

**NOTICE OF PUBLIC HEARING
ZONING ADJUSTMENT HEARING
*2nd REVISION 3/6/18**

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 15, 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-49-18-1
 Existing Zoning: C-2
 Location: 8035 North 43rd Avenue
 Quarter Section: 25-19(J6)
 Proposal: Variance to allow a visible wireless communications
 monopole within 300 feet of property zoned for
 residential purposes. Minimum 300 feet required.

 Ordinance Sections: 715.B.3.a.(2).(a)
 Applicant: Sally Natalino, Crown Castle USA, Inc.
 on behalf of T-Mobile

 Representative: Sally Natalino, Crown Castle USA, Inc.
 on behalf of T-Mobile

 Owner: Mary, LLC
 2. Application #: ZA-207-13-4 (3-month review)
 Existing Zoning: A-2
 Location: 2937 West Thomas Road
 Quarter Section: 14-22(G7)
 Proposal: **1)** Use permit to allow a medical marijuana cultivation
 facility. Use permit required. **2)** Use permit to allow a
 medical marijuana infusion production facility. Use
 permit required. **3)** Variance to allow a medical
 marijuana cultivation facility to be located within 5,280
 feet of the same type of use. Shall not be located within
 5,280 feet of the same type of use. **4)** Variance to
 allow a medical marijuana infusion production facility to
 be located within 5,280 feet of the same type of use.

- Shall not be located within 5,280 feet of the same type of use.
- Ordinance Sections: 627.D.91.a. 627.D.93.a. 627.D.91.c. 627.D.93.b.
 Applicant: Lauren Anton, AZ Compassionate Care
 Representative: Lauren Anton, AZ Compassionate Care
 Owner: Harry Rabadi, Real Estate Baby 19
3. Application #: ZA-441-13-4 (3-month review)
 Existing Zoning: A-2
 Location: 2639 North 31st Avenue
 Quarter Section: 14-22(G7)
 Proposal: **1)** Use Permit to allow a medical marijuana cultivation facility in the A-2 zoning district. **2)** Use Permit to allow a medical marijuana infusion facility in the A-2 zoning district **3)** Variance to allow a medical marijuana cultivation facility within 5,280 feet of another medical marijuana facility.
 Ordinance Sections: 627.D.91.a 627.D.93.a 627.D.91.c
 Applicant: Capital Care Connections
 Representative: Capital Care Connections
 Owner: Tenbar, Inc.
4. Application #: ZA-48-18-4
 Existing Zoning: C-2 TOD-1
 Location: 2027 West Bethany Home Road
 Quarter Section: 20-24(I7)
 Proposal: **1)** Use permit to allow a medical marijuana dispensary. Use permit required. **2)** Variance to allow a medical marijuana dispensary within 500 feet of a residentially zoned district. 500-foot separation is required between residential zoned districts and medical marijuana dispensary.
 Ordinance Sections: 623.D.124.a 623.D.124.f
 Applicant: Curtis Devine, Devine Herbal Healing, Inc.
 Representative: Larry S. Lazarus, Lazarus, Silvyn & Bangs, PC
 Owner: Joseph Knochel, Knochel Family, LLC
5. Application #: ZA-431-17-5
 Existing Zoning: R1-6
 Location: 1523, 1545, 1611 West Myrtle Avenue
 Quarter Section: 23-25(I7)
 Proposal: **1)** Use permit to use the Planned Residential Development Option. **2)** Variance to allow an over height fence/wall (6 feet) within the required front yard setback. Minimum 20 feet required.
 Ordinance Sections: 613.B Table B 613.B Table B

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| | Applicant: | Scott Mardian, Beatitudes Campus of Care |
| | Representative: | Michael Kolejka, AIA, Orcutt Winslow Architects |
| | Owner: | Beatitudes Campus of Care |
6. Application #: ZA-432-17-5
Existing Zoning: R1-6
Location: 7103, 7109, 7115, 7121 and 7123 North 17th Drive
Quarter Section: 23-25(I7)
Proposal: Use permit to use the Planned Residential Development Option. Use permit required
Ordinance Sections: 613.B Table B
Applicant: Scott Mardian, Beatitudes Campus of Care
Representative: Michael Kolejka, AIA, Orcutt Winslow Architects
Owner: Beatitudes Campus of Care
- 1:30 PM**
7. Application #: ZA-54-18-2 (Sign)
Existing Zoning: C-2, C-2 SP
Location: 3342 East Greenway Road
Quarter Section: 35-35(L10)
Proposal: **1)** Use Permit for a major amendment to the Greenway Park Place Comprehensive Sign Plan. Use Permit required. **2)** Use Permit to allow an electronic message display as part of a ground sign. Use Permit required.
Ordinance Sections: 705.E.2 705.C.13
Applicant: Chris Totton, Signs Plus
Representative: Chris Totton, Signs Plus
Owner: Roy Wiebe, AP Capital
8. Application #: ZA-57-18-6 (Sign)
Existing Zoning: R-5
Location: 4900 East Thomas Road
Quarter Section: 15-39(G11)
Proposal: Use Permit to allow an electronic message display as part of a ground sign. Use Permit required.
Ordinance Sections: 705.C.13
Applicant: Amanda Lauridsen, Precise Sign
Representative: Amanda Lauridsen, Precise Sign
Owner: The Bridge United Methodist Church
9. Application #: ZA-613-17-2 (Continued from 2/1/18)
Existing Zoning: RE-24
Location: 6231 East Corrine Drive
Quarter Section: 31-42(K12)
Proposal: Time extension for ZA-202-17, a variance to reduce the required west side yard setback to 5 feet. Minimum 10

