

## **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 **February 11, 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-2-16-4 (Sign)  
     Existing Zoning:       C-2 HGT/WVR SP  
     Location:             1930 East Thomas Road  
     Quarter Section:     15-31(G9)  
     Proposal:             Use permit for a major amendment to the Arizona Heart Hospital Comprehensive Sign Plan (Abrazo). Use permit required.  
  
     Ordinance Sections:   705.E.2.  
     Applicant:            Rebecca Murans, JRC Design  
     Representative:       Rebecca Murans, JRC Design  
     Owner:                VHS of Phoenix, Abrazo Arizona Heart Hospital
  
  2.   Application #:           ZA-581-15-2  
     Existing Zoning:       R-3A PCD OLFSP  
     Location:             Approximately 300 feet west of the northwest corner of 68th Street Extended and Mayo Boulevard (APN. 215-04-706A)  
  
     Quarter Section:     39-43(M12)  
     Proposal:             **1)** Variance to reduce perimeter street setback along Loop 101 to 15 feet. Minimum 20 feet is required adjacent to a public street. **2)** Variance to reduce the required step back setback for 48 feet tall buildings to 15 feet. Minimum 150 feet step back setback is required for 48 feet tall building.  
  
     Ordinance Sections:   615.B.Table B 615.B.Table B  
     Applicant:            John Hrovat Camden  
     Representative:       Stephen Earl, Earl, Curley and Lagarde  
     Owner:                Camden MB Phoenix, LLC
  
  3.   Application #:           ZA-3-16-5  
     Existing Zoning:       R1-6  
     Location:             3206 West Glendale Avenue  
     Quarter Section:     23-21(I6)  
     Proposal:             Use permit to allow a dependent care facility for up to

- 12 dependents. Use permit required.
- Ordinance Sections: 608.F.1  
Applicant: Rosalyn Harraway, Kuddle Bugs  
Representative: Rosalyn Harraway, Kuddle Bugs  
Owner: FHI LLC
4. Application #: ZA-4-16-5  
Existing Zoning: R1-6  
Location: 6336 North 15th Avenue  
Quarter Section: 21-25(I7)  
Proposal: Variance to allow a 12 feet high detached accessory structure in the required side yard. Maximum 8 feet allowed.
- Ordinance Sections: 706.C  
Applicant: Stephen Tuck  
Representative: Stephen Tuck  
Owner: Stephen Tuck
5. Application #: ZA-5-16-6  
Existing Zoning: R1-10  
Location: 6131 North 2nd Avenue  
Quarter Section: 21-27(I8)  
Proposal: Use permit to allow a closed projection of 11 feet for no more than one-half the width of the structure into the required rear yard setback. Use permit required to project greater than 5 feet.
- Ordinance Sections: 701.A.3(2)(d)  
Applicant: Jeff D. Welker, Welker Development Resources, LLC  
Representative: Jeff D. Welker, Welker Development Resources, LLC  
Owner: Todd Chester
6. Application #: ZA-6-16-2  
Existing Zoning: R1-8  
Location: 6914 East Kelton Lane  
Quarter Section: 36-44(M12)  
Proposal: Use permit to allow a detached accessory structure 22 feet in height in the required rear yard setback. Maximum 15 feet allowed.
- Ordinance Sections: 706.G  
Applicant: Frank Hogan, 1 Call Contractors  
Representative: Frank Hogan, 1 Call Contractors  
Owner: Brandon and Rebecca Grose
7. Application #: ZA-7-16-4  
Existing Zoning: R-3  
Location: 4017 North 40th Street

