

NOTICE OF PUBLIC MEETING ZONING ADJUSTMENT HEARING

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of 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 **October 14, 2021 9:00 AM (Items 1-8) and 1:30 PM (Items 9-16)**

Per the most recent social distancing guidelines from the federal government, no residents will be allowed to attend the meeting in-person.

OPTIONS TO ACCESS THE MEETING

- **Call-in to listen** to the live meeting: Dial **602-666-0783**, Enter meeting access code [25579780849#](tel:25579780849), and press # again when prompted for the attendee ID.
- **Observe the live meeting virtually**, by clicking on the following link and registering to join the meeting online:
<https://cityofphoenixpdd.webex.com/cityofphoenixpdd/onstage/g.php?MTID=cae74027739e216d52b7b5d04d550e72b>
- **Submit a comment** on an agenda item:
 - At: zoning.adjustment@phoenix.gov
 - Indicate: Item Number and Case Number
- **Register to speak** on an agenda item:
 - At: zoning.adjustment@phoenix.gov
 - By: **48 hours prior to the start of the hearing**. Staff will make every effort to accommodate requests to speak submitted beyond the 48-hour period. Due to the added demands of facilitating the virtual environment for the public, applicants and other staff members, we cannot consider any request less than 6 business hours before the start of the meeting / hearing.
 - Indicate: Item Number and Case Number

Notes:

1. Agenda items may be taken out of order.
2. 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-502-16-4 (1-year review of use permit)
Existing Zoning: A-2
Location: 2902 and 2908 West Virginia Avenue
Quarter Section: 14-22(G7)
Proposal: **1)** Time extension for ZA-432-15, a use permit to allow a medical marijuana cultivation and infusion facility. **2)** Time extension for ZA-432-15, a variance to allow a medical marijuana cultivation and infusion facility within 1,017 feet of another medical marijuana facility.
Ordinance Sections: 307.A.12 307.A.12

- Applicant: American Green, Inc.
 Representative: Jenifer Corey, Zoning Strategies, LLC
 Owner: S&S Holdings, LLC
2. Application #: ZA-85-17-1 (1-year review of use permit)
 Existing Zoning: C-2 MR
 Location: 20224 North 27th Avenue
 Quarter Section: 41-22(N7)
 Proposal: Use Permit to allow a medical marijuana dispensary. Use Permit required.
 Ordinance Sections: 623.D.122.a
 Applicant: Curtis Devine, Devine Holdings
 Representative: Larry Lazarus, Lazarus, Silvyn & Bangs, P.C.
 Owner: Jatin Daas, AZE Real Estate, LLC
3. Application #: ZA-483-17-8 (1-year review of use permit)
 Existing Zoning: C-3
 Location: 3411 East Corona Avenue
 Quarter Section: 4-35(E10)
 Proposal: Time extension for ZA-427-16, a use permit to allow a medical marijuana dispensary. Use permit required.
 Ordinance Sections: 623.D.122.a
 Applicant: Jon Pilkington, TruMed
 Representative: Lindsay C. Schube, Gammage & Burnham, PLC
 Owner: Corona 3411, LLC
4. Application #: ZA-304-21-6 (Continued from July 22, 2021)
 Existing Zoning: R1-6
 Location: 5318 North 33rd Street
 Quarter Section: 19-35(I10)
 Proposal: Time extension for ZA-190-20, variance to reduce the required side yard setback (south) to 5 feet. Minimum 10 feet required.
 Ordinance Sections: 613.B.Table B.
 Applicant: Garrett Schmidt, Green Elephant Project Management
 Representative: Garrett Schmidt, Green Elephant Project Management
 Owner: Stephanie La Loggia
5. Application #: ZA-455-21-5
 Existing Zoning: C-2
 Location: 10614 West Indian School Road
 Quarter Section: 17-3(H2)
 Proposal: **1)** Variance to reduce the building setback (south) to 0 feet. Minimum 25 feet required. **2)** Use permit to allow a carwash in an open building. Use permit required.
 Ordinance Sections: 623.E.4.d 623.D.41
 Applicant: Baltej Grewal, Sparklin Clean Carwash