- feet required.
- Ordinance Sections: 307
 Applicant: Chad Shimek
 Representative: Aubree Denekamp, Custom Holiday Lights
 Owner: Chad Shimek
10. Application #: ZA-50-18-2
 Existing Zoning: CP/GCP
 Location: 3055 East Rose Garden Lane
 Quarter Section: 41-34(N10)
 Proposal: **1)** Variance to reduce the setback for a 31-foot-tall structure to 36 feet. Minimum 69 feet required. **2)** Variance to allow a 6-foot screen wall for loading space. Minimum 8 feet required when adjacent to a residential district.
- Ordinance Sections: 626.H.1.Table 626.G.9.c
 Applicant: Robert Winton, Winton Architects, Inc.
 Representative: Robert Winton, Winton Architects, Inc.
 Owner: Michael Ellison, 3005 Rose Garden, LLC
11. Application #: ZA-52-18-8
 Existing Zoning: PSC
 Location: 5850 South 19th Avenue
 Quarter Section: 3-24(D7)
 Proposal: Use permit to allow packaged liquor sales accessory to a convenience market (Circle K) located within 300 feet of a residential zoning district. Use permit required if within 300 feet of a residential zoning district.
- Ordinance Sections: 622.D.100.a
 Applicant: Circle K Stores, Inc.
 Representative: David Cisiewski, Esq.
 Law Office of David Cisiewski, PLLC
 Owner: Circle K Stores, Inc.
12. Application #: ZA-53-18-4
 Existing Zoning: C-2 HGT/WVR SP
 Location: Approximately 270 feet east of southeast corner of 26th Avenue and Pierson Street
 Quarter Section: 18-23(H7)
 Proposal: **1)** Variance to allow a 0-foot building setback adjacent to R-4 and R-5 (south and west) zoning districts. Minimum 10 feet required. **2)** Variance to reduce the street side building setback along Pierson Street to 6 feet. Average of 25 feet is required, minimum 20 feet permitted for up to 50 percent of structure, including projections. **3)** Variance to allow a 0-foot landscape

- setback for property lines (south and west) not adjacent to a street. Minimum 10-foot landscape setback required. **4)** Variance to reduce the streetscape landscape setback along Pierson Street to 6 feet. An average of 25 feet for structures not exceeding two stories or 30 feet, minimum 20 feet permitted for up to 50 percent of the frontage.
- Ordinance Sections: 623.E.4.d 623.E.4.d 623.E.4.e 623.E.4.e
 Applicant: Benjamin Tate, Withey Morris, PLC
 Representative: Benjamin Tate, Withey Morris, PLC
 Owner: Black Canyon Storage, LLC
13. Application #: ZA-55-18-1
 Existing Zoning: C-2
 Location: 10223 North Metro Parkway
 Quarter Section: 28-22(K7)
 Proposal: Use permit to allow a temporary use for up to 36 months for outdoor entertainment for a restaurant/bar (Hooters). Use permit required.
- Ordinance Sections: 708.D
 Applicant: Ashley Baldwin, Restaurants of America/Metro Center Hooters, Inc.
 Representative: Ashley Baldwin, Restaurants of America/Metro Center Hooters, Inc.
 Owner: Girija Reddy, Reddy Ventures, LLC
14. Application #: ZA-56-18-4
 Existing Zoning: C-2 HGT/WVR SP
 Location: 4175 North 7th Street
 Quarter Section: 17-29(H8)
 Proposal: **1)** Use permit to allow a car wash in an open building. Use permit required. **2)** Variance to reduce the minimum queuing length from the point of service. Minimum of one hundred (100) feet queuing space required.
- Ordinance Sections: 623.D.42 702.B.6.d
 Applicant: Richard Karle, Upper Image Services, LLC
 Representative: Michael Scarbrough, 3K1 Consulting Services, LLC
 Owner: 4201 N 7th SP, LLC

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.

February 20, 2018