

**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 **March 30, 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-92-17-7 (Sign)
Existing Zoning: DTC - Downtown Gateway ACSBO
Location: 1100 North Central Avenue
Quarter Section: 12-27(G8)
Proposal: Use permit for a major amendment to the Found: Re Hotel Comprehensive Sign Plan. Use permit required.
Ordinance Sections: 705.E.2.
Applicant: Tim Sprague, Portland Place Hotel, LLC
Representative: Tim Sprague, Portland Place Hotel, LLC
Owner: Tim Sprague, Portland Place Hotel, LLC

 2. Application #: ZA-93-17-8 (Sign)
Existing Zoning: A-1
Location: 3444 South 40th Street
Quarter Section: 6-36(E10)
Proposal: Use permit to establish the 3444 S. 40th Street Comprehensive Sign Plan. Use permit required.
Ordinance Sections: 705.E.2.
Applicant: Marja Rovala, Signs Plus
Representative: Chris Totton, Signs Plus
Owner: CARCP4, LLC

 3. Application #: ZA-88-17-7
Existing Zoning: R-5 RI HP CMOD
Location: 129 North 11th Avenue
Quarter Section: 10-26(F8)
Proposal: **1)** Time extension for ZA-434-16, variance to reduce the landscape area width to 3 feet. Minimum 5 feet required. **2)** Time extension for ZA-434-16, variance to reduce the tree density along the north property line to 0 feet. One minimum 15-gallon tree for each 20 feet of linear distance is required. **3)** Time extension for ZA-434-16, variance to allow vehicular maneuvering in the alley. Maneuvering space for parking area

required to be on private property. **4)** Time extension for ZA-434-16, variance to allow parking spaces on the north and south side to encroach within the landscape setbacks. **5)** Time extension for ZA-434-16, variance to reduce the required open space area to 3% of the gross site area. Minimum 5% of the gross site area to be open space.

Ordinance Sections: 307.A.12. 307.A.12. 307.A.12. 307.A.12. 307.A.12.
Applicant: Dan and Hannah Langmade, Cirrus Woodland, LLC
Representative: Hannah Langmade
Owner: Dan and Hannah Langmade, Cirrus Woodland, LLC

4. Application #: ZA-80-17-8
Existing Zoning: R1-6
Location: 2316 North 29th Place
Quarter Section: 14-34(G10)
Proposal: Variance to create two lots with street frontage of 50 feet. Minimum 60 feet required.

Ordinance Sections: 613.B. Table B.
Applicant: Dora Castillo, RD Design Team, Inc.
Representative: Dora Castillo, RD Design Team, Inc.
Owner: Dora Castillo, RD Design Team, Inc.

5. Application #: ZA-87-17-2
Existing Zoning: C-2
Location: 20833 North Cave Creek Road
Quarter Section: 41-33(N9)
Proposal: Use permit to allow packaged liquor sales as an accessory use to a convenience market within 300 feet of a residential district. Use permit is required.

Ordinance Sections: 622.D.97.a.
Applicant: Mahmut Ozdiker, Myst Vapors, LLC
Representative: Donald Carbonneau, Myst Vapors, LLC
Owner: Jerry Griffith, The Griffith Companies, LLC

6. Application #: ZA-89-17-7
Existing Zoning: DTC-Roosevelt South HP
Location: 837 North 5th Avenue
Quarter Section: 11-27(F8)
Proposal: **1)** Variance to reduce the setback (north) for primary building to 5 feet (north lot). 10 feet required when adjacent to HP lot. **2)** Variance to reduce the setback (south) for primary building to 0 feet (north lot). 10 feet required when adjacent to HP lot. **3)** Variance to reduce the setback (north) for primary building to 0 feet (south lot). 10 feet required when adjacent to HP

Lot. **4)** Variance to reduce the setback (south) for primary building to 5 feet (south lot). 10 feet required when adjacent to HP lot. **5)** Variance to reduce the setback (south) for an accessory structure to 0 feet (north lot). Minimum 3 feet required. **6)** Variance to reduce the setback (north) for an accessory structure to 0 feet (south lot). Minimum 3 feet required.

