

**NOTICE OF PUBLIC MEETING
BOARD OF ADJUSTMENT**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **BOARD OF ADJUSTMENT** and to the general public, that the **BOARD OF ADJUSTMENT** will hold a meeting open to public on **Thursday, September 7, 2017, at 12:00 p.m. located in City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona.**

(One or more members may participate by telephone conference call.)

The agenda of the meeting is as follows:

A. Approval of Minutes

Approval of August 3, 2017 minutes.

B. Approval of Agenda

C. Requests for Continuance and/or Withdrawal

D. Items for Consideration

1. Application #: **ZA-124-17-3 (Continued from August 3, 2017)**
Existing Zoning: A-1
Location: 1943 West Peoria Avenue
Quarter Section: 28-24(K7)
Proposal: **1) Variance to allow a medical marijuana dispensary to be located within 5,280 feet of another medical marijuana use. Minimum 5,280 feet required.**
2) Use permit to allow a medical marijuana dispensary facility. Use permit required.
Ordinance Sections: 627.D.92.d. 627.D.92.a.
Applicant: Rudy Alarcon, KMR LLC
Representative: Kristen Abelon, KMR LLC
Owner: Ernesto Terriquez
Appellant: Lance Van Houten, PING/KMC Inc.

2. Application #: **ZA-60-17-6 (Continued from August 3, 2017)**
Existing Zoning: R1-6
Location: 4216 North 34th Place
Quarter Section: 17-35(H10)
Proposal: Variance to reduce rear yard setback to 17 feet. Minimum 25 feet required.
Ordinance Sections: 613.B. Table B.
Applicant: Andrew Ogas, Andrew Ogas Architect, LLC

Representative: Andrew Ogas, Andrew Ogas Architect, LLC
Owner: William & Gretchen Jay
Appellant: William & Gretchen Jay

3. Application #: **ZA-77-17-4 (Sign) (Continued from August 3, 2017)**
- Existing Zoning: C-2
Location: 1649 - 1701 East Indian School Road
Quarter Section: 16-31(H9)
Proposal: **1)** Use permit to relocate and rebuild an existing double-face non-conforming off-premise sign to a double-face digital sign. Use permit required.
2) Variance to allow an off-premise structure on an arterial street where the sign face is oriented to a non-permitted freeway. Off-premise structures shall be oriented to permitted freeways.
3) Use permit to erect an off-premise structure within 500 feet of a residential district and residential use. 500-foot setback may be reduced with a use permit and a demonstration of a visual or physical barrier between the off-premise advertising structure and the residential use.
4) Variance to increase the height of an off-premise structure on an arterial street to 70 feet. Maximum height for off-premise structures on arterial streets is 48 feet.
5) Variance to reduce the setback for an off-premise structure to 3 feet from the property line. Minimum 25 feet setback required adjacent to a public right-of-way.
- Ordinance Sections: 705.2.G.4. 705.2.A.3.d. 705.2.A.5. 705.2.B.4.a. 705.2.B.1.
- Applicant: Outfront Media
Representative: Charles Huellmantel, Huellmantel & Affiliates
Owner: Katsenes Enterprises LLC
Appellant: Charles Huellmantel, Huellmantel & Affiliates

E. Other Business

4. Update on October Board of Adjustment agenda.
5. Update on pending appeals of the Board of Adjustment.
6. Q & A: Procedure and Process - Board of Adjustment case law.

7. The Board may vote to go into Executive Session pursuant to A.R.S Section 38-431.03.A.3. for the purpose of receiving legal advice regarding any of the above Items A-E.

F. Adjournment

For further information, please call Mary L. Brown, Secretary to the Board, in the Planning and Development Department at 602-495-7029, or contact us 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. To request a reasonable accommodation, please contact Tamra Ingersoll at 602.534.6648, TTY: Use 7-1-1.

August 23, 2017