

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 **December 22, 2015, 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-518-15-1 (Sign)
 Existing Zoning: C-2
 Location: 2728 West Peoria Avenue
 Quarter Section: 29-22(K7)
 Proposal: Use permit for a major amendment to the Metro Square Comprehensive Sign Plan (new ground signs). Use permit required.

 Ordinance Sections: 705.E.2.
 Applicant: Giovanni Melendez, Bluemedia
 Representative: Giovanni Melendez, Bluemedia
 Owner: Metro Square 553, LLC
 c/o Kimco Realty Corporation

 2. Application #: ZA-522-15-8 (Sign)
 Existing Zoning: C-3/P-1 TOD-1
 Location: 1150 East Van Buren Street
 Quarter Section: 11-29(F8)
 Proposal: **1)** Variance to increase the letter height on a wall sign to 36 inches and 17 inches. Maximum letter height for building fronts 30 feet in height or less is 12 inches. **2)** Variance to allow a wall sign to extend closer than half the vertical height of the letters to a roofline. Wall signs shall extend no closer than half the vertical height of the letters employed to a building corner or to a roofline.

 Ordinance Sections: 662.K.1.b. 662.K.1.c.
 Applicant: Chris Gilliland, Bootz & Duke Sign Company
 Representative: Chris Gilliland, Bootz & Duke Sign Company
 Owner: Bok, Evn, and Henry Park, Park Estates, LLC

- | | | |
|----|--|---|
| 3. | Application #:
Existing Zoning:
Location:
Quarter Section:
Proposal:

Ordinance Sections:
Applicant:
Representative:
Owner: | ZA-524-15-6 (Sign)
C-2
5555 North 7th Street
20-29(I8)
Use permit to establish the Cinema Park Comprehensive Sign Plan. Use permit required.
705.E.2.
Ana Jones, Trademark Visual, Inc.
Ana Jones, Trademark Visual, Inc.
Jack Jakosky, Cinema Park Investments, LTD Partnership |
| 4. | Application #:
Existing Zoning:
Location:
Quarter Section:
Proposal:

Ordinance Sections:
Applicant:
Representative:
Owner: | ZA-537-15-5 (Sign)
R1-6
5902 West Indian School Road
17-14(H5)
1) Variance to increase the height of a ground sign to 16.6 feet. Maximum height of a ground sign for non-residential activity in a residential district is 8 feet with design review. 2) Variance to increase the area of a ground sign to 63 square feet. Maximum area of a ground sign for non-residential activity in a residential district is 32 square feet with design review.
705.D. 705.D.
Mel Corley ,For Your Sign Permit Needs, LLC
Mel Corley, For Your Sign Permit Needs, LLC
City of Phoenix |
| 5. | Application #:
Existing Zoning:
Location:
Quarter Section:
Proposal:

Ordinance Sections:
Applicant:
Representative:
Owner: | ZA-520-15-6
C-2 PCD
4025 East Chandler Boulevard
011-37(A10)
1) Use Permit to allow outdoor dining accessory to a restaurant (MOD Pizza) within 500 feet of residential zoning. Use Permit required. 2) Use Permit to allow outdoor alcoholic beverage consumption accessory to a restaurant (MOD Pizza) within 500 feet of residential zoning. Use Permit required.
623.D.156.c 623.D.156.c
Leodra Bowdell, Phoenix Permit Service
Leodra Bowdell, Phoenix Permit Service
Kimco Mountainside 647, LLC |

- | | | |
|----|--|---|
| 6. | Application #:
Existing Zoning:
Location:
Quarter Section:
Proposal:

Ordinance Sections:
Applicant:
Representative:
Owner: | ZA-517-15-7
C-2
2175 North 83rd Avenue
13-9(G3)
Use permit to allow a medical marijuana dispensary facility. Use permit required.
623.D.122.a
James Kaufman, Core Management, LLC
Walter Gilbert, Gilbert Bird Law
Mission Eben-ezer |
| 7. | Application #:
Existing Zoning:
Location:
Quarter Section:
Proposal:

Ordinance Sections:
Applicant:
Representative:
Owner: | ZA-519-15-7
A-2
2220 West McDowell Road
13-24(G7)
1) Use Permit to allow a medical marijuana cultivation facility. Use permit Required. 2) Use permit to allow a medical marijuana infusion facility. Use permit required. 3) Variance to allow a medical marijuana cultivation facility that is located within 5,280 feet of another medical marijuana facility. 4) Variance to allow a medical marijuana infusion facility within 5,280 feet of another medical marijuana facility.
627.D.91 627.D.93 627.D.91.c 627.D.93.b
Bill Myer, Arizona Organix
Ryan Hurley, Rose Law Group
J&M McDowell Property, LLC |
| 8. | Application #:
Existing Zoning:
Location:
Quarter Section:
Proposal:

Ordinance Sections:
Applicant:
Representative:
Owner: | ZA-523-15-1
A-1
21617 North 9th Avenue
42-26(N8)
Variance request to extend the operating hours of a medical marijuana dispensary from 7:00 a.m. to 10:00 p.m. Required operating hours shall not be earlier than 8:00 a.m. and not later than 7:00 p.m.
627.D.92.h
Gina Berman, The Giving Tree Wellness Center of North
Gina Berman, The Giving Tree Wellness Center of North
Keith Power, B&P Property Holdings |

1:30 PM

9. Application #: ZA-525-15-6
Existing Zoning: R-3
Location: 5323 North 18th Street
Quarter Section: 19-31(H9)
Proposal: **1)** Variance to reduce the required perimeter standard to 10 feet along Missouri Avenue. 20 feet required. **2)** Variance to reduce the required front yard setback to 0 feet. 10 feet required. **3)** Variance for lots to front a private drive. Public street or access way required. **4)** Use Permit to allow the Planned Residential Development (PRD) option. Use permit required.

