

**NOTICE OF PUBLIC HEARING
ZONING ADJUSTMENT HEARING**

****REVISED 07/11/18***

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 **July 26, 2018, at 9:00 a.m. located in 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. Comments may be limited due to time constraints and to ensure all viewpoints are heard.

The agenda for the meeting is as follows:

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| 9:00 AM | |
| 1. | Application #: ZA-305-18-1 |
| | Existing Zoning: C-2 PCD |
| | Location: 5400 West Happy Valley Road |
| | Quarter Section: 47-16(O5) |
| | Proposal: Variance to reduce the rear (north) yard setback to 42 feet for a building between 15 and 30 feet high. Minimum 50 feet required. |
| | Ordinance Sections: 623.E.4.d |
| | Applicant: William Allison, Withey Morris, PLC |
| | Representative: William Allison, Withey Morris, PLC |
| | Owner: German Dobson, CVS, LLC |
| 2. | Application #: ZA-306-18-7 |
| | Existing Zoning: DTC-East Roosevelt |
| | Location: 601 North 3rd Avenue |
| | Quarter Section: 11-27(F8) |
| | Proposal: Variance to reduce the minimum building setback (west) to 5 feet. Minimum 10 feet required. |
| | Ordinance Sections: 1217.E.Table |
| | Applicant: Nick Wood, Snell & Wilmer, LLP |
| | Representative: Nick Wood, Snell & Wilmer, LLP |
| | Owner: Duo on Fillmore, LLC |
| 3. | Application #: ZA-309-18-7 |
| | Existing Zoning: DTC-Roosevelt South ACSBO |
| | Location: 301 West Roosevelt Avenue |

- Quarter Section: 11-27(F8)
 Proposal: **1)** Variance to reduce the required side yard (west) to 0 feet. Minimum 3 feet required. **2)** Variance to allow mechanical equipment (rooftop solar utility) to occupy 100% of the roof area. Maximum 25% allowed.
3) Variance to reduce the required streetscape zone width (3rd Avenue) to 5 feet. Minimum 15 feet required.
- Ordinance Sections: 1219.4.b(1) 701.B. 1219.E.Table
 Applicant: John Glenn, CCBG Architects
 Representative: John Glenn, CCBG Architects
 Owner: Tim Sprague, Fenix Impact Fund, LLC and Historic Power
4. Application #: ZA-310-18-3
 Existing Zoning: R1-6
 Location: 16427 North 21st Street
 Quarter Section: 36-32(M9)
 Proposal: **1)** Variance to reduce the perimeter street side landscape setback along 21st Street to 10 feet. An average of 15 feet is required, minimum 10 feet is permitted for up to 50 percent of frontage.
2) Variance to reduce the street side perimeter building setback along 21st Street to 5 feet. Minimum 15 feet required for a one-story structure and 20 feet for a two-story structure.
- Ordinance Sections: 613.B.Table A 613.B.Table A
 Applicant: John Fox, Everland Engineering Associates
 Representative: John Fox, Everland Engineering Associates
 John Fox
 Owner: Blake Parker, Fortress Residential Group, LLC - AIRELIB
5. Application #: ZA-311-18-6
 Existing Zoning: R-3
 Location: 902 East Montebello Avenue
 Quarter Section: 20-29(18)
 Proposal: Variance to reduce the rear yard setback for a dwelling unit to 3 feet. Minimum 15 feet required.
- Ordinance Sections: 615.B.Table B
 Applicant: Jonathon Tyler Wheaton
 Representative: Jonathon Tyler Wheaton
 Owner: Jonathon Tyler Wheaton
6. Application #: ZA-312-18-7

