

**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 **January 18, 2018, at 9:00 a.m. located in Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona.**

Notes:

1. Agenda items may be taken out of order.
2. Anyone wishing to address an agenda item must complete a speaker card.
3. Comments may be limited due to time constraints and to ensure all viewpoints are heard.

The agenda for the meeting is as follows:

9:00 AM

1. Application #: ZA-587-17-2 (Sign)
Existing Zoning: C-3
Location: 20039 North Cave Creek Road
Quarter Section: 40-33(N10)
Proposal: Use Permit to allow an electronic message display as part of a ground sign. Use Permit required.

Ordinance Sections: 705.C.13
Applicant: Marja Rovala, Signs Plus
Representative: Chris Totton, Signs Plus
Owner: Tuck Bettin, Cobblestone

2. Application #: ZA-564-17-8
Existing Zoning: WUT5:5 EG
Location: Northeast corner of North 20th Street and East Villa Street

Quarter Section: 11-32(F9)
Proposal: **1)** Variance to reduce the combined depth of the parking space and aisle width for a double loaded aisle to 60 feet. Minimum of 62 feet required. **2)** Variance to reduce the combined depth of the parking space and aisle width for a single loaded aisle to 42 feet. Minimum 43 feet required.

Ordinance Sections: 702.B.2.b.(5) 702.B.2.b.(5)
Applicant: Rich Barber, ORB Architecture, LLC
Representative: Rich Barber, ORB Architecture, LLC
Owner: Michael J Lafferty, 919 North Twentieth, LLC

3. Application #: ZA-577-17-8

- Existing Zoning: R-5
Location: Approximately 730 feet north of the northwest corner of North 32nd Place and East Van Buren St
- Quarter Section: 11-35(F10)
Proposal: Variance to reduce lot width on three lots to 50 feet. Minimum 60 feet required.
- Ordinance Sections: 618.B Table B
Applicant: Craig Steblay
Representative: Craig Steblay
Owner: John A Powers III
4. Application #: ZA-578-17-8
Existing Zoning: R-5
Location: Approximately 365 feet north of the northeast corner of North 32nd Place and East Van Buren Street
- Quarter Section: 11-35(F10)
Proposal: Variance to reduce lot width on three lots to 50 feet. Minimum 60 feet required.
- Ordinance Sections: 618.B Table B
Applicant: Craig Steblay
Representative: Craig Steblay
Owner: John A Powers III
5. Application #: ZA-588-17-6
Existing Zoning: R-4
Location: 5635 North 16th Street
- Quarter Section: 20-31(I9)
Proposal: Variance to reduce the building setback (south) to zero feet for the area designated for open space to meet the open space requirement. Minimum 10 feet required.
- Ordinance Sections: 617.B.Table B
Applicant: Raleigh George Hall, Raleigh George Hall/ Architect LLC
Representative: Raleigh George Hall, Raleigh George Hall/ Architect LLC
Owner: David Arthur, Lost Dutchman Brewing Co., LLC
6. Application #: ZA-21-16-8 (1-year review for Use Permit)
Existing Zoning: A-2 RSIOD ANIZO
Location: 2340 East University Drive
- Quarter Section: 7-32(E9)
Proposal: **1)** Use Permit to allow a medical marijuana cultivation facility. Use Permit required. **2)** Use Permit to allow a medical marijuana infusion facility. Use Permit required. **3)** Variance to allow a medical marijuana cultivation facility within 5,280' of another medical marijuana facility. Minimum 5,280' separation required. **4)** Variance to allow a medical marijuana

- infusion facility within 5,280' of another medical marijuana facility. Minimum 5,280' separation required.
- Ordinance Sections: 627.D.91.a 627.D.93.a 627.D.91.c 627.D.93.b
 Applicant: Patrick Kimbrough
 Representative: Adam Baugh, Withey Morris PLC
 Owner: Verdes Family Investment Partnership, LP
7. Application #: ZA-64-16-8 (1-year review for Use Permit)
 Existing Zoning: C-3
 Location: 3155 East McDowell Road
 Quarter Section: 12-34(G10)
 Proposal: Use permit to allow a medical marijuana dispensary facility. Use permit is required.
- Ordinance Sections: 623.D.122.a
 Applicant: 32 MC Property, LLC
 Representative: Walter Gilbert, Gilbert Bird Law
 Owner: South Central Building, LLC
8. Application #: ZA-68-16-1 (1-year review for Use Permit)
 Existing Zoning: C-2
 Location: 4244 West Dunlap Avenue
 Quarter Section: 27-19(J6)
 Proposal: **1)** Use permit to allow a medical marijuana dispensary facility. Use permit is required. **2)** Variance to allow a medical marijuana dispensary within 1320 feet of a preschool. Minimum of 1320 feet of separation required.
- Ordinance Sections: 623.D.122.a 623.D.122.g
 Applicant: DRH Enterprises
 Representative: Withey Morris, PLC
 Paul Conant, Conant Law Offices
 Owner: Angal Dunlap Properties, LLC
- 1:30 PM**
9. Application #: ZA-501-17-3 (Continued from 11/21/17)
 Existing Zoning: R1-10
 Location: 8037 North 7th Avenue
 Quarter Section: 25-27(J8)
 Proposal: Variance to allow a lot with no legal street frontage. Street frontage required.
- Ordinance Sections: 611.B.Table B
 Applicant: Malcolm Pointon, Calm Investments, LLC
 Representative: Rick Phares, Centerline Architecture, LLC
 Owner: Malcolm Pointon, Calm Investments, LLC
10. Application #: ZA-515-17-4 (Continued from 11/30/17)
 Existing Zoning: R1-6

