

**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 20, 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-592-18-4 (SIGN)  
          Existing Zoning:           C-2 TOD-1  
          Location:                   5800 North 19th Avenue  
          Quarter Section:         20-24(I7)  
          Proposal:                   **1)** Variance to allow a ground sign to be built to a height of 7 feet. A maximum of 3 feet is permitted. **2)** Variance to allow a ground sign to be built to 47 square feet. A maximum of 30 square feet is permitted.  
  
          Ordinance Sections:      662.K.10, 662.K.10  
          Applicant:                 Anthony Chumita, Christy Signs  
          Representative:         Anthony Chumita, Christy Signs  
          Owner:                     Jay Visconti, Northwood Properties
  
2.       Application #:               ZA-518-18-5 (Continued from November 08, 2018)  
          Existing Zoning:           R-3  
          Location:                   2542 West State Avenue  
          Quarter Section:         23-23(J7)  
          Proposal:                   Variance to allow an over height wall ( 6 feet) in the required front yard (south). Maximum 40 inches allowed.  
  
          Ordinance Sections:      703.A.3.a.  
          Applicant:                 Rosacia Horedia Saucedo  
          Representative:         Rosacia Horedia Saucedo

- Owner: Rosacia Horedia Saucedo
3. Application #: ZA-591-18-5  
 Existing Zoning: C-2  
 Location: 5370 West Indian School Road  
 Quarter Section: 17-16(H5)  
 Proposal: **1)** Use permit to allow car wash in an open building. Use permit required. **2)** Variance to reduce the required landscape setback (south) to 10 feet. Average of 25 feet with a minimum 20 feet for up to 50% of the structure required. **3)** Variance to reduce the required landscape setback (west) to 8 feet. Average of 25 feet with a minimum 20 feet for up to 50% of the structure required. **4)** Variance to reduce the required building setback adjacent to a street (south) to 0 feet. Average of 25 feet with a minimum 20 feet for up to 50% of the structure required.  
 Ordinance Sections: 623.D.41 623.E.4.e 623.E.4.e 623.E.4.d  
 Applicant: Tuck Bettin, Express 26, LLC  
 Representative: Jesse Macias, M3 Design  
 Owner: Tuck Bettin, Express 26, LLC
4. Application #: ZA-593-18-7  
 Existing Zoning: C-2 BAOD  
 Location: 7227 South Central Avenue  
 Quarter Section: 1-28(D8)  
 Proposal: **1)** Use permit to allow outdoor alcoholic beverage consumption as an accessory use to a restaurant (Tortas Paquime). Use permit required. **2)** Use permit to allow outdoor dining as an accessory use to a restaurant (Tortas Paquime). Use permit required.  
 Ordinance Sections: 623.D.157.c, 623.D.157.c  
 Applicant: Cain Garcia, RCAA Architects, Inc.  
 Representative: Cain Garcia, RCAA Architects, Inc.  
 Owner: Chris Hinkson, HH Southgate, LLC
5. Application #: ZA-594-18-7  
 Existing Zoning: A-2  
 Location: 2444 West Maricopa Street  
 Quarter Section: 9-23(F7)  
 Proposal: Variance to reduce the required rear yard setback (north) to 10 feet. Minimum 30 feet required.  
 Ordinance Sections: 628.E.2.b.(2)  
 Applicant: Jesus Soto, Porras Sheet Metal

Representative: Robert Gomez  
Owner: Jesus Soto, Porras Sheet Metal

6. Application #: ZA-54-13-7 (1 year review for a use permit)  
Existing Zoning: A-1  
Location: 2439 West McDowell Road  
Quarter Section: 12-23(G7)  
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)** Use permit to allow a Medical Marijuana Infusion Production Facility. Use permit required **4)** 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. **5)** Variance to allow a Medical Marijuana Dispensary 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. **6)** 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.92.a 627.D.93.a 627.D.91.c 627.D.92.d 627.D.93.b
- Applicant: Mark Steinmetz, Nature's AZ Medicines, Inc.  
Representative:  
Owner: World Enterprises

