NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING
*REVISED February 14, 2017

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 held 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 results for the meeting were as follows:

<table>
<thead>
<tr>
<th>RESULTS</th>
<th>9:00 AM</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Approved w/ stip</strong></td>
<td>Application #: ZA-594-16-5</td>
</tr>
<tr>
<td><strong>Existing Zoning:</strong></td>
<td>R-3A</td>
</tr>
<tr>
<td><strong>Location:</strong></td>
<td>Northeast corner of 101st Avenue and Oregon Avenue</td>
</tr>
<tr>
<td><strong>Quarter Section:</strong></td>
<td>19-4(H2) 20-4(I2)</td>
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<tr>
<td><strong>Proposal:</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>Ordinance Sections:</strong></td>
<td>616.B.Table B 616.B.Table B</td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>Greg Hancock, Hancock Companies</td>
</tr>
<tr>
<td><strong>Representative:</strong></td>
<td>Paul Gilbert, Beus Gilbert, PLLC</td>
</tr>
<tr>
<td><strong>Owner:</strong></td>
<td>John F. Long Family Revocable Trust</td>
</tr>
<tr>
<td><strong>Stipulations:</strong></td>
<td>1) The developer shall record a Notice to Prospective Purchases of proximity to Airport in order to disclose the existence and operational characteristic of Glendale Municipal Airport (GUE) to future owners or tenants of the property. 2) One year to apply and pay for building permits.</td>
</tr>
</tbody>
</table>

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

Taken out from under advisement on February 14, 2017 and decided as follows:

#1 – Approved with stipulations
#2 – Approved with stipulations
#3 – Denied
#4 – Denied

Stipulations:

1) Applicant shall continue to grow vines or other plant material upon the wall/fences/gates to buffer the visibility of the over-height structures.

2) Applicant shall not further enlarge in any manner the current size of the walls/fences/gates subject to these variances, nor otherwise draw attention to their size.

Approved w/ stip

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.

Stipulation:

1) One year to apply and pay for building permits.

Approved w/ stip

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

Stipulations:
1) One year to apply and pay for building permits. 2) General conformance to the site plan signed by the Hearing Officer and dated February 9, 2017. Changes to the site plan may be approved administratively by the Hearing Officer, so long as impacts on the nearby residential are not significantly increased.

Approved w/ stip

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

Stipulations:
1) 120 days to apply and pay for building permits. 2) No more than 6 silos.

Approved w/ stip

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

Stipulation:
1) One year to apply and pay for building permits.
Approved
w/ stip

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
   **Stipulation:**
   1) 120 days to apply and pay for building permits.

Denied

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, Withey Morris
   Owner: MP Dunlap, Inc.

ZONING ADJUSTMENT HEARING OFFICER: MICHAEL WIDENER AND TERESA HILLNER, PLANNER III
PLANNER: MATTEO MORIC, PLANNER II

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.