

**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 **November 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-529-18-2 (Sign)
 Existing Zoning: C-2 DRSP
 Location: 4425 East Irma Lane
 Quarter Section: 41-38(N11)
 Proposal: Use permit for a major amendment to the Desert Ridge Corporate Center Comprehensive Sign Plan. Use permit required.

 Ordinance Sections: 705.E.2
 Applicant: Ross McArthur, P2U, LLC
 Representative: Ross McArthur, P2U, LLC
 Owner: Ryan Companies

2. Application #: ZA-448-18-1 (Continued from October 4, 2018)
 Existing Zoning: R1-8
 Location: 3650 West Sweetwater Avenue
 Quarter Section: 32-20(L6)
 Proposal: **1)** Variance to reduce the required landscape perimeter (west) setback to 0 feet. Minimum 15 feet required. **2)** Variance to reduce the required common area to 0%. Minimum 5% required. **3)** Variance to allow for on-lot retention for individual lots less than 8,000 square feet. Common retention required for lots less than 8,000 square feet. **4)** Variance to reduce the required

- landscape perimeter (south) setback to 0 feet. Minimum 15 feet required.
- Ordinance Sections: 612.B.Table A 612.B.Table A 612.B.Table A 612.B.Table A
- Applicant: Jonathan Joyce, Four Peaks Design Group
- Representative: Ed Reichenberg, R.A.P.P.
- Owner: James Vincent, Heevee & Vee, L.P.
3. Application #: ZA-527-18-2
- Existing Zoning: R1-18
- Location: Northwest corner of 56th Street and Lone Mountain Road
- Quarter Section: 55-40(Q11)
- Proposal: **1)** Variance to reduce the required front yard setback for 39 lots to 15 feet. Minimum 25 feet required. **2)** Variance to allow a 37 percent lot coverage for 39 lots. Maximum of 30 percent lot coverage permitted. **3)** Use permit to allow over height retaining walls (Lots 1, 2, 30, 32-36, 38 and 39) up to 7 feet high within 50 feet of a subdivision perimeter or property line. Maximum 40 inches in height permitted.
- Ordinance Sections: 610.B.Table B 610.B.Table B 703.A.4.c
- Applicant: Randy Christman, Pulte Home Company, LLC
- Representative: Dan Pottinger, Cardno, Inc.
- Owner: Jack and Kim Farmer, EJ Farmer, LLC
4. Application #: ZA-528-18-8
- Existing Zoning: C-2 SPVTAB
- Location: 4635 South 7th Street
- Quarter Section: 4-29(E8)
- Proposal: Variance to reduce rear setback (east) to 15 feet for a single story building adjacent to R-3 zoning. Minimum 25 feet required.
- Ordinance Sections: 623.E.4.d
- Applicant: Edward Chavez, Chavez & Associates
- Representative: Edward Chavez, Chavez & Associates
- Owner: Clement & Bukunola Agboola
5. Application #: ZA-530-18-1
- Existing Zoning: PSC
- Location: 3331 West Peoria Avenue
- Quarter Section: 28-21(K6)
- Proposal: Variance to reduce the required parking to 597 spaces. Minimum 633 required.
- Ordinance Sections: 702.C

Applicant: Kiernan Mattson, Risas Real Estate & Equipment, LLC
Representative: David Grass, Architype Studio, LLC
Owner: Titanstar U.S., Inc.

6. Application #: ZA-531-18-7
Existing Zoning: DTC-Downtown Gateway ACSBO
Location: 888 North 1st Avenue
Quarter Section: 11-27(F8)
Proposal: Use permit to allow outdoor liquor service as an accessory use to a bar (Genuwine Arizona). Use Permit required.

Ordinance Sections: 1204.D
Applicant: Emily Rieve, Genuwine Arizona
Representative: Emily Rieve, Genuwine Arizona
Owner: Matt Seaman, Metrowest Development

7. Application #: ZA-302-12-1 (1-Year review of use permit)
Existing Zoning: A-1 DVAO
Location: 21617 North 9th Avenue, Suite 100
Quarter Section: 42-26(N8)
Proposal: **1)** Use Permit to allow a medical marijuana cultivation facility. Use Permit required. **2)** Use Permit to allow a medical marijuana dispensary facility. Use Permit required. **3)** Variance to allow a medical marijuana cultivation facility 800 feet from another medical marijuana facility. Minimum 5,280 feet required. **4)** Variance to allow a medical marijuana dispensary facility 800 feet from another medical marijuana facility. Minimum 5,280 feet required.

Ordinance Sections: 627.D. 93 627.D. 93 627.D.91.c 627. D.91.c
Applicant: Gina Berman, The Giving Tree Wellness Center of North
Representative: Gina Berman, The Giving Tree Wellness Center of North
Owner: Paola Tulliani

8. Application #: ZA-431-12-1 (1-Year review of use permit)
Existing Zoning: A-1 DVAO
Location: 21411 North Central Avenue
Quarter Section: 43-28(N8)
Proposal: **1)** Use Permit to allow a medical marijuana cultivation facility. Use permit required. **2)** Variance to allow a medical marijuana cultivation facility within 3,600 feet of a medical

marijuana dispensary. A minimum distance of 5,280 feet is required from another medical marijuana facility.