Representative: Baltej Grewal, Sparklin Clean Carwash
Owner: H G & B Auto Reflections, LLC

6. Application #: ZA-456-21-1
Existing Zoning: C-1
Location: 4220 West Northern Avenue, Suite 103 & 104
Quarter Section: 25-19(J6)
Proposal: **1)** Use permit to allow outdoor dining within 500 feet of a residential district zoning line. Use permit required. **2)** Use permit to allow outdoor alcohol consumption within 500 feet of a residential district zoning line. Use permit required. **3)** Use permit to allow outdoor recreation within 500 feet of a residential district zoning line. Use permit required. **4)** Use permit to allow patron dancing. Use permit required. **5)** Use permit to allow live entertainment. Use permit required.
Ordinance Sections: 622.D.143.c 622.D.143.c 622.D.143.c 622.D.143.b 622.143.a.(1)
Applicant: Theresa Miller, Ocho Rios Kerk Spot
Representative: Theresa Miller, Ocho Rios Kerk Spot
Owner: Mahendra Kardani

7. Application #: ZA-457-21-1
Existing Zoning: C-2 PCD
Location: 42404 North Vision Way
Quarter Section: 68-19(U6)
Proposal: **1)** Use permit to allow outdoor dining as an accessory use to a restaurant (ZIGGI'S Coffee) within 500 feet of a residential zoning district. Use permit required. **2)** Use permit to allow a drive-through facility accessory to a restaurant (ZIGGI'S Coffee) within 300 feet of a residential zoning district. Use permit required.
Ordinance Sections: 623.D.157.c 623.D.157.d.(2)
Applicant: Victor Olson, Phoenix Design Group, LLC
Representative: Victor Olson, Phoenix Design Group, LLC
Owner: Steve Park, PS Anthem LLC

8. Application #: ZA-459-21-6
Existing Zoning: R-3
Location: 4338 North 27th Street
Quarter Section: 17-33(H9)
Proposal: Time Extension for ZA-293-20, use permit to allow single family attached (SFA) development option. Use permit required.
Ordinance Sections: 608.F.8
Applicant: Thomas Bragg, TBA Architecture, PLCC
Representative: Thomas Bragg, TBA Architecture, PLCC
Owner: Mr. Martin Basta, AZCP Commercial Investments, LLC

1:30 PM

9. Application #: ZA-454-21-6 (SIGN)
Existing Zoning: PAD-9, RE-35
Location: 5225 East Camelback Road
Quarter Section: 17-40(H11) 18-40(H11)
Proposal: Use permit for an electronic message display (EMD) on a ground sign. Use permit required.
Ordinance Sections: 705.C.13
Applicant: Chris Totton, Bootz & Duke Sign, Co.
Representative: Kristi Trisko, Bootz & Duke Sign, Co.
Owner: Camelback Church of Christ
10. Application #: ZA-579-20-6 (1-year review of use permit)
Existing Zoning: R1-6
Location: 3715 North 40th Place
Quarter Section: 16-37(H10)
Proposal: **1)** Use permit to allow a home occupation that generates traffic. Use permit required. **2)** Use permit for official approval of a home occupation (sales of firearm parts and materials and to maintain/repair firearms). Use permit required.
Ordinance Sections: 608.E.3.h.(1) 608.E.3.h.(5)
Applicant: Samuel T. Robinson, SNBI Resources, LLC
Representative: Manjula M. Vaz, Gammage & Burnham, PLC
Owner: Samuel T. Robinson, SNBI Resources, LLC
11. Application #: ZA-451-21-6
Existing Zoning: RE-35 ACSPD
Location: 4839 East Grandview Lane
Quarter Section: 19-39(H11)
Proposal: **1)** Time extension of ZA-23-20, variance to reduce the front yard setback to 20 feet. Minimum 40 feet required. **2)** Time extension of ZA-23-20, variance to reduce the side yard (northwest) setback to 10 feet. Minimum 20 feet required.
Ordinance Sections: 609.B.Table 609.B.Table
Applicant: Mani Tehranchi
Representative: Daniela Tirado
Owner: Mani Tehranchi
12. Application #: ZA-458-21-2
Existing Zoning: R1-10
Location: 5216 East Waltann Lane
Quarter Section: 35-40(L11)
Proposal: **1)** Use permit to allow a home occupation to generate traffic. Use permit required. **2)** Use permit to allow a home occupation to be conducted in an accessory structure. Use permit required.

