

**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.

Ordinance Sections: 703.A.2.a 703.D.2.a 706.B 706.B
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

- Owner: 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.
- Ordinance Sections: 623.D.122.e 623.D.122.f 623.D.122.a
 Applicant: Nick Couturier
 Representative: Adam Baugh, Withey 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