

## 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 **September 29, 2022 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 [25528661708#](tel:25528661708), 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=ef785b5300a6adf4524b51e1424ada6ab>
- **Submit a comment** on an agenda item:
  - At: [zoning.adjustment@phoenix.gov](mailto:zoning.adjustment@phoenix.gov)
  - Indicate: Item Number and Case Number
- **Register to speak** on an agenda item:
  - At: [zoning.adjustment@phoenix.gov](mailto: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-100-14-8 (1 Year Review of Use Permit)  
Existing Zoning: A-2 RSIOD ANIZO BCMFSP  
Location: 2424 South 24th Street  
Quarter Section: 7-32(E9)  
Proposal: Time extension for ZA-242-13 (Use Permit and Variance for Medical marijuana cultivation and infusion facility).  
Ordinance Sections: 307.A.12  
Applicant: Brig Burton, Agricann, LLC  
Representative: Lindsay C. Schube, Gammage & Burnham, PLC  
Owner: 2424 S. 24th Street, LLC

2.           Application #:           ZA-210-14-1 (1 Year Review of Use Permit)  
Existing Zoning:           A-1 DVAO  
Location:                   24905 North 7th Avenue  
Quarter Section:           46-27(O8)  
Proposal:                   Use Permit to allow a Medical Marijuana Dispensary. Use Permit required.  
  
Ordinance Sections:       627.D.92.a  
Applicant:                 Lindsay Schube, Gammage & Burnham  
Representative:           Lindsay Schube, Gammage & Burnham  
Owner:                     Wayne Howard, Happy Valley II, LLC
3.           Application #:           ZA-249-22-2  
Existing Zoning:           R1-8  
Location:                   18816 North 29th Place  
Quarter Section:           39-34(M10)  
Proposal:                   Variance to reduce the rear yard setback (west) to 5 feet. Minimum 25 feet required.  
  
Ordinance Sections:       612.B.TableB  
Applicant:                 Peter Furlow, Rose Law Group  
Representative:           Peter Furlow, Rose Law Group  
Owner:                     Tim Hammer
4.           Application #:           ZA-369-22-8  
Existing Zoning:           R-4 RI and R1-6  
Location:                   1377 North 19th Street and 1951 East Willetta Street  
Quarter Section:           12-31(G9)  
Proposal:                   Variance to allow vehicle maneuvering within the alley. Maneuvering must be located on private property.  
  
Ordinance Sections:       702.A.1.b  
Applicant:                 Ben Patton, LiveForward Development  
Representative:           Ben Patton, LiveForward Development  
Owner:                     Shadley AZ Investments, Shadley AZ Investments
5.           Application #:           ZA-374-22-7  
Existing Zoning:           C-2  
Location:                   7211 South 51st Avenue  
Quarter Section:           1-17(D5)  
Proposal:                   Use permit to allow a car wash in an open building. Use permit required.  
  
Ordinance Sections:       623.D.41  
Applicant:                 Brian Greathouse, Burch & Cracchiolo, P.A.  
Representative:           Brian Greathouse, Burch & Cracchiolo, P.A.  
Owner:                     Cafe Investments, LLC, Super Star Car Wash
6.           Application #:           ZA-375-22-6  
Existing Zoning:           R1-14  
Location:                   5515 East Calle Del Paisano  
Quarter Section:           16-40(H11)

Proposal: Variance to reduce the side yard setback (east) to 5 feet.  
Minimum 10 feet required.  
Ordinance Sections: 606.B.3.b  
Applicant: Neil and Meghan Herbst  
Representative: Neil and Meghan Herbst  
Owner: Neil and Meghan Herbst

7. Application #: ZA-377-22-4  
Existing Zoning: C-2  
Location: 4337 West Indian School Road, Suites 106-107  
Quarter Section: 16-18(H6)  
Proposal: 1) Use permit to allow a pawn shop. Use permit required.  
2) Variance to allow a pawn shop less than 500 feet from a residential district. Minimum 500 feet of separation required.  
Ordinance Sections: 623.D.134.a 623.D.134.b  
Applicant: Margaret Moreno-Yanez, My Pawn, LLC  
Representative: Margaret Moreno-Yanez, My Pawn, LLC  
Owner: Steven Dukatt, Carol Investment Corporation. Matt Harper, LLC

8. Application #: ZA-378-22-7  
Existing Zoning: R-5 RI HP CMOD  
Location: 1310 West Monroe Street  
Quarter Section: 10-26(F8)  
Proposal: Time Extension for ZA-94-21, variance to reduce the required side yard (east) setback to 3 feet. Minimum 10 feet required.  
Ordinance Sections: 618.B.Table B  
Applicant: Aleta and John Lynch  
Representative: Aleta and John Lynch  
Owner: Aleta and John Lynch

