

**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 **December 6, 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-500-18-8 (Sign)
 Existing Zoning: DTC - Bio Med
 Location: 445 North 5th Street
 Quarter Section: 11-28(F8)
 Proposal: **1)** Use Permit to establish the T-GEN 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: Jason Shano, Associated Sign Company
 Representative: Jason Shano, Associated Sign Company
 Owner: City of Phoenix

2. Application #: ZA-139-17-5 (3 Month Review)
 Existing Zoning: R1-6
 Location: 8520 West College Drive
 Quarter Section: 18-8(H3)
 Proposal: Use permit to allow a dependent care facility for up to 12 children. Use permit required.

 Ordinance Sections: 608.F.1
 Applicant: Carol Webb Knight, New Birth Child Care
 Representative: Carol Webb Knight, New Birth Child Care
 Owner: Carol Webb Knight, New Birth Child Care

3. Application #: ZA-503-18-7 (Continued from October 25, 2018)
Existing Zoning: DTC- West Evans Churchill ACSB
Location: 222 East Portland Street
Quarter Section: 12-28(G8)
Proposal: **1)** Use permit to allow a bar. Use permit required. **2)** Use permit to allow outdoor liquor service as an accessory to a bar. Use permit required. **3)** Use permit to allow outdoor liquor service as an accessory to a restaurant. Use permit required.
Ordinance Sections: 1204.D.Land Use Matrix 1204.D.Land Use Matrix
Applicant: Chris Colyer, Esq., Snell & Wilmer, LLP
Representative: Chris Colyer, Esq., Snell & Wilmer, LLP
Owner: RO2 CAM, LLC
4. Application #: ZA-507-18-3 (Continued from November 1, 2018)
Existing Zoning: RE-43
Location: 8610 North Skyline Drive
Quarter Section: 26-38(J11)
Proposal: **1)** Variance to reduce the front yard (south) setback to 30 feet. Minimum 40 feet required. **2)** Variance to reduce the side yard (east) setback to 27 feet. Minimum 30 feet required.
Ordinance Sections: 605.B.2 605.B.3
Applicant: Dan Curtis
Representative: Dan Curtis
Owner: Dan Curtis
5. Application #: ZA-540-18-6
Existing Zoning: R-3
Location: 1611 East Lamar Road
Quarter Section: 22-31(I9)
Proposal: Use permit to allow a community residence center in an R-3 zoning district. Use permit required.
Ordinance Sections: 615.C.3.
Applicant: Haider Mansoori, Haiman, LLC
Representative: Haider Mansoori, Haiman, LLC
Owner: Haider Mansoori, Haiman, LLC
6. Application #: ZA-549-18-3
Existing Zoning: C-2
Location: 2150 E Sweetwater Avenue
Quarter Section: 32-32(L9)

Proposal: Revocation of ZA-364-17-3, a use permit to allow a car wash in an open building.
Ordinance Sections: 307.A.h.
Applicant: City of Phoenix
Representative: City of Phoenix
Owner: Sean Campbell, Campbell's Carwash

1:30 PM

7. Application #: ZA-574-18-4 (Sign)
Existing Zoning: PUD
Location: 240 West Osborn Road
Quarter Section: 16-27(H8)
Proposal: **1)** Variance to allow one projecting sign with a sign area of 42 square feet. Maximum 6 square feet allowed. **2)** Variance to allow one projecting sign with a copy height of 14 inches. Maximum 8 inches allowed.
Ordinance Sections: Table 1308.1 Table 1308.1
Applicant: Broadstone Apartments
Representative: Amanda Lauridsen, Precise Sign Co., Inc.
Owner: Alliance Residential
8. Application #: ZA-569-18-8
Existing Zoning: R1-6 SPVTABDO
Location: 2754 East Roeser Road
Quarter Section: 4-33(E9)
Proposal: Variance to reduce the required lot width to 58 feet for 2 lots. Minimum 60 feet required.
Ordinance Sections: 613.B.Table B
Applicant: City of Phoenix, Neighborhood Services Department
Representative: Chris Christensen, City of Phoenix, Neighborhood Services Department
Owner: City of Phoenix, Neighborhood Services Department
9. Application #: ZA-570-18-8
Existing Zoning: R1-6 SPVTABDO
Location: 2719 East Wier Avenue
Quarter Section: 4-33(E9)
Proposal: Variance to reduce the required lot width to 58 feet for 2 lots. Minimum 60 feet required.
Ordinance Sections: 613.B.Table B
Applicant: City of Phoenix, Neighborhood Services Department
Representative: Chris Christensen, City of Phoenix, Neighborhood