- Quarter Section: 16-37(H10)  
 Proposal: **1)** Variance to reduce front building setback to 0. Minimum 10 feet required. **2)** Variance to reduce landscape setback on the west to 15 feet. 20 feet required. **3)** Variance to reduce north and south rear yard setbacks to 10 feet for two story structure. Minimum 15 feet required for two story structure. **4)** Variance to reduce common area to 2.9%. Minimum 5% required. **5)** Variance to allow access on a private access way. Public street required.
- Ordinance Sections: 615.B Table B 703.B.3.a 615.B Table B 615.B Table B 615.B. Table B
- Applicant: Wendy Riddell, Esq Berry Riddell, LLC  
 Representative: Wendy Riddell, Esq Berry Riddell, LLC  
 Owner: Tom Derryberry, DB Camelback Investments
8. Application #: ZA-1-16-7  
 Existing Zoning: A-2  
 Location: 2 North 35th Avenue  
 Quarter Section: 10-20(F6)  
 Proposal: **1)** Use permit to allow a medical marijuana cultivation facility. Use permit is required. **2)** Use permit to allow a medical marijuana dispensary facility. Use permit is required. **3)** Use permit to allow a medical marijuana infusion facility. Use permit is required. **4)** Variance to allow a medical marijuana cultivation facility within 750 feet of a residentially zoned district. 1,000 feet separation is required between cultivation facility and residentially zoned districts. **5)** Variance to allow a medical marijuana infusion facility within 750 feet of a residentially zoned district. 1,000 feet is required between infusion facility and residentially zoned districts.
- Ordinance Sections: 627.D.91.a 627.D.92.a 627.D.93.a 627.D.91.d 627.D.93.c
- Applicant: Craig Smith, Cold Fusion Management Services  
 Representative: Snell and Wilmer  
 Owner: H35 Building, LLP
- 1:30 PM**
9. Application #: ZA-8-16-2 (Sign)  
 Existing Zoning: C-2 HR / C-2 SP  
 Location: 3929 East Bell Road  
 Quarter Section: 36-36(M10)  
 Proposal: Use permit for a major amendment to the Humana Hospital - Desert Valley Comprehensive Sign Plan

- (Abrazo Scottsdale Campus). Use permit required.
- Ordinance Sections: 705.E.2.  
Applicant: Rebecca Murans, JRC Design  
Representative: Rebecca Murans, JRC Design  
Owner: VHS Acquisition Corporation, Abrazo Community Health Network
10. Application #: ZA-10-16-5 (Sign)  
Existing Zoning: C-2 / C-2 HR /C-2 SP  
Location: 2000 West Bethany Home Road  
Quarter Section: 21-24(I7)  
Proposal: Use permit for a major amendment to the Phoenix Baptist Hospital Comprehensive Sign Plan (Abrazo Central Campus). Use permit required.
- Ordinance Sections: 705.E.2.  
Applicant: Rebecca Murans, JRC Design  
Representative: Rebecca Murans, JRC Design  
Owner: VHS of Phoenix, Inc. Abrazo Community Health Network
11. Application #: ZA-9-16-5  
Existing Zoning: R1-6  
Location: 8016 West Montecito Avenue  
Quarter Section: 17-9(H3)  
Proposal: Variance to reduce side yard (west) setback to 3 feet. Minimum 10 feet required.
- Ordinance Sections: 613.B Table B  
Applicant: Terrence Olsen  
Representative: Terrence Olsen  
Owner: Terrence Olsen
12. Application #: ZA-11-16-8  
Existing Zoning: A-1 TOD-2  
Location: 2224 East Washington Street  
Quarter Section: 10-32(F9)  
Proposal: Use permit to allow residential uses in A-1 zoning. Use permit required.
- Ordinance Sections: 627.D.1  
Applicant: Andrew Schorfhaar, G.A. Haan Development, LLC  
Representative: Andrew Schorfhaar, G.A. Haan Development, LLC  
Owner: Albert Lama, Lama Properties Ltd. Partnerships
13. Application #: ZA-12-16-7  
Existing Zoning: R-2  
Location: 6223 and 6227 South 41st Drive  
Quarter Section: 2-19(D6)

