

**NOTICE OF PUBLIC MEETING
BOARD OF ADJUSTMENT
*REVISED 1/22/15**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **BOARD OF ADJUSTMENT** and to the general public, that the **BOARD OF ADJUSTMENT** will hold a meeting open to public on **Thursday, February 5, 2015, at 12:00 p.m. located in City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona.**

(One or more members may participate by telephone conference call.)

The agenda of the meeting is as follows:

A. Approval of Minutes

Approval of January 8, 2015 minutes.

B. Approval of Agenda

C. Requests for Continuance and/or Withdrawal

1. Application #: **ZA-456-14-7 (Appeal withdrawn by appellant)**
Existing Zoning: C-3 ACSBOD
Location: 1128 Grand Avenue
Quarter Section: 11-26(F8)
Proposal: Variance to reduce 12 parking spaces to 6 parking spaces. Minimum 12 parking spaces are required for 8 residential units.

Ordinance Sections: 702.C.
Applicant: Brian Stark, Stark James, LLC
Representative: Reid Butler
Owner: Karl Obergh, Obleek, LLC
Appellant: Sean Sweat, Thunderdome Neighborhood Association

D. Items for Consideration

2. Application #: **ZA-392-14-6 (Continued from January 8, 2015)**
Existing Zoning: R1-6
Location: 3442 North 39th Street
Quarter Section: 16-36(H10)
Proposal: Use permit to use PRD option of Section 613 Table B for development. Use permit required.

Ordinance Sections: 613. Table B.
Applicant: Marc Nassos, Green Street Communities, Inc.
Representative: William Kozub, Berens, Kozub, Kloberdanz &

Owner: Blonstein, PLC
Appellant/ Carol Stoufer
Representative: Gary Jones /
Frederick Davidson, Davidson & Kaffer, PLLC

3. Application #: **ZA-311-14-6 (Continued from December 4, 2014)**
Existing Zoning: R1-10
Location: 3714 East Campbell Avenue
Quarter Section: 18-36(H10)
Proposal: Use permit to develop using the PRD option. Use permit required.
Ordinance Sections: 611.B. Table B.
Applicant: Nate Cottrell, CEG
Representative: Jeffrey Blilie, Beus Gilbert PLLC
Owner: John & Mary Joyce Barker
Appellant: John & Mary Joyce Barker

4. Application #: **ZA-488-14-2**
Existing Zoning: A-1 DVAO
Location: 22425 North 16th Street
Quarter Section: 43-31(O9)
43-31(N9)
Proposal: **1)** Use permit to allow a medical marijuana cultivation facility in the A-1 (Light Industrial) district. Use permit required.
2) Use permit to allow a medical marijuana infusion facility in the A-1 (Light Industrial) district. Use permit required.
3) Variance to allow a medical marijuana cultivation facility within 1000 feet of a residential zoning district. A medical marijuana cultivation facility shall not be located within 1000 feet of a residential zoned district.
4) Variance to allow a medical marijuana infusion facility within 1000 feet of a residential zoning district. A medical marijuana infusion facility shall not be located within 1000 feet of a residential zoned district.
Ordinance Sections: 627.D.91.a. 627.D.93.a. 627.D.91.d. 627.D.93.c.
Applicant: Tryke Companies
Representative: Adam Baugh, Withey Morris PLC
Owner: Morton Holdings, LLC
Appellant: Michael McCrery

E. Other Business

5. Update on March Board of Adjustment agenda.
6. Update on pending appeals of the Board of Adjustment.
7. Q & A: Procedure and Process - Board of Adjustment case law.
8. The Board may vote to go into Executive Session pursuant to A.R.S Section 38-431.03.A.3. for the purpose of receiving legal advice regarding any of the above Items A-E.

F. Adjournment

For further information, please call Mary L. Brown, Secretary to the Board, in the Planning and Development Department at 602-495-7029, or contact us via electronic mail at zoning@phoenix.gov. This electronic mail address will not accommodate zoning enforcement/violation complaints.

For ADA accommodations, call the Planning and Development Department, Elaine Noble, at voice number 602-495-0256 or TTY 7-1-1.

January 21, 2015