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 9, 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-594-16-5
   Existing Zoning: R-3A
   Location: Northeast corner of 101st Avenue and Oregon Avenue
   Quarter Section: 19-4(H2) 20-4(I2)
   Proposal: 1) Variance to reduce the required perimeter setback adjacent to a property line (south) to 0 feet. Minimum 15-foot perimeter setback required. 2) Variance to reduce the required perimeter setback adjacent to a public street (north and west) to 8 feet. Minimum 20-foot perimeter setback required.
   Ordinance Sections: 616.B.Table B 616.B.Table B
   Applicant: Greg Hancock, Hancock Companies
   Representative: Paul Gilbert, Beus Gilbert, PLLC
   Owner: John F. Long Family Revocable Trust

2. Application #: ZA-2-17-5
   Existing Zoning: R-3
   Location: 2323 West Vista Avenue
   Quarter Section: 24-23(J7)
   Proposal: 1) Variance to allow over height (6 feet tall) walls/fences/gates in the required front yard setback. Maximum 40 inches allowed. 2) Variance to allow chain link (open wire) fence visible from public streets or residential zoning districts. Not allowed visible from public streets or residential zoning districts. 3) Variance to reduce the side setback (west side) for an accessory structure to 0 feet. Minimum 3 feet required. 4) Variance to reduce the side setback (east side) for an accessory structure to 0 feet. Minimum 3 feet required.
   Applicant: James Roche
   Representative: James Roche
   Owner: James Roche
3. Application #: ZA-3-17-8  
Existing Zoning: A-2  
Location: 2150 East Riverview Drive  
Quarter Section: 6-32(E9)  
Proposal: Use Permit to allow a new use (Warehousing and Distribution) within 500 feet of the Rio Salado Habitat Restoration Project. Use Permit required.  
Ordinance Sections: 655.E.4  
Applicant: Stephen C. Earl, Earl, Curley, and Lagarde  
Representative: Stephen C. Earl, Earl, Curley, and Lagarde  
Owner: Rio Salado Commerce Park, LLC.

4. Application #: ZA-4-17-6  
Existing Zoning: C-1  
Location: 4949 East Warner Road  
Quarter Section: 07-39(B11)  
Proposal: 1) Use permit to allow outdoor dining as an accessory use to a restaurant (Starbucks Coffee). Use permit required. 2) Use permit to allow a drive-through facility as an accessory use to a restaurant (Starbucks Coffee). Use permit required.  
Ordinance Sections: 622.D.146.D 622D.146.E  
Applicant: Shane Alexander, ABCO Holdings, LLC  
Representative: Shane Alexander, ABCO Holdings, LLC  
Owner: Shane Alexander, ABCO Holdings, LLC

5. Application #: ZA-7-17-7  
Existing Zoning: A-1  
Location: 240 North 48th Avenue  
Quarter Section: 10-17(F5)  
Proposal: Use Permit to allow 60 feet high buildings (6 Silos). Use Permit required.  
Ordinance Sections: 627.F.2.a  
Applicant: Magaly Marsanico, RiverRock Real Estate Group  
Representative: Nicole Darling, Ware Malcomb  
Owner: Magaly Marsanico, ColFin Cobalt I- II Owner, LLC

6. Application #: ZA-8-17-6  
Existing Zoning: R1-10  
Location: 6523 North 4th Street  
Quarter Section: 22-28(I8)  
Proposal: Variance to reduce the required rear yard setback to 10 feet. Minimum 25 feet required.  
Ordinance Sections: 611.B.Table B  
Applicant: Jeff Roberts  
Representative: Jeff Roberts
7. Application #: ZA-9-17-2
Existing Zoning: R1-18 PCD NBCCPOD
Location: 2432 West Espartero Way
Quarter Section: 60-23(S7)
Proposal: Variance to increase lot coverage percentage to 32%. Maximum 25 percent lot coverage allowed.
Ordinance Sections: 610.B. Development Option Table
Applicant: James Smith
Representative: James Smith
Owner: James Smith

8. Application #: ZA-19-17-5
Existing Zoning: C-2
Location: 2601 West Dunlap Avenue
Quarter Section: 26-23(J7)
Proposal: 1) Variance to allow a nonprofit medical marijuana dispensary within 5,280 feet of another medical marijuana facility. 2) Variance to allow a nonprofit medical marijuana dispensary within 500 feet of a residentially zoned district. 3) Use Permit to allow a nonprofit medical marijuana dispensary. Use Permit required.
Applicant: Nick Couturier
Representative: Adam Baugh, Witshey Morris
Owner: MP Dunlap, Inc.

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 25, 2017