- Location: Approximately 315 feet West of the Northwest corner of 20th Street and Monterey Way
- Quarter Section: 15-31(G9)
- Proposal: **1)** Variance to reduce required south front yard setback to 10 feet. Minimum 20 feet required. **2)** Variance to reduce required east side yard setback to 3 feet. Minimum 10 feet required. **3)** Variance to reduce the north rear yard setback to 5 feet. Minimum 25 feet required. **4)** Variance to allow a lot with a depth of 70 feet. Minimum 94 feet required.
- Ordinance Sections: 613.Table B 613.Table B 613.Table B 613.Table B
- Applicant: Lauren Proper, Potter Huellmantel and Affiliates
- Representative: Lauren Proper, Potter Huellmantel and Affiliates
- Owner: Anthony Vay, Homesaver Solutions, Inc. & Blue Highway
11. Application #: ZA-516-17-4 (Continued from 11/30/17)
- Existing Zoning: R1-6
- Location: Approximately 398 feet West of the Southwest corner of 20th Street and Monterey Way
- Quarter Section: 15-31(G9)
- Proposal: **1)** Variance to reduce required north front yard setback to 10 feet. Minimum 20 feet required. **2)** Variance to reduce required east side yard setback to 3 feet. Minimum 10 feet required. **3)** Variance to reduce the south rear yard setback to 5 feet. Minimum 25 feet required. **4)** Variance to allow a lot with a depth of 70 feet. Minimum 94 feet required.
- Ordinance Sections: 613.Table B 613.Table B 613.Table B 613.Table B
- Applicant: Lauren Proper, Potter Huellmantel& Affiliates
- Representative: Lauren Proper ,Potter Huellmantel& Affiliates
- Owner: Anthony Vay, Homesaver Solutions, Inc. & Blue Highway
12. Application #: ZA-589-17-6
- Existing Zoning: C-2 DNS/WVR HGT/WVR, CP/GCP
- Location: 4950 East Van Buren Street, Suite 215
- Quarter Section: 11-39(F11)
- Proposal: Use permit to receive official approval of a home occupation (internet firearms sales). Use permit required.
- Ordinance Sections: 608.E.3.h.(5)
- Applicant: John Roop, JDR Guns, LLC
- Representative: John Roop, JDR Guns, LLC
- Owner: Ascent At Papago Park, MG Properties Group
13. Application #: ZA-590-17-7
- Existing Zoning: A-1
- Location: 2350 West McDowell Road

- Quarter Section: 13-23(G7)
 Proposal: **1)** Variance to reduce the street side setback (south) to 15 feet. Minimum 25 feet required. **2)** Variance to allow an over height fence (8 feet) in the required street side setback (south). Maximum 40 inches allowed. **3)** Variance to allow an over height fence (8 feet) in the required street side setback (east). Maximum 6 feet allowed.
- Ordinance Sections: 701.D.3.a 703.A.3.a 703.A.3.a
 Applicant: Pete Barker, HDA Architects, LLC
 Representative: Pete Barker, HDA Architects, LLC
 Owner: Troy Rudolph, TTJ Properties, LLC
14. Application #: ZA-591-17-8
 Existing Zoning: R1-6 SPVTABDO
 Location: 2140 East Carver Drive
 Quarter Section: 4-32(E9)
 Proposal: Variance to reduce the required side yard setback (east) to 6 feet. Minimum 10 feet required.
- Ordinance Sections: 613.B.Table B
 Applicant: Larry McConnell
 Representative: Larry McConnell
 Owner: Larry McConnell
15. Application #: ZA-592-17-8
 Existing Zoning: R1-6
 Location: Approximately 440 feet southwest of the southwest corner of north 46th Street and east Oak Street
- Quarter Section: 13-38(G11)
 Proposal: **1)** Use permit to allow a disguised wireless communication facility within 62 feet of a property zoned for residential purposes. Minimum 150 feet required. **2)** Use permit to allow a disguised wireless communication facility on a residentially zoned property that is designed for public/quasi-public space. Use permit required.
- Ordinance Sections: 715.B.2.a.(2).(a).(i) 715.B.2.a.(3).(a)
 Applicant: Declan Murphy, Coal Creek Consulting for T-Mobile
 Representative: Declan Murphy, Coal Creek Consulting for T-Mobile
 Owner: City of Phoenix
16. Application #: ZA-593-17-2
 Existing Zoning: R1-8
 Location: 15614 North 50th Street
 Quarter Section: 35-39(L11)
 Proposal: Variance to allow an over-height wall (max 6 feet 6

inches) in the required side and rear setbacks. Maximum 6 feet permitted.

Ordinance Sections: 703.A.2.c
Applicant: Greta Lee Hershinow
Representative: Greta Lee Hershinow
Owner: Greta Lee Hershinow

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.

December 15, 2017