

**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 **November 29, 2018, at 9:00 a.m. located in Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona.**

Notes:

1. Agenda items may be taken out of order.
2. Anyone wishing to address an agenda item must complete a speaker card.
3. Comments may be limited due to time constraints and to ensure all viewpoints are heard.

The agenda for the meeting is as follows:

9:00 AM

1. Application #: ZA-551-18-7 (Sign)
 Existing Zoning: A-1
 Location: 7600 West Roosevelt Street
 Quarter Section: 12-10(G4)
 Proposal: **1)** Use permit for an electronic message display on an off-premise sign (east and west faces). Use permit required. **2)** Use permit to increase the height of an off-premise sign to 60 feet. Use permit required.

 Ordinance Sections: 705.2.E.3 705.2.B.4.b
 Applicant: Tony Sawyer, Clear Channel Outdoor
 Representative: Stephen Earl, Earl, Curley & Lagarde, P.C.
 Owner: McLane Foodservice, Inc.

2. Application #: ZA-552-18-7 (Sign)
 Existing Zoning: A-1
 Location: 7600 West Roosevelt Street
 Quarter Section: 12-10(G4)
 Proposal: **1)** Use permit for an electronic message display on an off-premise sign (east and west faces). Use permit required. **2)** Use permit to increase the height of an off-premise sign to 70 feet. Use permit required.

 Ordinance Sections: 705.2.E.3 705.2.B.4.b
 Applicant: Tony Sawyer, Clear Channel Outdoor
 Representative: Stephen C. Earl, Earl, Curley & Lagarde, P.C.
 Owner: McLane Foodservice, Inc.

3. Application #: ZA-557-18-8
Existing Zoning: R1-6
Location: 3112 East Mulberry Street
Quarter Section: 15-34(G10)
Proposal: Variance to reduce the required side yard setback (west) to 1 feet. Minimum 10 feet required.

Ordinance Sections: 613.B.Table B
Applicant: Renee O'Donnell
Representative: Thomas Bell
Owner: Renee O'Donnell

4. Application #: ZA-558-18-8
Existing Zoning: DTC-BC
Location: Northeast corner of 3rd Street and Van Buren Street

Quarter Section: 11-28(F8)
Proposal: Use permit to allow a farmer's market with food or beverage dispensed from a vehicle. Use permit required.

Ordinance Sections: 1204.C.26.b
Applicant: Marie and Saloman Aliser, Phoenix Farmers Market, LLC
Representative: Marie and Saloman Aliser, Phoenix Farmers Market, LLC
Owner: AGP Arizona Center Owner, LLC

5. Application #: ZA-559-18-5
Existing Zoning: C-2
Location: 3830 North 51st Avenue
Quarter Section: 16-16(H5)
Proposal: **1)** Use permit to allow a car wash in an open building. Use permit required. **2)** Variance to reduce the streetscape landscape setback along 51st Avenue to 5 feet. An average of 25 feet is required, minimum of 20 feet is permitted for up to 50 percent of the frontage.

Ordinance Sections: 623.D.41 623.E.4.e.Table
Applicant: Jesse Macias, M3 Design
Representative: Jesse Macias, M3 Design
Owner: Rich Hutton, Red Mountain Retail Management

6. Application #: ZA-560-18-1
Existing Zoning: C-2
Location: Approximately 237 feet west of the northwest corner of 35th Avenue and Peoria Avenue

Quarter Section: 29-20(K6)
Proposal: **1)** Use permit to allow a car wash in an open

building. Use permit required. **2)** Variance to reduce the streetscape landscape setback along Peoria Avenue to 0 feet. An average of 25 feet is required, minimum of 20 feet is permitted for up to 50 percent of the frontage.

Ordinance Sections: 623.D.41 623.E.4.e.Table
Applicant: Jesse Macias, M3 Design
Representative: Jesse Macias, M3 Design
Owner: Rich Hutton, Red Mountain Retail Management

7. Application #: ZA-561-18-5
Existing Zoning: R1-6
Location: 7901 West Osborn Road
Quarter Section: 15-9(G3)
Proposal: Use permit to allow a disguised wireless communication facility on a residentially zoned property that is designated for public or quasi-public space (Starlight Park Baptist Church). Use permit required.

Ordinance Sections: 715.B.2.a.(3).(b)
Applicant: Declan Murphy, Coal Creek Consulting for T-Mobile
Representative: Declan Murphy, Coal Creek Consulting for T-Mobile
Owner: Starlight Park Baptist Church

1:30 PM

8. Application #: ZA-562-18-2
Existing Zoning: C-2
Location: 814 East Union Hills Drive
Quarter Section: 39-29(M8)
Proposal: **1)** Variance to permit 33 lots fronting on a private drive. Public street or street access way required. **2)** Variance to reduce front yard setbacks for 33 lots along a private drive to 0 feet. Minimum 10 feet required.

