

**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 17, 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-275-17-6 (Continued from 7/27/17)
Existing Zoning: C-2
Location: 4802 East Van Buren Street
Quarter Section: 11-39(F11)
Proposal: **1)** Time extension for ZA-285-16, variance to allow 39% roof coverage for mechanical equipment. Maximum 25% allowed. **2)** Time extension for ZA-285-16, variance to allow a maximum building height of 59 feet. Maximum 56 feet allowed.

Ordinance Sections: 701.B 623.E.3.d
Applicant: William F. Allison, Withey Morris PLC
Representative: William F. Allison, Withey Morris PLC
Owner: 4802 East Van Buren, LLC

2. Application #: ZA-114-17-7 (Continued from 5/18/17)
Existing Zoning: DTC - EAST ROOSEVELT
Location: 609 North 2nd Avenue
Quarter Section: 11-27(F8)
Proposal: Use Permit to allow a pet care facility. Use Permit required.

Ordinance Sections: 1204.D
Applicant: Canine Rescue Coalition
Representative: Randi Brandfass, Southwest Commercial RE, LLC
Owner: Native American Connections, Inc.

3. Application #: ZA-236-17-3 (Rescheduled from 6/22/17)
Existing Zoning: R1-10
Location: 4931 East Voltaire Avenue
Quarter Section: 32-39(L11)
Proposal: Variance to allow an over height wall/fence 6 feet in the required front (north) yard. Maximum 40 inches.

Ordinance Sections: 703.2.c
Applicant: Tom Wick
Representative: Tom Wick

- Owner: Tom Wick
4. Application #: ZA-312-17-3
 Existing Zoning: R-3
 Location: Southeast corner of 21st Place and Sharon Drive.
 Quarter Section: 32-32(L9)
 Proposal: **1)** Variance to allow a lot with no legal street frontage. Street frontage required. **2)** Variance to increased allowed lot coverage to 62 percent. Maximum 45 percent allowed.
- Ordinance Sections: 608.H.1 615.Table B
 Applicant: Jeff Stephens, No. 8 Enterprises
 Representative: Jeff Stephens, No. 8 Enterprises
 Owner: Mr. Michael C. Anderson, Sharon 18, LLC.
5. Application #: ZA-313-17-7
 Existing Zoning: C-3
 Location: 1405 West Broadway Road
 Quarter Section: 4-26(E8)
 Proposal: Use permit to allow a neighborhood collection center. Use permit required.
- Ordinance Sections: 624.D.91.a
 Applicant: Shaine T. Alleman, Esq, Tiffany & Bosco, PA
 Representative: Shaine T. Alleman, Esq, Tiffany & Bosco, PA
 Owner: Grog, LLC
6. Application #: ZA-314-17-4
 Existing Zoning: R-3
 Location: Approximately 135 feet south of the Southwest corner of North Longview Avenue and Campbell Avenue
 Quarter Section: 17-30(H9)
 Proposal: Use permit to allow the PRD development option. Use permit required.
- Ordinance Sections: 615.Table B
 Applicant: Joseph Meyer, Meyer Development
 Representative: Lauren Potter, Heullmantel & Affiliates
 Owner: San Mateo, Townhomes, LLC
7. Application #: ZA-315-17-8
 Existing Zoning: WU T5:3 EG, C-2, C-3 TOD-1
 Location: 104 North 14th Street
 Quarter Section: 10-30(F9)
 Proposal: **1)** Variance to reduce landscaping along east property line to 3 feet. Minimum 25 feet required. **2)** Variance to reduce interior landscaping to 3%. Minimum 10% required. **3)** Variance to reduce parking setback for

- Walkable Urban Code Transect District T5:3 to 4 feet.
Minimum 30 feet required.
- Ordinance Sections: 623.E.4.e 623.E.4.e 1303.2
Applicant: Jason Cutlip, Robert Brown Architects
Representative: Jason Cutlip, Robert Brown Architects
Owner: Rick Montgomery, UniFirst Corporation
8. Application #: ZA-316-17-6
Existing Zoning: C-2
Location: Southwest corner of North 7th Street and East Bethany Home Road
Quarter Section: 20-28(I8)
Proposal: **1)** Use permit to allow a drive through as an accessory to a restaurant (Raising Cane's) (PAD A) within 300 feet of a residential district zoning line. Use permit required. **2)** Use permit to allow a drive through as an accessory to a restaurant (PAD B) within 300 feet of a residential district zoning line. Use permit required.
- Ordinance Sections: 623.D.156.d.(2) 623.D.156.d.(2)
Applicant: Kevin D Kerpan, Kerpan Planning and Design, LLC
Representative: Tommy Dake, Kairoc Investments, LLC
Owner: Hermina and Jordan O'Dell, Anderson Hermina O/Odell Jordan R TR/ETA
- 1:30 PM**
9. Application #: ZA-325-17-7 (Sign)
Existing Zoning: DTC-Business Core
Location: 102 North Central Avenue
Quarter Section: 10-27(F8)
Proposal: Variance to install a wall sign not over leased space. All signs shall be appurtenant to a permitted use of the property on which displayed.
- Ordinance Sections: 1209.B.8.a, 705.C.11, 705.D
Applicant: Paul Faust, ABDD Capital / Dunkin Donuts
Representative: Mark Berquist, Bar Napkin Productions
Owner: Randy Raskin, Terrazona
10. Application #: ZA-321-17-7
Existing Zoning: C-3 HP (ACSBO)
Location: Northwest corner of Grand Avenue and Polk Street.
Quarter Section: 11-26(F8)
Proposal: Time extension for ZA-63-17 a use permit to allow outdoor alcoholic beverage consumption as an accessory use to a restaurant with 500 feet of residential zoning. Variance to reduce front (south) yard setback to 0 feet. Variance to reduce streetscape