Ordinance Sections: 608.E.3.h.(1) 608.E.3.h.(2)
Applicant: Chris Akard
Representative: Chris Akard
Owner: Jena Akard

13. Application #: ZA-460-21-6
Existing Zoning: RE-35 CROD ACSPD
Location: 5195 East Camelback Road
Quarter Section: 18-39(H11) 18-40(H11)
Proposal: **1)** Variance to reduce the required lot area to 34,930 square feet for Lot 2. Minimum 35,000 square feet of area required. **2)** Variance to reduce the lot width to 107 feet for Lot 2. Minimum 150 feet of width required. **3)** Variance to reduce the lot width to 117 feet for Lot 1. Minimum 150 feet of width required.

Ordinance Sections: 609.B.Table B 609.B.Table B 609.B.Table B
Applicant: Luke Wilson, Vista General, LLC
Representative: William F. Allison, Withey Morris, PLC
Owner: Luke Wilson, Vista General, LLC

14. Application #: ZA-461-21-1
Existing Zoning: R1-18
Location: 4609 West Saddlehorn Road
Quarter Section: 47-18(O6)
Proposal: Variance to increase lot coverage to 31 percent. Maximum 25 percent lot coverage permitted.

Ordinance Sections: 610.B.Table
Applicant: Robert V. and Corinne R. Cisco
Representative: Robert V. and Corinne R. Cisco
Owner: Robert V. and Corinne R. Cisco

15. Application #: ZA-462-21-7
Existing Zoning: PCD (Approved R-2 PCD)
Location: Northeast corner of 103rd Avenue and Broadway Road
Quarter Section: 5-4(E2)
Proposal: **1)** Variance to eliminate the requirement to plant trees within the required landscape setback (south) adjacent to public right-of-way. Minimum one fifteen-gallon drought resistant tree for each five hundred square feet of required setback area, less driveways and sidewalks. **2)** Variance to reduce the tree density along the north and east perimeter to one minimum 15-gallon tree for each 50 feet of linear distance. One minimum 15-gallon tree for each 20 feet of linear distance is required. **3)** Variance to eliminate the requirement to plant shrubs within the required landscape setback along the north and east perimeter. One minimum 5-gallon shrub for each 5 feet of linear distance required.

Ordinance Sections: 703.B.3.a.(1) 703.B.3.b.(1) 703.B.3.b.(2)
Applicant: Andy Jochums, Beus, Gilbert, McGroder, PPLC
Representative: Andy Jochums, Beus, Gilbert, McGroder, PPLC
Owner: VTLG Sunset Farms Land Co, LLC

16. Application #: ZA-530-21-4
Existing Zoning: C-2
Location: 4700 North 12th Street, Suite 118
Quarter Section: 18-29(H8)
Proposal: Use permit to allow package liquor sales as a primary use (Hidden Track Bottle Shop) located within 300 feet of a residential district. Use permit required.
- Ordinance Sections: 622.D.102.a
Applicant: Craig Dziadowicz, Hidden Track Bottle Shop
Representative: Craig Dziadowicz, Hidden Track Bottle Shop
Owner: Pilar Tonneson, Tortosa, LLC

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

9/29/2021