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| | Existing Zoning: | A-1 |
| | Location: | 7200 West Buckeye Road |
| | Quarter Section: | 9-11(F4) |
| | Proposal: | Variance to reduce the required setback for outdoor storage adjacent to a public street (Buckeye Road) to 28 feet. Minimum 75 feet required. |
| | Ordinance Sections: | 627.F.2.b.(3) |
| | Applicant: | Robert Winton, Winton Architects, Inc. |
| | Representative: | Robert Winton, Winton Architects, Inc. |
| | Owner: | Cohen-Arizona One, LLC |
| 7. | Application #: | ZA-313-18-8 |
| | Existing Zoning: | DTC-Bio Med |
| | Location: | Northeast corner of 4th Street and McKinley Street |
| | Quarter Section: | 11-28(F8) |
| | Proposal: | Variance to allow maneuvering in the right-of-way (Garfield Street). All maneuvering to be on private property. |
| | Ordinance Sections: | 702.A.1.b |
| | Applicant: | Henry Hill, HKS, Inc. |
| | Representative: | Doug Woodruff, Wexford Science and Technology |
| | Owner: | John Creer, Arizona State University |
| | 1:30 PM | |
| 8. | Application #: | ZA-245-18-4 |
| | Existing Zoning: | WU T6:7 TOD-1 |
| | Location: | 4001 North Central Avenue |
| | Quarter Section: | 16-28(H8) |
| | Proposal: | 1) Variance to allow two projecting signs per tenant. Maximum of one per tenant is permitted. 2) Variance to allow two projecting signs to consist of 50 square feet each. Maximum of six square feet permitted. 3) Variance to allow two projecting signs with a copy height of 18 inches. Maximum of eight inches permitted. |
| | Ordinance Sections: | Table 1308.1 Table 1308.1 Table 1308.1 |
| | Applicant: | Corey Shano, Associated Sign Company |
| | Representative: | Corey Shano, Associated Sign Company |
| | Owner: | WDF - 4 Wood, 4001 Central Owner, LLC |
| 9. | Application #: | ZA-302-18-4 |
| | Existing Zoning: | C-2, C-3, R-5 |

- Location: 2420 West Thomas Road
Quarter Section: 15-23(G7)
Proposal: Use permit to allow a community residence center in the R-5 district. Use permit required.
Ordinance Sections: 618.D.7.
Applicant: Paul Almond, Almond ADG Architects
Representative: Paul Almond, Almond ADG Architects
Owner: Bryce Jay
- *10. Application #: ZA-304-18-5
Existing Zoning: RE-35
Location: 5524 North 105th Lane
Quarter Section: 20-3(I2)
Proposal: **1)** Use permit to allow an 18-foot high addition to an existing accessory structure to be located in the required rear yard. Maximum of one story or 15 feet permitted. **2)** Variance to allow an 18-foot high addition to an existing accessory structure to be located in the required side yard (south). Maximum 8 feet permitted.
Ordinance Sections: 706.G 706.C
Applicant: Gene Peterson
Representative: David Rodriguez
Owner: Gene Peterson
11. Application #: ZA-307-18-8
Existing Zoning: R-3
Location: 2457 East Pueblo Avenue
Quarter Section: 5-33(E9)
Proposal: Variance to allow an over height fence (6 feet) in the required front yard setback (north). Maximum 40 inches permitted.
Ordinance Sections: 703.A.2.a
Applicant: Stephen Cotton, 2457 E Pueblo Partnership, LLC
Representative: Stephen Cotton, 2457 E Pueblo Partnership, LLC
Owner: Stephen Cotton, 2457 E Pueblo Partnership, LLC
12. Application #: ZA-308-18-8
Existing Zoning: A-2
Location: 4105 East Magnolia Street
Quarter Section: 7-37(E10)
Proposal: **1)** Revocation of ZA-67-13-8, use permit to allow a medical marijuana cultivation facility. **2)** Revocation of ZA-67-13-8, use permit to allow a medical marijuana infusion facility.
Ordinance Sections: 307.A.7.g 307.A.7.g

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| | Applicant: | Wade Smith, Smith Real Estate Investment, LLC |
| | Representative: | Wade Smith, Smith Real Estate Investment, LLC |
| | Owner: | Wade Smith, Smith Real Estate Investment, LLC |
| 13. | Application #: | ZA-314-18-3 |
| | Existing Zoning: | R1-8 |
| | Location: | 15035 North 29th Street |
| | Quarter Section: | 34-34(L10) |
| | Proposal: | Use permit to utilize the PRD option. Use permit required. |
| | Ordinance Sections: | 615.TableB |
| | Applicant: | Mario Quintana, MJQ Properties |
| | Representative: | Steve Bargeloh, D&M Engineering |
| | Owner: | Mario Quintana, MJQ Properties |
| 14. | Application #: | ZA-316-18-4 |
| | Existing Zoning: | R1-6 |
| | Location: | 4224 North 2nd Avenue |
| | Quarter Section: | 17-27(H8) |
| | Proposal: | 1) Use permit to allow a home occupation to be conducted in an accessory structure. Use permit required. 2) Use permit to allow a home occupation to generate traffic. Use permit required. |
| | Ordinance Sections: | 608.E.3.h.(2) 608.E.3.h.(1) |
| | Applicant: | Eric Lussier |
| | Representative: | Eric Lussier |
| | Owner: | Eric Lussier |

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 Angie Holdsworth at (602) 495-5622, TTY: use 7-1-1. To request reasonable accommodations, please contact Angie Holdsworth at (602) 495-5622, TTY use 7-1-1.

July 11, 2018