

**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 **September 13, 2018, at 9:00 a.m. located in 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-286-18-2
 Existing Zoning: R1-8
 Location: Approximately 140 feet south of the southwest corner of 22nd Street and Clark Road
 Quarter Section: 39-32(M9)
 Proposal: Variance to reduce the required lot width to 20 feet. Minimum 70 feet required.
 Ordinance Sections: 612.B.Table B
 Applicant: Rogelio Diaz, Owner
 Representative: Francisco Bobadilla, Crux Solutions, LLC
 Owner: Rogelio Diaz, Owner

 2. Application #: ZA-394-18-1
 Existing Zoning: RE-43
 Location: 3650 West Union Hills Drive
 Quarter Section: 39-20(M6)
 Proposal: Variance to create two lots with a width of 158 feet each. Minimum 165 feet required.
 Ordinance Sections: 605.B.1
 Applicant: Vito Tonazzi
 Representative: Vito Tonazzi
 Owner: David Smith

 3. Application #: ZA-399-18-6
 Existing Zoning: R-3
 Location: 915 East Missouri Avenue
 Quarter Section: 19-29(H8)
 Proposal: Use Permit to allow single-family attached development option. Use permit required.
 Ordinance Sections: 608.F.8
 Applicant: Anthony Miachika, Pacific Rim Developments, LLC

- Representative: Leodra Bowdell, Phoenix Permit Service, LLC
 Owner: RFH Teakwood, LLC
4. Application #: ZA-403-18-3
 Existing Zoning: R1-14
 Location: 3324 East Greenway Lane
 Quarter Section: 34-35(L10)
 Proposal: **1)** Variance to allow a lot width of 103.91 feet (Parcel 1). 110 feet width required. **2)** Variance to allow a lot width of 74.00 feet (Parcel 2). 110 feet depth required.
 Ordinance Sections: 607.B.1 607.B.1
 Applicant: Aida and Ricardo Ayala
 Representative: Aida and Ricardo Ayala
 Owner: Aida and Ricardo Ayala
5. Application #: ZA-405-18-3
 Existing Zoning: C-3
 Location: 522 East Dunlap Avenue
 Quarter Section: 27-27(J8)
 Proposal: Use permit to allow temporary use for up to 36 months for outdoor entertainment for a brewery (North Mountain Brewing Company). Use permit required.
 Ordinance Sections: 708.D.1.
 Applicant: Robert Berkner, Three Strings Holdings
 Representative: Robert Berkner, Three Strings Holdings
 Owner: Robert Berkner, Three Strings Holdings
6. Application #: ZA-406-18-7
 Existing Zoning: A-2
 Location: 2229 West Roosevelt Street
 Quarter Section: 11-23(F7)
 Proposal: Variance to allow fence topped with razor and barbed wire in a non-residential development where it is visible from public streets. Not permitted.
 Ordinance Sections: 703.D.2.c.
 Applicant: Timothy La Sota, Timothy A. La Sota, PLC
 Representative: Timothy La Sota, Timothy A. La Sota, PLC
 Owner: B&S Roosevelt, LLC
7. Application #: ZA-408-18-8
 Existing Zoning: R-2
 Location: Southwest corner of 44th Street and Palm Lane
 Quarter Section: 13-37(G10)

Proposal: **1)** Variance to allow for a 10-foot minimum perimeter setback when adjacent to a public street. Minimum 20 foot required. **2)** Variance to allow 3-foot front building setback. 10-foot front building setback required. **3)** Variance to allow for private drives. Public street or private accessway required. **4)** Use permit to allow the PRD option of section 614 table B (c). Use permit required.

Ordinance Sections: 614.B. Table B 614.B Table B 614.B. Table B 614. B. Table B.

Applicant: Blake Davis DR Horton
Representative: Alex Fish, Anderson Baron
Owner: David Goldstein

8. Application #: ZA-441-13-4 (6-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.

1:30 PM

9. Application #: ZA-415-18-3
Existing Zoning: R-3
Location: 2123 East Sharon Drive
Quarter Section: 32-32(L9)
Proposal: Time extension for ZA-312-17. **1)** Variance to allow a lot with no legal street frontage. Street frontage required. **2)** Variance to increase allowed lot coverage to 62 percent. Maximum 45 percent allowed.

Ordinance Sections: 307.A.12
Applicant: Jeff Stephens, No. 8 Enterprises
Representative: Jeff Stephens, No. 8 Enterprises
Owner: Nosh Brocious, Sharon 18, LLC

- Owner: 16 Bethany Station, LLC
12. Application #: ZA-410-18-8
Existing Zoning: R1-6
Location: 2532 North 29th Street
Quarter Section: 14-34(G10)
Proposal: Variance to create two lots with a width of 50 feet. Minimum 60 feet required.
Ordinance Sections: 613.B. Table B
Applicant: Casil Libman, Solutions by Design
Representative: Casil Libman, Solutions by Design
Owner: David Kowaleski
13. Application #: ZA-414-18-4
Existing Zoning: R1-6 HP WSNSPD
Location: 504 East Pasadena Avenue
Quarter Section: 19-28(H8)
Proposal: Variance to reduce the required side yard setback (west) to 9 feet. Minimum 10 feet required.
Ordinance Sections: 613.B. Table B
Applicant: Bob Guidry
Representative: Bob Guidry
Owner: Bob Guidry
14. Application #: ZA-416-18-8
Existing Zoning: R-3 RI HP
Location: 1018 East Fillmore Street
Quarter Section: 11-29(F8)
Proposal: Variance to allow vehicle maneuvering in the alley. All maneuvering to be on private property.
Ordinance Sections: 702.A.1.b
Applicant: Mark Burton, M. Burton Design, LLC
Representative: Mark Burton, M. Burton Design, LLC
Owner: Arash Peimani
15. Application #: ZA-417-18-8
Existing Zoning: A-2 RSIO
Location: 1720 East Riverview Drive
Quarter Section: 6-31(E9)
Proposal: **1)** Use permit to allow development within 500 feet of the Rio Salado Habitat Restoration Project. Use permit required. **2)** Use permit to allow development under 10 acres in the Rio Salado Interim Overlay District. Use permit required.

Ordinance Sections:	655.E.4 655.F.2
Applicant:	Robert Winton, Winton Architects, LLC
Representative:	Robert Winton, Winton Architects, LLC
Owner:	Phoenix Investors 24, 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 Angie Holdsworth at (602) 495-5622, TTY: 7-1-1. To request reasonable accommodations, please contact Angie Holdsworth at (602) 495-5622, TTY: 7-1-1.

August 20, 2018