- landscape setback along Polk Street to 0 feet.
- Ordinance Sections: 307.A.12
 Applicant: Steven Nevala, FINN Architects, LLC
 Representative: Chris Anaya, The Original Burrito and Co.
 Owner: Lorenzo and Marfaret De La Cruz
 The Original Burrito and Co.
11. Application #: ZA-324-17-6
 Existing Zoning: RE-43
 Location: Approximately 3500 feet north of Lincoln Drive on 40th Street.
 Quarter Section: 23-36(I10)
 Proposal: Time extension for ZA-283-16, variance to allow a maximum building height up to 40 feet tall for the entire Crown Canyon subdivision of 12 lots (previously platted as Whispering Canyon).
 Ordinance Sections: 307.A.12
 Applicant: Garth Wieger, Crown Canyon, LLC
 Representative: Mike Young, Wood, Patel & Associates Inc.
 Owner: Garth Wieger, Crown Canyon, LLC
12. Application #: ZA-317-17-8
 Existing Zoning: C-2 BAOD
 Location: Southwest corner of South 24th Street and East Baseline Road
 Quarter Section: 01-33(D9)
 Proposal: Use Permit to allow outdoor dining accessory to a restaurant (Chick-fil-A) within 500 feet of a residential zoning district. Use Permit required.
 Ordinance Sections: 623.D.156.c
 Applicant: Steve Schwartz, Chick-fil-A
 Representative: Ryan Robinson, 4G Development & Consulting
 Owner: Ryan Spiekerman, Next Gen Development, LLC
13. Application #: ZA-318-17-5
 Existing Zoning: C-2
 Location: 3581 West Northern Avenue
 Quarter Section: 24-20(J6)
 Proposal: **1)** Use permit to allow outdoor food preparation and cooking as an accessory use to a restaurant (Mediterranean King). Use permit required. **2)** Variance to allow accessory outdoor food preparation and cooking within 215 feet from a residential distance. A minimum of a 300-foot setback from a residential district is required.
 Ordinance Sections: 623.D.156.f.1 623.D.156.f.4

- Applicant: Carlos Dominguez, A&E Design Group
 Eduardo Dominguez, A&E Design Group
 Representative: Eduardo Dominguez, A&E Design Group
 Owner: Hamza Algarawi, Mediterranean King, LLC
14. Application #: ZA-319-17-1
 Existing Zoning: C-3 BCMFSP
 Location: 2446 West Bell Road
 Quarter Section: 37-23(M7)
 Proposal: **1)** Use Permit to allow outdoor dining accessory to 2 restaurants within 500 feet of a residential district. Use Permit required. **2)** Use Permit to allow a drive through facility accessory to a restaurant within 300 feet of a residential district. Use Permit required.
- Ordinance Sections: 624.D.112.c 624.D.112.d(2)
 Applicant: Richard Reigle, Reigle & Associates
 Representative: Richard Reigle, Reigle & Associates
 Owner: Anwar Naki, Bell Road Fuel, LLC
 c/o Avalon Investment
15. Application #: ZA-320-17-3
 Existing Zoning: R1-6
 Location: 9606 North 2nd Street
 Quarter Section: 27-28(J8)
 Proposal: **1)** Variance to reduce the rear (west) setback for an accessory structure to 2 feet. Minimum 3 feet required. **2)** Variance to reduce the side setback (north) for an accessory structure to 0 feet. Minimum 3 feet required.
- Ordinance Sections: 706.B 706.B
 Applicant: Rural Jeffery, Born Again Construction
 Representative: Rural Jeffery, Born Again Construction
 Owner: Robert M Youngreen
16. Application #: ZA-322-17-4
 Existing Zoning: C-1
 Location: 1501 West Indian School Road
 Quarter Section: 16-25(H7)
 Proposal: Use permit to allow the sale of packaged liquors as an accessory use to a convenience market within 300 feet of a residential district. Use permit allowed.
- Ordinance Sections: 622.D.97.a
 Applicant: 15th Avenue Indian School, LLC
 Representative: Harvey M Yee, Harvey M Yee, Attorney at Law
 Owner: 15th Avenue Indian School, 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.

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 17, 2017