- Owner: Services Department
City of Phoenix, Neighborhood Services Department
10. Application #: ZA-571-18-8
Existing Zoning: R1-6 SPVTABDO
Location: 2702 and 2706 East Atlanta Avenue
Quarter Section: 4-33(E9)
Proposal: **1)** Variance to reduce the required lot width to 58 feet for lot 1. Minimum 60 feet required. **2)** Variance to reduce the required lot width to 58 feet for lot 2. Minimum 60 feet required.
Ordinance Sections: 613.B.Table B 613.B.Table B
Applicant: City of Phoenix, Neighborhood Services Department
Representative: Chris Christensen, City of Phoenix, Neighborhood Services Department
Owner: City of Phoenix, Neighborhood Services Department
11. Application #: ZA-575-18-6
Existing Zoning: R1-6
Location: 1918 East Missouri Avenue
Quarter Section: 20-31(I9)
Proposal: Variance to allow an over height fence (6 feet) in the required front yard (south). Maximum 40 inches permitted.
Ordinance Sections: 703.A.2.a
Applicant: Luis Gonzalez, Peak One Builders
Representative: Luis Gonzalez, Peak One Builders
Owner: Joyce Eng
12. Application #: ZA-576-18-8
Existing Zoning: R1-6
Location: 2803 North 29th Street
Quarter Section: 14-34(G10)
Proposal: Variance to allow a street frontage of 52 feet for 2 lots. Minimum of 60 feet required.
Ordinance Sections: 613.B Table B
Applicant: Nick Labadie, Rose Law Group
Representative: Nick Labadie, Rose Law Group
Owner: Tsalm Services, LLC
13. Application #: ZA-577-18-8
Existing Zoning: R1-10
Location: 2224 North 37th Place

Quarter Section: 13-36(G10)
Proposal: Variance to reduce street frontage to 76 feet for two lots. Minimum 80 feet required.
Ordinance Sections: 611.B Table B.
Applicant: Nick Labadie, Rose Law Group
Representative: Nick Labadie, Rose Law Group
Owner: Tsalm Services, LLC

14. Application #: ZA-578-18-8
Existing Zoning: C-1 BAPOD
Location: 9029 South 16th Street and 1610 and 1620 East Dobbins Road
Quarter Section: 02-31(C9)
Proposal: **1)** Use permit to use the PRD development option. Use permit required. **2)** Variance to reduce side (north) setback for a two story building to 6 feet. Minimum 15 feet required for two story building. **3)** Variance to reduce side (east) setback for a two story building to 3 feet. Minimum 15 feet required for two story building. **4)** Variance to reduce the required open space to 0 percent. Minimum 5 percent required.
Ordinance Sections: 608.D 613.B Table A 613.B Table A 613.B Table A
Applicant: Kris Rigsby, The Paxton at South Mountain
Representative: Kris Rigsby, The Paxton at South Mountain
Owner: Kris Rigsby, The Paxton at South Mountain

15. Application #: ZA-442-13-7 (1 Year Review)
Existing Zoning: A-1
Location: 2620 West Encanto Boulevard
Quarter Section: 14-23(G7)
Proposal: **1)** Use permit to expand an approved medical marijuana cultivation facility. Use Permit required. **2)** Use permit to expand an approved medical marijuana infusion facility. Use Permit required. **3)** Variance to allow a medical marijuana cultivation facility within 5,280 feet of any medical marijuana facility. **4)** Variance to allow a medical marijuana infusion facility within 5,280 feet of any medical marijuana facility.
Ordinance Sections: 627.D.91.a 627.D.93.a 627.D.91.c 627.D.93.b
Applicant: Encanto Green Cross Dispensary
Representative: Ryan Hurley, Rose Law Group, PC
Owner: 2620, 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.

November 21, 2018