

**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 2, 2017, 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-579-16-7
Existing Zoning: DTC-West Evans Churchill ACSBO
Location: 901 and 905 North 1st Street
Quarter Section: 11-28(F8)
Proposal: **1)** Use permit to allow a bar. Use permit required. **2)** Use permit to allow outdoor liquor service as an accessory use to a bar/restaurant. Use permit required. **3)** Use permit to allow a farmers' market. Use permit required. **4)** Use permit to exceed the limitations of the amplification of music. Use permit required. **5)** Use permit to allow outdoor display and sales. Use permit required. **6)** Use permit to allow retail liquor sales. Use permit required. **7)** Use permit to allow outdoor cooking. Use permit required. **8)** Use permit to allow a community garden. Use permit required. **9)** Use permit to exceed the limitations of outdoor public events and performances. Use permit required. **10)** Variance to reduce the building setback along Garfield Street to 0 feet. Minimum 5 feet required

Ordinance Sections: 1204.D.Table 1204.D.Table 1204.D.Table 1204.c.9
1204.D.Table 1204.D.Table 1204.D.Table
1204.D.Table 1207.W.3.f 1215.F.Table

Applicant: Hartley Rodie, The Churchill, LLC
Representative: William F. Allison, Withey Morris PLC
Owner: EQ First and Garfield, LLC

2. Application #: ZA-591-16-2
Existing Zoning: R1-10
Location: 6327 East Montreal Place
Quarter Section: 35-42(L12)
Proposal: **1)** Variance to allow an over height wall 6 foot 8 inches in the required side yard setback. Maximum 6 feet permitted. **2)** Variance to allow an over height wall 6 foot 8 inches in the required rear yard setback. Maximum

- 6 feet permitted.
- Ordinance Sections: 703.A.2.c 703.A.2.c
 Applicant: Susan Buck
 Representative: Susan Buck
 Owner: Susan Buck
3. Application #: ZA-592-16-8
 Existing Zoning: C-2
 Location: 2107 North 24th Street
 Quarter Section: 13-33(G9)
 Proposal: **1)** Use permit to allow outdoor dining as an accessory to a restaurant (Tortas Paquime) within 500 feet of residential zoning district line. Use permit required. **2)** Use permit to allow outdoor alcohol consumption as an accessory to a restaurant (Tortas Paquime) within 500 feet of residential zoning district line. Use permit required.
- Ordinance Sections: 623.D.156.c 623.D.156.c
 Applicant: Christoph Kaiser, Christoph Kaiser, LLC
 Representative: Drew Scharnitzke, Christoph Kaiser, LLC
 Owner: Omar Alvarez, Tortas Paquime
4. Application #: ZA-593-16-2
 Existing Zoning: C-2
 Location: 2340 East Union Hills Drive
 Quarter Section: 39-32(M9)
 Proposal: Use Permit to allow a drive-through queuing lane as an accessory to a restaurant within 300 feet of a residential zoning district line. Use Permit required.
- Ordinance Sections: 623.D.156.d(2)
 Applicant: Brian Greathouse, Burch & Cracchiolo
 Representative: Brian Greathouse, Burch & Cracchiolo
 Owner: Charlie Shen, CFT NV Developments, LLC
5. Application #: ZA-590-16-7
 Existing Zoning: A-1
 Location: 5436 and 5456 West Latham Street
 Quarter Section: 12-16(G5)
 Proposal: **1)** Time extension of ZA-544-15, a use permit to allow a medical marijuana dispensary. **2)** Time extension of ZA-544-15, a variance to allow a medical marijuana dispensary within 5,280 feet of another medical marijuana facility.
- Ordinance Sections: 627.D.92.a 627.D.92.D
 Applicant: Adam Baugh, Withey Morris, PLC
 Representative: Adam Baugh, Withey Morris, PLC

