

**NOTICE OF PUBLIC HEARING
ZONING ADJUSTMENT HEARING
Revised February 11, 2019*

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 **February 14, 2019, 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-7-19-6
 Existing Zoning: R1-6
 Location: 3445 East Sells Drive
 Quarter Section: 17-35(H10)
 Proposal: Variance to reduce the required rear yard setback (south) to 10 feet. Minimum 25 feet required.

 Ordinance Sections: 613.B.Table B
 Applicant: Dan McIntyre, McIntyre Development, LLC
 Representative: Dan McIntyre, McIntyre Development, LLC
 Owner: Mary Ann Bradley Revocable Trust

2. Application #: ZA-8-19-2
 Existing Zoning: R1-8
 Location: 18804 North 29th Place
 Quarter Section: 39-34(M10)
 Proposal: Variance to reduce the required street frontage for lot 2 to 32 feet. Minimum 70 feet required.

 Ordinance Sections: 612.B.TableB
 Applicant: Christopher Wilkum
 Representative: Christopher Wilkum
 Owner: Christopher Wilkum

3. Application #: ZA-10-19-8
 Existing Zoning: R-5 RI ACSBO
 Location: 1029 East Roosevelt Street
 Quarter Section: 11-29(F8)
 Proposal: **1)** Variance to reduce the common area to 0%. Minimum 5% of gross area required. **2)** Variance to eliminate covered or located within a garage parking spaces. Minimum 4 covered or located within a garage parking spaces required. **3)** Variance to eliminate the side yard

- (west) five-foot landscape setback. Minimum five-foot landscape setback required. **4)** Variance to eliminate the side yard (east) five-foot landscape setback. Minimum five-foot landscape setback required. **5)** Variance to eliminate the rear yard (south) five-foot landscape setback. Minimum five-foot landscape setback required.
- Ordinance Sections: 618.B.1.Table B 608.F.8.f.(1) 608.F.8.c.(3) 608.F.8.c.(3) 608.F.8.c.(3)
- Applicant: John Meyer, Meyer Nest Holdings LLC
 Representative: Jeffery L. Williams, RB Williams and Assoc., Inc.
 Owner: John Meyer, Meyer Nest Holdings, LLC
4. Application #: ZA-11-19-8
 Existing Zoning: C-2 BAOD
 Location: 2335 and 2337 East Southern Avenue
 Quarter Section: 3-32(D9)
 Proposal: Use permit to allow a queuing lane for the drive-through facility as an accessory use to a restaurant (Burger King) located within 300 feet of a residential district. Use permit required.
- Ordinance Sections: 623.D.157.d
 Applicant: Ron Broatch, KRAF, Inc.
 Representative: Robert Hansen, SEG
 Owner: Gregory Robinson, HARU, LLC/SESW, LLC
5. *Application #: ZA-13-19-8
 Existing Zoning: C-2 M-R TOD-1
 Location: Approximately 266 feet south of the southeast corner of 44th Street and Van Buren Street
 Quarter Section: 10-38(F11)
 Proposal: **1)** Use permit to provide 56 parking spaces. Maximum 45 spaces permitted. **2)** Variance to increase street side building setback along 44th Street (west) to 38 feet. Maximum 6 feet permitted. **3)** Variance to reduce minimum building frontage to 35% along 44th Street. Minimum 50% required. **4)** Variance to increase street side building setback along Monroe Street (south) to 32 feet. Maximum 6 feet permitted. **5)** Variance to reduce minimum building frontage to 15% along Monroe Street. Minimum 50% required. **6)** Variance to decrease minimum queuing length for Restaurant B to 140 feet. Minimum 150 feet required. **7)** Variance to decrease minimum queuing length for Restaurant A to 130 feet. Minimum 150 feet required. **8)** Variance to increase street side building setback along Dupont Circle (east) to 180 feet. Maximum 6 feet permitted. **9)** Variance to reduce minimum building frontage to 0% along Dupont Circle. Minimum 50% required.
- *Ordinance Sections: 662.F.f 662.I.Table 1 662.I.Table 2 662.I.Table 1 662.I.Table 2 702.B.6.c 702.B.6.c 662.I.Table 1

- 662.I.Table 2
- Applicant: Wendy Riddell, Berry Riddell, LLC
 Representative: Wendy Riddell, Berry Riddell, LLC
 Owner: Arizona Federal Credit Union
6. Application #: ZA-267-15-3 (1 year review of use permit)
 Existing Zoning: C-2
 Location: 12620 North Cave Creek Road, Suite 10
 Quarter Section: 31-32(K9)
 Proposal: Use permit to allow non-profit medical marijuana dispensary. Use permit required.
- Ordinance Sections: 623.D.122.a
 Applicant: Curtis Devine, Choice Cannabis
 Representative: Curtis Devine, Choice Cannabis
 Owner: William Chiulli
- 1:30 PM**
7. Application #: ZA-12-19-4 (SIGN)
 Existing Zoning: C-2 H-R TOD-1
 Location: 2333 North Central Avenue
 Quarter Section: 14-28(G8)
 Proposal: Variance to increase the maximum letter height for a wall sign on the south elevation to 14 inches. Maximum 12 inches permitted for building fronts of 30 feet in height or less.
- Ordinance Sections: 662.K.1.b
 Applicant: Brandon McMillen, SmithCraft
 Representative: Brandon McMillen, SmithCraft
 Owner: DWL Architects
8. Application #: ZA-669-18-5
 Existing Zoning: R1-6
 Location: 6501 West Campbell Avenue
 Quarter Section: 17-13(H4)
 Proposal: Use permit to allow a closed projection to project 11 feet into a required rear yard. Use permit required for projection greater than 5 feet.
- Ordinance Sections: 701.A.3.a.(2).(d)
 Applicant: Rigoberto Hernandez
 Representative: Rigoberto Hernandez
 Owner: Rigoberto Hernandez
9. Application #: ZA-15-19-4
 Existing Zoning: A-1
 Location: 2960 Grand Avenue
 Quarter Section: 15-22(G7)
 Proposal: **1)** Time extension for ZA-295-18, use permit to allow a medical marijuana cultivation facility. Use permit required. **2)** Time extension for ZA-295-18, use permit to allow a medical marijuana infusion facility. Use permit

required. **3)** Time extension for ZA-295-18, variance to allow a medical marijuana cultivation facility less than 5,280 feet from another medical marijuana facility. Minimum 5,280 feet of separation required. **4)** Time extension for ZA-295-18, variance to allow a medical marijuana infusion facility less than 5,280 feet from another medical marijuana facility. Minimum 5,280 feet of separation required.

Ordinance Sections: 627.D.91.a 627.D.93.a 627.D.91.c 627.D.93.b
Applicant: R Gary Mesch, Lily Green Management, LLC
Representative: R Gary Mesch, Lily Green Management, LLC
Owner: James & Barbara Knight, Greater Century Holdings, LLC

10. Application #: ZA-16-19-8
Existing Zoning: R-4
Location: 2235 and 2241 North 29th Place
Quarter Section: 13-34(G10)
Proposal: Variance to reduce the required front yard setback (west) for 2 lots to 0 feet for accessory structures. Minimum 20 feet required.
- Ordinance Sections: 617.B.Table B
Applicant: Roger Simpson
Representative: Clive Simpson
Owner: Roger Simpson

For further information, please call Eric Morales, Planner II, Planning and Development Department at 602-262-7927, 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. To request a reasonable accommodation, please contact Tamra Ingersoll at the Planning and Development Department at 602.534-6648, TTY: Use 7-1-1.

February 11, 2019