Muriel Elliot
7. Application #: ZA-96-16-7  
Existing Zoning: DTC-West Evans Churchill  
Location: 815 North 2nd Street  
Quarter Section: 11-28(F8)  
Proposal: Use Permit to allow outdoor liquor service as an accessory to a bar (FilmBar). Use permit required  
Ordinance Sections: 1204.D.  
Applicant: Kelly James, Aubey Teneo, LLC  
Representative: Kelly James, Aubey Teneo, LLC  
Owner: Dixie Lee Cook
8. Application #: ZA-95-16-1  
Existing Zoning: C-2  
Location: 10040 North Metro Parkway  
Quarter Section: 28-22(K7)  
28-22(K6)  
Proposal: Variance to extend the hours of operation for a medical marijuana dispensary to 10PM. 7pm allowed.  
Ordinance Sections: 623.D.122.i  
Applicant: Horizon THC  
Representative: Ryan Hurley, Rose Law Group PC  
Owner: Yuri Downing, AZRE1, LLC
- 1:30 PM**
9. Application #: ZA-29-16-2 (Continued from 2/25/16)  
Existing Zoning: RE-35  
Location: 6120 East Desert Cove Avenue  
Quarter Section: 29-42(K12)  
Proposal: **1)** Use permit to allow an over height accessory

structure (proposed RV Garage and Workshop) of 20 feet in the required rear yard. Use permit required when it exceeds 15 feet in height. **2)** Variance to allow an over height accessory structure (proposed RV Garage and Workshop) of 20 feet in the required side yard. Maximum height allowed is 8 feet.

Ordinance Sections: 706.G 706.C  
Applicant: Joseph Maher Jr. Architect  
Representative: Joseph Maher Jr. Architect  
Owner: Stephen Jackson

10. Application #: ZA-98-16-7  
Existing Zoning: R-3 CMOD  
Location: 9 South 20th Avenue  
Quarter Section: 10-24(F7)  
Proposal: Variance to create a lot with a minimum lot width of 40 feet. Minimum 60 feet is required.

Ordinance Sections: 615.B.Table B  
Applicant: Sam Habbo  
Representative: Sam Habbo  
Owner: Sam Habbo

11. Application #: ZA-99-16-6  
Existing Zoning: R1-14  
Location: 5936 East Paisano Circle  
Quarter Section: 16-41(H11)  
Proposal: Variance to reduce the required rear yard (west) setback to 10 feet. 30 feet required.

Ordinance Sections: 606.B.4  
Applicant: Michael Krogh KKMM, LLC  
Representative: Michael Krogh KKMM, LLC  
Owner: Michael Krogh KKMM, LLC

12. Application #: ZA-100-16-8  
Existing Zoning: R-3 SPVTABDOD  
Location: 4817 South 10th Street  
Quarter Section: 4-29(E8)  
Proposal: **1)** Variance to create a lot width of 52.5 feet. 60 feet required. **2)** Variance to reduce front yard (south) setback to 12 feet for Lot A. 15 feet required. **3)** Variance to reduce rear yard (north) setback to 10 feet. 15 feet required.

Ordinance Sections: 615. Table B 615. Table A. 615. Table A.  
Applicant: Kevin Fulkerson, Cornerstone Design  
Representative: Kevin Fulkerson, Cornerstone Design

- Owner: Alan Guritzky
13. Application #: ZA-102-16-7  
 Existing Zoning: DTC-Business Core  
 Location: 1 West Washington Street  
 Quarter Section: 10-27(F8)  
 Proposal: Use permit to allow a Farmer's Market. Use permit required.  
 Ordinance Sections: 1204.D.  
 Applicant: RED Property Management, LLC  
 Representative: Nyssa Miccio, Cityscape/RED Development  
 Owner: City of Phoenix
14. Application #: ZA-103-16-6  
 Existing Zoning: C-2  
 Location: 4046 East Thomas Road  
 Quarter Section: 15-37(G10)  
 Proposal: **1)** Use permit to allow outdoor food preparation and cooking. Use Permit required. **2)** Variance to allow outdoor cooking to be less than 300 feet from a residential district.  
 Ordinance Sections: 623.D.156.f.(1) 623.D.156.f.(4).  
 Applicant: Joe Waugh, Confederated Builders, Inc  
 Representative: Jim Allen, Confederated Builders, Inc  
 Owner: Joel Levitt, Nellis Corp

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 TTY use 7-1-1 as early as possible to coordinate needed arrangements.

March 9, 2016