

***Revised 8/8/17**
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 **August 10, 2017, 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-282-17-2
Existing Zoning: RE-24
Location: 6634 East Aster Drive
Quarter Section: 31-43(K12)
Proposal: Use permit to generate traffic for home occupation. Use permit required.

Ordinance Sections: 606.A.12.h.1
Applicant: Jolene Kuty, The Gottlieb Kuty Trust, DTD
Representative: Jolene Kuty, The Gottlieb Kuty Trust, DTD
Owner: Jolene Kuty, The Gottlieb Kuty Trust, DTD

 - *2. Application #: ZA-302-17-8
Existing Zoning: A-2 SP RSIOD
Location: Northwest corner of 28th Street and Elwood Street
Quarter Section: 6-33(E9)
Proposal: **1)** Variance to allow a 20-foot setback from a public street (Elwood Street) for outdoor storage. Minimum 75 feet required. **2)** Variance to allow a 20-foot setback from a public street (28th Street) for outdoor storage. Minimum 75 feet required.

Ordinance Sections: 628.E.2.b.(3) 628.E.2.b.(3)
Applicant: Robert Winton, Winton Architects, Inc.
Representative: Robert Winton, Winton Architects, Inc.
Owner: Red Jacket Properties, LLC Yellow Jacket Drilling

 3. Application #: ZA-303-17-3
Existing Zoning: R1-6 PRD
Location: 16427 North 21st Street
Quarter Section: 36-32(M9)
Proposal: **1)** Variance to reduce the perimeter street side landscape setback along 21st Street to 10 feet. An average of 15 feet is required, minimum 10 feet is permitted for up to 50 percent of frontage. **2)** Variance

to reduce the street side perimeter building setback along 21st Street to 5 feet. Minimum 15 feet required for a one-story structure and 20 feet for a two-story structure.

- Ordinance Sections: 613.B.Table A 613.B.Table A
Applicant: John Fox
Representative: John Fox
Owner: Blake Parker, Fortress Residential Group, LLC
4. Application #: ZA-304-17-6
Existing Zoning: R1-10
Location: 121 East Griswold Road
Quarter Section: 25-28(J8)
Proposal: Variance to reduce the required lot width to 70 feet to create two lots. Minimum 80 feet required.
Ordinance Sections: 611.Table B
Applicant: Anthony Kurth, Fordel Development
Representative: Anthony Kurth, Fordel Development
Owner: Jill Kurth
5. Application #: ZA-305-17-4
Existing Zoning: C-1
Location: 4239 West McDowell Road
Quarter Section: 12-19(G6)
Proposal: Use Permit to allow the sale of alcoholic beverages accessory to a restaurant (Wing Stop). Use Permit required.
Ordinance Sections: 622.D.146.a
Applicant: Thomas Aguilera for Charles Loftin
Representative: Thomas Aguilera for Charles Loftin
Thomas Aguilera, Aguilera Law Group, PC
Owner: Doug Huberman, McDowell Corners, LLC
6. Application #: ZA-248-17-7 (Continued from 7/6/17)
Existing Zoning: R-5 RI
Location: 801 West Roosevelt Street
Quarter Section: 11-26(F8)
Proposal: Variance to reduce the required number of parking spaces to 22. Minimum 26 parking spaces required.
Ordinance Sections: 702.C
Applicant: Jason Comer, True Space
Representative: Jason Comer, True Space
Owner: Farajollah Fred Djhandideh, Advanced Equity
7. Application #: ZA-252-17-6 (Continued from 7/6/17)
Existing Zoning: RE-35 SP