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|     | Proposal:           | Variance to reduce front (west) setback to 20 feet. 25 feet required.  |
|     | Ordinance Sections: | 614.B Table B  |
|     | Applicant:          | Ran Edelman  |
|     | Representative:     | Manuel A. Inurriaga, M&M Civil Engineering   |
|     | Owner:              | Ran Edelman  |
| 14. | Application #:      | ZA-13-16-8   |
|     | Existing Zoning:    | S-1  |
|     | Location:           | 8620 South 19th Avenue   |
|     | Quarter Section:    | 02-24(C7)  |
|     | Proposal:           | Variance to reduce the side setback (east) to 20 feet. Required 30 foot side setback.  |
|     | Ordinance Sections: | 603.B.2.b  |
|     | Applicant:          | Esteban & Kimberly Gomez   |
|     | Representative:     | Esteban & Kimberly Gomez   |
|     | Owner:              | Esteban & Kimberly Gomez   |
| 15. | Application #:      | ZA-14-16-4   |
|     | Existing Zoning:    | R-5  |
|     | Location:           | 4175 North 12th Street   |
|     | Quarter Section:    | 17-30(H9)  |
|     | Proposal:           | <b>1)</b> Variance to delete the minimum perimeter building setbacks on a street side. Minimum 15 feet required (PRD option). <b>2)</b> Variance to delete minimum perimeter building setbacks (rear) for a two story building. Minimum 15 feet required (PRD option). <b>3)</b> Variance to delete perimeter building setbacks (side) for a two story building. Minimum 15 feet required (PRD option). <b>4)</b> Variance to delete minimum interior building setbacks (front). Minimum 10 feet required (PRD option). <b>5)</b> Variance to delete minimum interior building setbacks (street side). Minimum 10 feet required (PRD option). <b>6)</b> Variance to delete minimum garage setback for front loaded garages. Minimum 18 feet required (PRD option). <b>7)</b> Variance to allow a private driveway. Public street or private accessway required (PRD option). |
|     | Ordinance Sections: | 618.B Table A 618.B Table A 618.B Table A 618.B Table A  |
|     | Applicant:          | Walter Veselinovic Melosh, LLC   |
|     | Representative:     | Edmir Dzudza E-Project, LLC  |
|     | Owner:              | Walter Veselinovic Melosh, LLC   |

16. Application #: ZA-17-16-6  
Existing Zoning: R-3  
Location: Northeast corner of North 50th Street and East Palm Lane  
Quarter Section: 13-39(G11)  
Proposal: **1)** Variance to reduce the front yard setback to 0 feet. Minimum 10 feet required. **2)** Variance to allow access from a private driveway for 55 lots in a subdivision. Public street or private access way required. **3)** Use permit to allow development as a Table B Planned Residential Development option.  
Ordinance Sections: 615.B.TableB 615.B.TableB 615.B.TableB  
Applicant: Jenifer Corey, Zoning Strategies  
Representative: Jenifer Corey, Zoning Strategies  
Owner: Pacific Rim 51st Street Apartments, LP
17. Application #: ZA-564-15-4 (Continued from 1/21/16)  
Existing Zoning: R-3 (Pending R-4A)  
Location: Approximately 615 feet north of the northeast corner of 16th Avenue and Camelback Road  
Quarter Section: 19-25(H7)  
Proposal: Use Permit to reduce required parking for special needs populations (elderly persons) from 53 parking spaces to 36 parking spaces. Use permit required.  
Ordinance Sections: 702.E.6  
Applicant: Monique Hastings, Domus AZ, LLC  
Representative: Kevin Kellogg, Kellogg+Associates  
Owner: Patrick Lannan, Dunlap Center, LLC
18. Application #: ZA-541-15-7 (Continued from 1/7/16)  
Existing Zoning: A-1  
Location: 440 North 51st Avenue  
Quarter Section: 11-16(F5)  
Proposal: **1)** Variance to reduce the separation requirement from another medical marijuana type of use (Medical Marijuana Cultivation). 5,280 feet is required from same type of medical marijuana use. **2)** Variance to reduce the separation requirement from another medical marijuana type of use (Medical Marijuana Dispensary). 5,280 feet is required from same type of medical marijuana use. **3)** Variance to reduce the separation requirement from another medical marijuana type of use (Medical Marijuana Infusion). 5,280 feet is required from same type of medical marijuana use. **4)** Use permit to allow a medical marijuana cultivation facility. Use permit is required. **5)** Use permit to allow a medical marijuana

dispensary facility. Use permit is required. **6)** Use permit to allow a medical marijuana infusion facility. Use permit is required.

Ordinance Sections: 627.D.91.c 627.D.92.d 627.D.93.b 627.D.91.a  
627.D.92.a 627.D.93.a

Applicant: George Stone, Kalyx Development

Representative: Ryan Hurley, Rose Law Group

Owner: Boise Cascade Office Products Corp

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](mailto: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 11, 2016