

**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 **January 28, 2016, 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-531-15-2 (Continued from 1/7/16)
 Existing Zoning: C-2
 Location: 4725 East Carefree Highway
 Quarter Section: 58-38(R11)
 Proposal: Use permit to allow display of merchandise outdoors as an accessory use to a primary use (Pet Club). Use permit is required.

 Ordinance Sections: 623.C.2
 Applicant: Pet Club
 Representative: Jack Osuna, Pet Club
 Owner: Schauer Cattle, LLC

 2. Application #: ZA-570-15-6
 Existing Zoning: R-5
 Location: 2242 East Campbell Avenue
 Quarter Section: 18-32(H9)
 Proposal: Variance to allow a trash enclosure five feet (5') from a residential property line. Fifty feet (50') required.

 Ordinance Sections: CEPCSP B.2.3.C
 Applicant: Christopher Murdy, Contour 22 Condos LLP
 Representative: Christopher Murdy, Contour 22 Condos LLP
 Owner: Contour 22 Condos, LLP

 3. Application #: ZA-573-15-8
 Existing Zoning: RE-35
 Location: 12637 South 47th Avenue
 Quarter Section: 07-18(B6)
 Proposal: Variance to allow a lot 26 feet wide. Minimum 150 feet width required.

 Ordinance Sections: 609.B table
 Applicant: Victor Castillo

- Representative: Victor Castillo
 Owner: Mark and Sandra Long
4. Application #: ZA-574-15-2
 Existing Zoning: C-2
 Location: 3130 East Union Hills Drive
 Quarter Section: 39-34(M10)
 Proposal: Variance to reduce separation between Tobacco Oriented Retailers to less than 500 feet. Minimum 500 feet separation required.

 Ordinance Sections: 623.D.193.a
 Applicant: Riyadh Barakat, Gemfield, LLC dba THC Smoke Shop
 Representative: Riyadh Barakat, Gemfield, LLC dba THC Smoke Shop
 Owner: CRE College Plaza, LLC
5. Application #: ZA-576-15-6
 Existing Zoning: R1-6
 Location: 3820 North 38th Street
 Quarter Section: 16-36(H10)
 Proposal: Variance to reduce side (east) setback to 7 feet 6 inches. Minimum 10 feet required.

 Ordinance Sections: 613.B Table B
 Applicant: Patrick Hallman, C&H Associates, LLC
 Representative: Patrick Hallman, C&H Associates, LLC
 Owner: Janice Ann Ashford
6. Application #: ZA-583-15-7
 Existing Zoning: DTC-Gateway, E Roos, ACSBO
 Location: 1100 North Central Avenue
 Quarter Section: 12-27(G8)
 Proposal: Use permit to allow outdoor liquor service as an accessory use. Use permit required.

 Ordinance Sections: 1204.D.
 Applicant: Timothy Sprague, Portland Place Hotel, LLC
 Representative: Timothy Sprague, Portland Place Hotel, LLC
 Owner: Timothy Sprague, Portland Place Hotel, LLC
7. Application #: ZA-567-15-7
 Existing Zoning: A-1
 Location: 3333 South Central Avenue, 14 East Victory Lane, 18 East Victory Lane
 Quarter Section: 6-28(E8)
 Proposal: **1)** Use permit to allow a medical marijuana dispensary facility. Use permit required.

Ordinance Sections: 627.D.92.a 627.D.92.d
Applicant: 3333 South Central, LLC
Representative: Withey Morris, PLC
Owner: 3333 South Central, LLC

8. Application #: ZA-577-15-1
Existing Zoning: A-1 DVAO 1, 2, & 3
Location: 22041 North 23rd Avenue
Quarter Section: 43-24(N7)
Proposal: **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 within 5,280 feet of another medical marijuana facility. Minimum of 5,280 feet separation required. **4)** Variance to allow a medical marijuana infusion facility within 5,280 feet of another medical marijuana facility. Minimum of 5,280 feet separation required.
- Ordinance Sections: 627.D.91.a 627.D.93.a 627.D.91.c 627.D.93.b
Applicant: Shane Howell, AZ Natural Remedies, LLC
Representative: Jenifer Corey, Zoning Strategies, LLC
Owner: 22041 North 23rd, 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.

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.

January 8, 2016