**1:30 PM**

9. Application #: ZA-364-22-6 (SIGN)  
Existing Zoning: C-2 and C-O  
Location: 711 and 777 East Missouri Avenue  
Quarter Section: 19-29(H8)  
Proposal: Use permit to adopt the LINK Comprehensive Sign Plan. Use permit required.  
Ordinance Sections: 705.E.2  
Applicant: Julie Kulka, Airpark Signs  
Representative: Julie Kulka, Airpark Signs  
Owner: Angela Nelson, WL-Mainstreet 7th & Missouri Building Owner, LLC

10. Application #: ZA-227-22-7 (Continued from August 25, 2022)  
Existing Zoning: R1-10 BAOD  
Location: 39 East Vineyard Road

Quarter Section: 1-28(D8)  
Proposal: **1)** Variance to allow an over height fence 6 feet in height in the required front yard (north) setback. Maximum 40 inches permitted. **2)** Variance to allow a detached accessory structure within the required front yard (north) setback. Detached accessory structures not permitted within the required front yard setback.  
Ordinance Sections: 703.A.2.a 706.A  
Applicant: Ralph A. Carrasco  
Representative: Ralph A. Carrasco  
Owner: Ralph A. Carrasco

11. Application #: ZA-463-16-4 (1 Year Review of Use Permit)  
Existing Zoning: C-2 TOD-1  
Location: 2918 North Central Avenue  
Quarter Section: 15-27(G8)  
Proposal: **1)** Variance to allow a Medical Marijuana Dispensary to be located within 500 feet of a residentially zoned district. Minimum 500 foot separation from a residential zoning district required. **2)** Use Permit to allow a Medical Marijuana Dispensary. Use Permit required.  
Ordinance Sections: 623.D.122.f 623.D.122.a  
Applicant: Thunderbird Partners III, LLC  
Representative: Larry Lazarus, Lazarus, Silvyn & Bangs  
Doug Jorden, Jorden Hiser & Joy, PLC  
Owner: Larry Furlong, Pamala, Inc.
12. Application #: ZA-376-22-8  
Existing Zoning: A-1 RSIOD  
Location: 310 West Watkins Street  
Quarter Section: 7-27(E8)  
Proposal: Use permit to allow residential uses in the A-1 zone. Use permit required.  
Ordinance Sections: 627.C.1  
Applicant: Jason Morris, Withey Morris  
Representative: Jason Morris, Withey Morris  
Owner: Society of St. Vincent De Paul
13. Application #: ZA-380-22-8  
Existing Zoning: DTC East Evans Churchill ACOD  
Location: 914 North 5th Street  
Quarter Section: 11-28(F8)  
Proposal: Use permit to allow outdoor liquor service. Use permit required.  
Ordinance Sections: 1204.D  
Applicant: Justin Novak, HYPE Studio  
Representative: Justin Novak, HYPE Studio  
Owner: David Cameron, 914 N 15th Street, LLC

14.       Application #:            ZA-381-22-8  
Existing Zoning:           DTC East Evans Churchill ACOD  
Location:                    910 North 5th Street  
Quarter Section:          11-28(F8)  
Proposal:                    Use permit to allow outdoor liquor service. Use permit required.  
Ordinance Sections:      1204.D  
Applicant:                 Justin Novak, HYPE Studio  
Representative:         Justin Novak, HYPE Studio  
Owner:                      David Cameron, 910 North 5th Street, LLC
15.       Application #:            ZA-382-22-4  
Existing Zoning:           C-3 SAUMSO  
Location:                    650 West Coolidge Street  
Quarter Section:          18-27(H8)  
Proposal:                    **1)** Use Permit to allow outdoor dining as an accessory use to a bar within 500 feet of a residential district. Use permit required. **2)** Use permit to allow outdoor alcohol consumption as an accessory use to a bar within 500 feet of a residential district. Use permit required. **3)** Use permit to allow outdoor recreation uses (live performances and amplified music) as an accessory use to a bar within 500 feet of a residential district. Use permit required.  
Ordinance Sections:      624.D.112.c 624.D.112.c 624.D.112.c  
Applicant:                 Justin Novak, HYPE Studio  
Representative:         Justin Novak, HYPE Studio  
Owner:                      David Cameron, Cameron 2, LLC
16.       Application #:            ZA-383-22-4  
Existing Zoning:           C-3 SAUMSO  
Location:                    4631 North 7th Avenue  
Quarter Section:          18-27(H8)  
Proposal:                    **1)** Use Permit to allow outdoor dining as an accessory use to a bar within 500 feet of a residential district. Use permit required. **2)** Use permit to allow outdoor alcohol consumption as an accessory use to a bar within 500 feet of a residential district. Use permit required.  
Ordinance Sections:      624.D.112.c 624.D.112.c  
Applicant:                 Justin Novak, HYPE Studio  
Representative:         Justin Novak, HYPE Studio  
Owner:                      David Cameron, Cameron 2, 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 Leslie Scott at 602-376-3981, [leslie.scott@phoenix.gov](mailto:leslie.scott@phoenix.gov) TTY: Use 7-1-1.