Ordinance Sections: 615.B.Table B 615.B.Table B 615.B.Table B 608.B.

Applicant: Jason Morris, Withey Morris
Representative: Jason Morris, Withey Morris
Owner: HEWSON 75TH ST, LLC
10. Application #: ZA-526-15-6
Existing Zoning: CP/GCP
Location: Southwest corner of 48th Street and Frye Road
Quarter Section: 011-39(A11)
 012-39(A11)
Proposal: **1)** Use Permit to allow an increase in maximum building height of 80 feet. Use Permit required. **2)** Variance to reduce the landscape setback to 20 feet along 48th Street. Minimum 30 feet required. **3)** Variance to reduce the landscape setback to 20 feet along Frye Road. Minimum 30 feet required. **4)** Variance to delete the 3 feet required parking screening. Minimum 3 feet required.

Ordinance Sections: 626.H.1.table 626.H.2.b 626.H.2.b 702.B.7.b(2)
Applicant: Steve Barduson, Barduson Architects
Representative: Curtis Mcfarland, Mountain Park Community Church
Owner: Mountain Park Community Church
11. Application #: ZA-527-15-8
Existing Zoning: C-2
Location: 1101 North 7th Street

- | | | |
|-----|---------------------|---|
| | Quarter Section: | 12-29(G8) |
| | Proposal: | Variance to have a drive-through window for the sale of alcohol within 50 feet from a residential district. 300 feet required. |
| | Ordinance Sections: | 622.D.97.b |
| | Applicant: | Manisha Thathi, T&B Stores LLC |
| | Representative: | Fred Stern, Stern and Associates |
| | Owner: | Subhash Thathi, T&B Stores LLC |
| 12. | Application #: | ZA-528-15-6 |
| | Existing Zoning: | C-2 |
| | Location: | 5538 North 7th Street |
| | Quarter Section: | 20-28(I8) |
| | Proposal: | 1) Use permit to allow outdoor dining accessory to a restaurant (Pure Sushi) within 500 feet of a residential district. Use permit required. 2) Use permit to allow outdoor alcoholic beverage consumption accessory to a restaurant (Pure Sushi) within 500 feet of a residential district. Use permit required. |
| | Ordinance Sections: | 623.D.156.c 623.D.156.c |
| | Applicant: | Adam Baugh, Withey Morris, PLC |
| | Representative: | Adam Baugh, Withey Morris, PLC |
| | Owner: | Colony South, LLC |
| 13. | Application #: | ZA-529-15-6 |
| | Existing Zoning: | RE-35 ACSPD |
| | Location: | 4925 East Grandview Lane |
| | Quarter Section: | 19-39(H11) |
| | Proposal: | Variance to allow an open projection 0 feet from the front yard property line. Open projections may project into any required front yard not more than five feet. |
| | Ordinance Sections: | 701.A.3.a.(1).a |
| | Applicant: | Larry D. Ewart |
| | Representative: | Larry D. Ewart |
| | Owner: | Larry D. Ewart |
| 14. | Application #: | ZA-532-15-6 |
| | Existing Zoning: | R-3 |
| | Location: | Northwest corner of 11st Street and Rose Lane |
| | Quarter Section: | 21-29(I8) |
| | Proposal: | Variance to reduce the required perimeter street setback to 0 feet. Minimum 20 feet required adjacent to a public street. |
| | Ordinance Sections: | 615.B.Table B |

- | | | |
|-----|---------------------|---|
| | Applicant: | Stephen Earl, Earl, Curley, and Lagarde, PC |
| | Representative: | Stephen Earl, Earl, Curley, and Lagarde, PC |
| | Owner: | Jim and Jenny Wong |
| 15. | Application #: | ZA-530-15-8 |
| | Existing Zoning: | A-1 |
| | Location: | 3215, 3217 and 3221 East Washington Street
Phoenix, AZ 85034 |
| | Quarter Section: | 10-35(F10) |
| | Proposal: | Use permit to allow a medical marijuana
dispensary. Use permit required. |
| | Ordinance Sections: | 627.D.92 |
| | Applicant: | James Kaufman, Core Management, LLC |
| | Representative: | Walter Gilbert, Gilbert Bird Law Firm |
| | Owner: | Paul Gruber, Paul Gruber Design Company |

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.

For reasonable accommodations, call Elaine Noble at Voice/602-495-0256 or TTY use 7-1-1 as early as possible to coordinate needed arrangements.

December 7, 2015