- Location: 4700 East Warner Road
Quarter Section: 07-38(B11)
Proposal: Use permit to allow for a temporary use that does not meet the requirements of an administrative temporary use permit. Use permit required.
- Ordinance Sections: 708.A
Applicant: Robert Blakesley, Ahwatukee Board of Management
Representative: Robert Blakesley, Ahwatukee Board of Management
Owner: Robert Blakesley, Ahwatukee Board of Management
8. Application #: ZA-306-17-7
Existing Zoning: A-1
Location: 5436 West Latham Street
Quarter Section: 12-16(G5)
Proposal: Variance to extend hours of operation for a dispensary from 8:00 a.m. to 10:00 p.m. 8:00 a.m. to 7:00 p.m. permitted.
Ordinance Sections: 627.D.92.h
Applicant: Adam Baugh on behalf of Tryke Companies,
Representative: Adam Baugh on behalf of Tryke Companies,
Owner: Turtle RE Investments Fund I A, LLC
- 1:30 PM**
9. Application #: ZA-309-17-4 (Sign)
Existing Zoning: C-2 TOD-1
Location: 24 West Camelback Road
Quarter Section: 19-27(H8)
Proposal: **1)** Variance to increase the maximum letter/logo height for a wall sign to 18 inches. Maximum 12 inches permitted for building fronts 30 feet in height or less. **2)** Variance to increase the wall sign area on the southeast elevation to 40 square feet. Maximum 1 square foot of wall sign area for each linear foot of building elevation permitted.
Ordinance Sections: 662.K.1.b 662.K.1.a
Applicant: Mel Corley, For Your Sign Permit Needs, LLC
Representative: Mel Corley, For Your Sign Permit Needs, LLC
Owner: Camel Central Plaza, LLC
10. Application #: ZA-452-16-4 (3-month review)
Existing Zoning: C-2 TOD-1 WSNSPD
Location: 10 East Camelback Road
Quarter Section: 19-28(H8)
Proposal: Use Permit to allow outdoor alcoholic beverage consumption accessory to a bar (Huss Brewing Uptown). Use Permit required.

- Ordinance Sections: 662.F.1.d
 Applicant: Jeffrey & Leah Huss, The Farmhouse by Huss Brewing
 Representative: Camila Alarcon, Gammage & Burnham, PLC
 Owner: Uptown Plaza, LLC
11. Application #: ZA-271-17-3 (Continued from 7/20/17)
 Existing Zoning: C-1, C-2 SP
 Location: 13637 North Tatum Boulevard
 Quarter Section: 32-39(L11)
 Proposal: Variance to reduce the number of parking spaces to 393. Minimum 413 spaced required.
- Ordinance Sections: 702.B.2
 Applicant: Richard Wilcox, ACF Property Management, Inc.
 Representative: Richard Wilcox, ACF Property Management, Inc.
 Owner: Richard Wilcox, ACF Property Management, Inc.
12. Application #: ZA-307-17-3
 Existing Zoning: Approved C-2 HGT/WVR DNS/WVR
 Location: Northwest corner of 12th Street and Greenway Parkway
 Quarter Section: 36-29(M8)
 Proposal: Variance to reduce perimeter landscaping to 10 feet for up to 50% of the street frontages. Average 30 feet required with a reduction to 20 feet allowed for 50% of the frontage
- Ordinance Sections: 623.E.4.e
 Applicant: Irene Clary, Mazi Holdings, LLC
 Representative: Michael Kolejka, AIA Orcutt Winslow Architects
 Owner: Irene Clary, Mazi Holdings, LLC
13. Application #: ZA-310-17-7
 Existing Zoning: DTC - West Evans Churchill
 Location: 821 North 2nd Street
 Quarter Section: 11-28(F8)
 Proposal: **1)** Use permit to allow a bar or cocktail lounge. Use permit required. **2)** Use permit to allow outdoor alcohol consumption. Use permit required.
- Ordinance Sections: 1204.D 1204.D
 Applicant: Ian Francis Likwarz, Francis & Hugger, LLC
 Anthony Hugger, Francis & Hugger, LLC
 Representative: Ian Francis Likwarz, Francis & Hugger, LLC
 Owner: Ray Zuckerman, JTR 821 N 2nd St., LLC & TGRL 821 N 2nd St, LLC
14. Application #: ZA-323-17-6
 Existing Zoning: R1-18 ACCBSPD

Location: 6319 East Calle Del Norte
Quarter Section: 17-42(H12)
Proposal: **1)** Variance to reduce the front yard setback (east) to 20 feet. Minimum 25 feet required. **2)** Variance to reduce the rear yard setback (west) to 10 feet. Minimum 30 feet required.
Ordinance Sections: 610.B.table 610.B.table
Applicant: Jennifer K. Boblick, Sender Associates, Chtd.
Representative: Jennifer K. Boblick, Sender Associates, Chtd.
Owner: True Craft Residential, Inc.

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.

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.

July 19, 2017