Ordinance Sections: 627.D. 91.a. 627.D. 91.c.
Applicant: Frank Horwich
Representative: Frank Horwich
Owner: EMM RE MGMT, LLC

1:30 PM

9. Application #: ZA-537-18-3 (Sign)
Existing Zoning: C-1
Location: 10810 North Tatum Boulevard
Quarter Section: 29-38(K11)
Proposal: Use permit for a major amendment to the Paradise Valley Marketplace Comprehensive Sign Plan. Use permit required.
Ordinance Sections: 705.E.2
Applicant: Chris Totton Wendy Riddell, Identity Sign Group and Berry Riddell, LLC
Representative: Chris Totton Wendy Riddell, Identity Sign Group and Berry Riddell, LLC
Owner: Gerald Wright, 3503 RP Phoenix, LLC
10. Application #: ZA-125-13-1 (1-Year review of use permit)
Existing Zoning: C-2, C-2 HR approved
Location: 10040 North Metro Parkway
Quarter Section: 28-21(K7) 28-21(K6) 28-22(K7) 28-22(K6)
Proposal: **1)** Use Permit to allow a medical marijuana dispensary. Use Permit required. **2)** Variance to allow a medical marijuana dispensary to be within 1,320 feet of a school. 1,320 feet is the minimum spacing required.
Ordinance Sections: 623.D. 122.a 623.D. 122.g
Applicant: Dreem Green Corporation
Representative: Dreem Green Corporation
Owner: J + M Management, LLC
11. Application #: ZA-532-18-4
Existing Zoning: A-2
Location: 3422 West Clarendon Avenue
Quarter Section: 16-21(H6)
Proposal: Use permit to allow an environmental remediation facility. Use permit required.
Ordinance Sections: 622.D.60
Applicant: Kirk Craig, Geosyntec Consultants, Inc
Representative: Kirk Craig, Geosyntec Consultants, Inc

- Owner: Lisa Zanin, HCZ Custom Homes, Inc
12. Application #: ZA-533-18-6
Existing Zoning: R-3
Location: 2015, 2019 and 2025 East Turney Avenue
Quarter Section: 17-32(H9)
Proposal: Time extension of ZA-144-17, use permit to allow the use of the Single-Family Attached option of Section 615 Table B. Use Permit required.
Ordinance Sections: 615.B. Table B
Applicant: Wendy Riddell, Berry Riddell, LLC
Representative: Dwayne Griffin, Notch Enterprises, LLC
Owner: Daniel Srdic, DSRM, LLC
13. Application #: ZA-534-18-6
Existing Zoning: R-3
Location: 2015, 2019 and 2025 East Turney Avenue
Quarter Section: 17-32(H9)
Proposal: Time extension of ZA-528-17, variance to reduce open space to 8%. Minimum 31% required.
Ordinance Sections: 608.I.2.b(2)
Applicant: Wendy Riddell, Berry Riddell, LLC
Representative: Dwayne Griffin, Notch Enterprises, LLC
Owner: Daniel Srdic, DSRM, LLC
14. Application #: ZA-535-18-3
Existing Zoning: R1-14
Location: 15233 North 26th Street
Quarter Section: 34-33(L9)
Proposal: Variance to reduce the required lot width to 48 feet for Lot 2. Minimum 110 feet width required.
Ordinance Sections: 607.B.1
Applicant: Horacio Rocha
Representative: Ernesto Rocha
Owner: Horacio Rocha
15. Application #: ZA-539-18-3
Existing Zoning: R-4
Location: 8916 North 11th Street
Quarter Section: 26-29(J8)
Proposal: **1)** Variance to reduce the required lot width for Lot 2 to 10 feet. Minimum 60 feet required. **2)** Variance to reduce the required lot width for Lot 1 to 55 feet. Minimum 60 feet required. **3)** Variance to reduce the required side yard setback (north) for Lot 1 to 7 feet. Minimum 10

- feet required.
- Ordinance Sections: 617.B. Table B 617.B. Table B 617.B Table B
 Applicant: Leodra Bowdell, Phoenix Permit Services
 Representative: Leodra Bowdell, Phoenix Permit Services
 Owner: Tate Berger and Jessica Hopper
16. Application #: ZA-554-18-6
 Existing Zoning: PUD, C-O
 Location: 4747 North 32nd Street
 Quarter Section: 18-35(H10)
 Proposal: Use permit to allow a 12-foot high wall on a non-residentially zoned property along a common property line shared with a property zoned for residential uses. Use permit required.
- Ordinance Sections: 703.A.3.b.(1)
 Applicant: William F. Allison, Withey Morris, PLC
 Representative: William F. Allison, Withey Morris, PLC
 Owner: Barbara Ryan Thompson, Olympus Properties I and II, LLC
17. Application #: ZA-556-18-6
 Existing Zoning: R1-10
 Location: 4738 North 32nd Place
 Quarter Section: 18-35(H10)
 Proposal: Variance to allow an over height wall (10 feet) within the rear yard setback (north). Maximum 6 feet permitted.
- Ordinance Sections: 703.A.2.c
 Applicant: William F. Allison, Withey Morris, PLC
 Representative: William F. Allison, Withey Morris, PLC
 Owner: Karen and Harry Broome, Broome Revocable Trust
18. Application #: ZA-58-13-2 (1-Year review of use permit)
 Existing Zoning: C-2
 Location: 21035 North Cave Creek Road, Suite C5
 Quarter Section: 42-33(N9)
 Proposal: Use Permit for a medical marijuana dispensary. Use permit is required.
- Ordinance Sections: 623.D. 122.a.
 Applicant: Holistic Center
 Representative:
 Owner: Cameron Perry, Waving Not Drowning, 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: use 7-1-1. To request reasonable accommodations, please contact Angie Holdsworth at (602) 495-5622, TTY: 7-1-1.

October 31, 2018