Ordinance Sections: 1219.B.4.a.(1).(A) 1219.B.4.a.(1).(A)
1219.B.4.a.(1).(A) 1219.B.4.a.(1).(A)
1219.B.4.b.(1) 1219.B.4.b.(1)

Applicant: Danny Bockting
Representative: Danny Bockting
Owner: Harlan J. Crossman, The Crossman Trust

7. Application #: ZA-90-17-3
Existing Zoning: C-2, C-3 SP, S-1 and S-1 SP
Location: 1501 West Bell Road
Quarter Section: 36-26(M7)
Proposal: Use permit to allow for a temporary use that does not meet the requirements of an administrative temporary use permit.

Ordinance Sections: 708.A.
Applicant: Jerry Simms, TPRacing, LLP
Representative: Vincent Francia, Turf Paradise Race Course
Owner: Jerry Simms, TPRacing, LLP

8. Application #: ZA-91-17-6
Existing Zoning: R1-6
Location: 4214 East Turney Avenue
Quarter Section: 17-37(H10)
Proposal: Variance to reduce the side yard setback (east) to 6 feet. Minimum 10 feet required.

Ordinance Sections: 613.B. Table B.
Applicant: Brian Dudley
Representative: Scott Avery, Avery Design Group
Owner: Brian Dudley

1:30 PM

9. Application #: ZA-94-17-8
Existing Zoning: DTC-East Evans Churchill ACSBO
Location: 909, 915 and 921 North 5th Street
Quarter Section: 11-28(F8)
Proposal: **1)** Use permit to allow outdoor alcohol consumption as an accessory to a restaurant. Use permit required. **2)** Variance to reduce the side yard setback (south side) to 0 feet. Minimum 5 feet required. **3)** Variance to

- reduce the streetscape setback (west side) to 0 feet. Minimum 5 feet required.
- Ordinance Sections: 1204.D. Table 1214.B.4.a(1) 1214.F.
 Applicant: Bill Allison, Withey Morris, PLC
 Representative: Bill Allison, Withey Morris, PLC
 Owner: Neils Kreipke, Desert Viking Roosevelt Row, LLC
10. Application #: ZA-95-17-4
 Existing Zoning: R1-6 HP
 Location: 311 West Virginia Avenue
 Quarter Section: 14-27(G8)
 Proposal: Variance to reduce the required side yard setback east to 0 inches. Minimum 3 feet required.
- Ordinance Sections: 613.b. Table B.
 Applicant: Eric Sterner, Architekton
 Representative: Mandel Mcdonnell ,Architekton
 Owner: Jane Amerine and Paul Caudill
11. Application #: ZA-116-17-8
 Existing Zoning: C-3
 Location: 331 West Grant Street
 Quarter Section: 9-27(F8)
 Proposal: Use permit to allow a temporary environmental remediation facility within 300-feet of a residential zoning district. Use permit required.
- Ordinance Sections: 622.D.164.
 Applicant: Judy Heywood, Arizona Public Service
 Representative: Judy Heywood, Arizona Public Service
 Owner: Arizona Public Service
12. Application #: ZA-96-17-5
 Existing Zoning: C-2
 Location: 9235 North 9th Avenue
 Quarter Section: 27-26(J8)
 Proposal: **1)** Use permit to allow a non-profit medical marijuana dispensary. Use permit required. **2)** Variance to allow a non-profit medical marijuana dispensary within 1320 feet of a community center (Valley Life). Minimum 1320 feet separation required. **3)** Variance to allow a non-profit medical marijuana dispensary within 1320 feet of a community center (Sunnyslope Family Services Center). Minimum of 1320 feet of separation required. **4)** Variance to allow a non-profit medical marijuana dispensary within 1320 feet of a place or worship (Trinity Lutheran Church). Minimum of 1320 feet of separation required. **5)** Variance to allow a

non-profit medical marijuana dispensary within 500 feet of a residentially zoned district. Minimum 500 feet separation required.

Ordinance Sections: 623.D.122.a. 623.D.122.g. 623.D.122.g.
623.D.122.h. 623.D.122.f

Applicant: Nick Couturier, Green Goddess Products, LLC
Representative: Nick Couturier, Green Goddess Products, LLC
Owner: John Borsari

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.

This publication can be made available in alternate format upon request. Contact Tamra Ingersoll at (602) 534-6648, TTY: use 7-1-1.

To request reasonable accommodations, please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.

March 14, 2017