- Owner: Turtle RE Investments Fund 1A, LLC
6. Application #: ZA-553-16-1 (Continued from 12/29/16)
 Existing Zoning: A-1 DVAO
 Location: 1115 West Deer Valley Road
 Quarter Section: 42-26(N8)
 Proposal: Revocation of ZA-16-11-1, use permit for medical marijuana cultivation and dispensary.
 Ordinance Sections: 307.A.7.g
 Applicant: City of Phoenix Planning and Development
 Representative: City of Phoenix Planning and Development
 Owner: VJS Enterprises, LLC
7. Application #: ZA-554-16-1 (Continued from 12/29/16)
 Existing Zoning: A-1 DVAO
 Location: 21421 North 11th Avenue
 Quarter Section: 42-26(N8)
 Proposal: Revocation of ZA-378-11-1, use permit for a medical marijuana (caregiver) cultivation.
 Ordinance Sections: 307.A.7.g
 Applicant: City of Phoenix Planning and Development
 Representative: City of Phoenix Planning and Development
 Owner: 1116 LLC
8. Application #: ZA-501-16-2 (Continued from 12/29/16)
 Existing Zoning: A-1 DVAO 1 & 2
 Location: 1720 East Deer Valley Road
 Quarter Section: 43-31(N9)
 Proposal: Use permit to allow a medical marijuana dispensary. Use permit required.
 Ordinance Sections: 627.D.92.a
 Applicant: Curtis Devine
 Representative: Larry Lazarus, Lazarus, Silvyn & Bangs, P.C.
 Owner: Landmark Group, LLC
- 1:30 PM**
9. Application #: ZA-595-16-4
 Existing Zoning: R1-6
 Location: 1310 W Mackenzie Drive Phoenix, AZ 85013-3019
 Quarter Section: 17-26(H7)
 Proposal: **1)** Variance to allow a 0-foot setback from a property zoned R1-6 HP. Minimum 10 foot and 3 foot required. **2)** Variance to allow a 55-foot width from a property zoned R1-6 HP. Minimum 60 foot required.
 Ordinance Sections: 613B. Table B. 613B. Table B.
 Applicant: Magdalena Weinkein, Eric and Magdalena Weinkein

- Representative: Family Trust
 Magdalena Weinkein, Eric and Magdalena Weinkein
 Family Trust
 Owner: Magdalena Weinkein, Eric and Magdalena Weinkein
 Family Trust
10. Application #: ZA-596-16-8
 Existing Zoning: R1-6
 Location: Northeast corner of 46th Street and Taylor Street
 Quarter Section: 11-38(F11)
 Proposal: **1)** Variance to reduce rear (north) setback to 5 feet. Minimum 25 feet required. **2)** Variance to reduce front (south) yard setback to 10 feet. Minimum 20 feet required. **3)** Variance to increase lot coverage to 48%. Maximum 40% allowed.
 Ordinance Sections: 613.B. Table B 613.B Table B 613.B Table B
 Applicant: Rich Baxter, Central & Main Development
 Representative: Rich Baxter, Central & Main Development
 Owner: Rich Baxter, Central & Main Development
11. Application #: ZA-1-17-2
 Existing Zoning: C-1
 Location: 6339 East Greenway Road
 Quarter Section: 34-42(L12)
 Proposal: Use permit to allow second hand or used merchandise sales. Use permit required.
 Ordinance Sections: 622.D.150.c
 Applicant: Jeff Lee, Goodwill of Central Arizona
 Representative: Benjamin Graff, Withey Morris, PLC
 Owner: Barclay Group
12. Application #: ZA-5-17-8
 Existing Zoning: R-5 RI HP
 Location: 402 North 13th Street
 Quarter Section: 11-30(F9)
 Proposal: **1)** Variance to allow maneuvering in an alley. All maneuvering shall be located entirely on private property. **2)** Variance to reduce rear (west) landscape setback to 0 feet. Interior property lines are to be landscaped. **3)** Variance to reduce required open space to 0%. Minimum 5% open space required. **4)** Variance to reduce street side setback to 8 feet. Minimum 10 feet required.
 Ordinance Sections: 702.A.1.b 703.B.3.b 703.B.4.a.(1) 618.B. Table B
 Applicant: Sin Hei Kwok, AZ Urban Hub, LLC
 Representative: Sin Hei Kwok, AZ Urban Hub, LLC

Owner: Eri Yoshida, AZ Urban Hub, LLC

13. Application #: ZA-6-17-6
Existing Zoning: R1-10
Location: 5949 East Orange Blossom Lane
Quarter Section: 15-41(G11)
Proposal: Variance to reduce rear (east) setback to 10 feet.
Minimum 25 feet required.
Ordinance Sections: 611.B Table B
Applicant: Ben Hawkins, Blackhawk Building Company, LLC
Representative: Lance Enyart, Lea-Architects, LLC
Owner: Ben Hawkins, Blackhawk Building Company, 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 12, 2017