7. Application #: ZA-94-13-5 (1 year review for a use permit)  
Existing Zoning: C-3  
Location: 4126 West Indian School Road  
Quarter Section: 17-19(H6)  
Proposal: **1)** Use permit to allow a nonprofit medical marijuana dispensary facility. Use permit required. **2)** Variance to allow a nonprofit medical marijuana dispensary facility to be located within 5,280 feet of the same type of use or a medical marijuana facility. Shall not be located within 5,280 feet of the same type of use.
- Ordinance Sections: 623.D.122.a 623.D.122.e
- Applicant: James Kramer, Herbal Wellness center, Inc.  
Representative: Michael Curley, Earl, Curley & Lagarde, P.C  
Owner: William Jachimek, Indian Building, LLC

**1:30 PM**

- 8.           Application #:           ZA-590-18-7  
Existing Zoning:           DTC-Downtown Gateway HP ACOD  
Location:                   913, 915, and 917 North Central Avenue  
Quarter Section:           11-28(F8)  
Proposal:                   **1)** Use Permit to allow a bar in the Downtown Code-Downtown Gateway District. Use Permit required. **2)** Use Permit to allow alcohol sales and service within 300-feet of a church in an entertainment district. Use permit required.  
  
Ordinance Sections:       1204.D 307.A.17.a  
Applicant:                 Taylor C. Earl, Earl, Curley and Lagarde, P.C.  
Representative:           Taylor C. Earl, Earl, Curley and Lagarde, P.C.  
Owner:                     Kenco AZ, LLC
  
- 9.           Application #:           ZA-597-18-5  
Existing Zoning:           C-2  
Location:                   8040 North 27th Avenue  
Quarter Section:           25-22(J7)  
Proposal:                   **1)** Variance to reduce the landscape setback (west) to 5 feet. Minimum 10 feet required. **2)** Use permit to allow a carwash in an open building. Use permit required. **3)** Variance to reduce the landscape setback (south) to 19 feet. Minimum 25 feet required.  
  
Ordinance Sections:       623.E.4.D. 623.D.41. 623.E.4.D.  
Applicant:                 Michael Clark, Identity Mutual, LLC  
Representative:           Michael Clark, Identity Mutual, LLC  
Owner:                     Dana Hayes, Phoenix Investors II, LLC
  
- 10.          Application #:           ZA-598-18-8  
Existing Zoning:           R-3  
Location:                   1818 North 32nd Street  
Quarter Section:           13-34(G10)  
Proposal:                   Time extension for ZA-503-17, use permit to allow public assembly-residential uses with vehicular access on local or minor collector streets. Use Permit required.  
  
Ordinance Sections:       608.E.6  
Applicant:                 Sal Ramel, Ramel Architects International, LLC  
Representative:           Sal Ramel, Ramel Architects International, LLC  
Owner:                     North American Islamic Trust, Inc.
  
- 11.          Application #:           ZA-599-18-8  
Existing Zoning:           R1-6  
Location:                   4238 East Darrel Road

Quarter Section: 1-37(D10)  
Proposal: Variance to reduce the required front yard setback (south) to 7 feet. Minimum 20 feet required.  
Ordinance Sections: 613.B.TableB  
Applicant: Enrique Guzman  
Representative: Enrique Guzman  
Owner: Enrique Guzman

12. Application #: ZA-611-18-8  
Existing Zoning: R-5 RI HP  
Location: 904 East Polk Street, 901 and 905 East Taylor Street  
Quarter Section: 11-29(F8)  
Proposal: **1)** Variance to reduce the required landscape setback along the side (east) property line to 0 feet. Minimum 5 feet required. **2)** Variance to reduce the required open space in a multi-family development to 0%. Minimum 5% required.  
Ordinance Sections: 703.B.3.b.(3) 703.B.4.a.(1)  
Applicant: Ben Patton, Ameris Construction  
Representative: Ben Patton, Ameris Construction  
Owner: 904 Polk Verde, 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](mailto: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.

December 5, 2018