Ordinance Sections: 615.B.Table B 615.B.Table B
Applicant: Randy Rochford, 88 Ventures, LLC
Representative: William F. Allison, Withey Morris PLC
Owner: JHK Union Hills, LLC/KMC Union Hills, LLC

9. Application #: ZA-563-18-6
Existing Zoning: C-2 H-R SP CEPCSP, P-2 CEPCSP
Location: 2575 East Camelback Road
Quarter Section: 18-33(H9)
Proposal: Use permit to allow outdoor dining within 500 feet of a residentially zoned district. Use permit

- required.
- Ordinance Sections: 623.D.157.C.
 Applicant: Bob Hubbard, LBA Realty
 Representative: Daniel Saari, Gensler Architect
 Owner: Esplanade Owner, LP
10. Application #: ZA-564-18-6
 Existing Zoning: R1-6 SP
 Location: 1751 East Maryland Avenue
 Quarter Section: 21-31(I9)
 Proposal: Use permit to allow a disguised wireless communication facility (monopalm) on residentially zoned property designated for public or quasi-public space (Parkway Community Church). Use permit required.
- Ordinance Sections: 715.B.2.a.(2).(a).(i)
 Applicant: Nancy Smith, WYCO
 Representative: Nancy Smith, WYCO
 Owner: Parkway Community Church
11. Application #: ZA-565-18-4
 Existing Zoning: R1-6 CNSPD
 Location: 1436 East Monte Vista Road
 Quarter Section: 13-30(G9)
 Proposal: Variance to reduce the side yard setback (west) to 3 feet. 10 feet required.
- Ordinance Sections: 613. B. Table B
 Applicant: Ben Schwirck
 Representative: Ben Schwirck
 Owner: Ben Schwirck
12. Application #: ZA-567-18-2
 Existing Zoning: R-3
 Location: 16075 North 30th Street
 Quarter Section: 35-34(L10)
 Proposal: **1)** Use permit to allow PRD development option. Use permit required. **2)** Variance to reduce front (west) setback to 15 feet. Minimum 20 feet required. **3)** Variance to reduce common areas to 0% of gross area. Minimum of 5% required.
- Ordinance Sections: 615.B. Table B 615.B. Table B 615.B. Table B
 Applicant: Moe Amoudi, Falcon View Development
 Representative: Moe Amoudi, Falcon View Development
 Owner: Adballah Alsawaftah, Falcon View Development
13. Application #: ZA-568-18-2
 Existing Zoning: R1-14

- Location: 5938 East Corrine Drive
Quarter Section: 31-41(K11)
Proposal: Use permit to allow a closed projection to project 21 feet into required rear yard. Maximum 5 foot projection permitted.
- Ordinance Sections: 701.A.3.(2).(d)
Applicant: Linda Miller, Dreamstyle Remodeling
Representative: Linda Miller, Dreamstyle Remodeling
Owner: Richard Simat, Dreamstyle Remodeling
14. Application #: ZA-572-18-3
Existing Zoning: R1-8
Location: 3550 East Dahlia Drive
Quarter Section: 31-35(K10)
Proposal: Time extension for ZA-130-17, variance to allow an accessory structure 15 feet in height in the required side yard. Maximum 8 feet permitted.
- Ordinance Sections: 307.A.12
Applicant: Frank Dancil
Representative: Frank Dancil
Owner:
15. Application #: ZA-573-18-4
Existing Zoning: A-1
Location: 1830 West Latham Street
Quarter Section: 12-25(G7)
Proposal: Variance to reduce the required off-street parking to 6 spaces. Minimum 14 parking spaces required.
- Ordinance Sections: 702.C.Table
Applicant: Nate Cottrell, CEG Applied Sciences
Representative: Tom Stitt, ProSteel Structural
Owner: Jesus and Beatrice Guerrero
16. Application #: ZA-579-18-6
Existing Zoning: R1-10 NCASPD
Location: 6755 North Central Avenue
Quarter Section: 22-28(I8)
Proposal: Variance to allow a 6 foot fence in the required front yard setback along Central Avenue. Maximum 40 inches permitted.
- Ordinance Sections: 664.D.Table
Applicant: Greg Hunt, GM Hunt Builders
Representative: Greg Hunt, GM Hunt Builders
Owner: Cindy McCain

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 Angie Holdsworth at (602) 495-5622, TTY: use 7-1-1. To request reasonable accommodations, please contact Angie Holdsworth at (602) 495-5622, TTY use 7-1-1.

November 13, 2018