

**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 **May 4, 2017, 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-129-17-3 (Sign)  
Existing Zoning: C-2  
Location: 10618 North Cave Creek Road  
Quarter Section: 29-30(K9)  
Proposal: Use Permit to allow an electronic message display as part of a ground sign. Use Permit required.  
  
Ordinance Sections: 705.C.13  
Applicant: Kelly Kvetko, Identity Sign Group  
Representative: Kelly Kvetko, Identity Sign Group  
Owner: John Paulik, BPBD, LLC
  
2. Application #: ZA-132-17-2 (Sign)  
Existing Zoning: PCD NBCC, approved C-2 PCD NBCC  
Location: Approximately 420 feet south of the southeast corner of North Valley Parkway and NorTerra Parkway  
  
Quarter Section: 51-24(P7)  
Proposal: Use Permit for an electronic message display as part of a ground sign. Use Permit required.  
  
Ordinance Sections: 705.C.13  
Applicant: JR DeLuna, Number One Signs Corp  
Representative: JR DeLuna, Number One Signs Corp  
Owner: Sherri Sands, GSSR Real Estate
  
3. Application #: ZA-138-17-2 (Sign)  
Existing Zoning: R1-14  
Location: 16215 North Tatum Boulevard  
Quarter Section: 36-39(M11)  
Proposal: Use Permit to allow an electronic message display as part of a ground sign. Use Permit required.  
  
Ordinance Sections: 705.C.13  
Applicant: Kelly Kvetko, Identity Sign Group  
Representative: Kelly Kvetko, Identity Sign Group  
Owner: Desert Springs Bible Church

4. Application #: ZA-130-17-3  
Existing Zoning: R1-8  
Location: 3550 East Dahlia Drive  
Quarter Section: 31-35(K10)  
Proposal: Variance to allow an accessory structure 15 feet in height in the require side yard. Maximum 8 feet permitted.  
Ordinance Sections: 706.C  
Applicant: Frank Dancil  
Representative: Frank Dancil  
Owner: Steven and Donna Eberhart
  
5. Application #: ZA-131-17-2  
Existing Zoning: C-2 & C-3  
Location: 2403 East Beardsley Road  
Quarter Section: 40-33(N9)  
Proposal: **1)** Variance to reduce the streetscape landscape setback along Beardsley Road to 15 feet. An average of 25 feet is required, minimum of 20 feet is permitted for up to 50% of the frontage. **2)** Variance to reduce the streetscape landscape setback along 24th Way to 10 feet. An average of 25 feet is required, minimum of 20 feet is permitted for up to 50% of the frontage.  
Ordinance Sections: 623.E.4.e & 624.E.4.e 623.E.4.e  
Applicant: Patrick Musser, PM Design Group, Inc.  
Representative: Patrick Musser, PM Design Group, Inc.  
Owner: Tom Woods, Augustine Woods Development Co, LLC
  
6. Application #: ZA-135-17-3  
Existing Zoning: C-1  
Location: 4740 East Shea Boulevard  
Quarter Section: 29-38(K11)  
Proposal: Use permit to allow sales of alcoholic beverages accessory to a restaurant (Covenant). Use permit required.  
Ordinance Sections: 622.D.146.a  
Applicant: Rob Barberio, Sixty First Place Architects  
Representative: Brian Roerich, Red Room, LLC  
Owner: Best Bet, LLC
  
7. Application #: ZA-137-17-4  
Existing Zoning: R1-6 HP Story Neighborhood SPD  
Location: 1106 West Culver Street  
Quarter Section: 12-26(G8)  
Proposal: Variance to reduce the side yard setback (east side) to 3 feet. Minimum 10 feet required.  
Ordinance Sections: 613.B.table B

Applicant: Jason Comer, TrueSpace  
Representative: Jason Comer, TrueSpace  
Owner: Haley Meier

8. Application #: ZA-147-17-6  
Existing Zoning: RE-35 ACSPD  
Location: 5617 East Montecito Avenue  
Quarter Section: 17-41(H11)  
Proposal: Variance to reduce the setback for an accessory structure in excess of eight feet in height to 29 feet. 40 feet required when detached accessory structure is on a corner lot contiguous to a key lot.
- Ordinance Sections: 706.D  
Applicant: Wendy Riddell, Berry Riddell, LLC  
Representative: Wendy Riddell, Berry Riddell, LLC  
Owner: Joshua Cadwell

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.

This publication can be made available in alternate format upon request. Contact Tamra Ingersoll at (602) 534-6648, TTY: use 7-1-1.

To request reasonable accommodations, please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.

April 7, 2017