

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 **February 2, 2023 at 9:00 AM (Items 1-5) and 1:30 PM (Items 6-10)**.

Meeting will be held virtually. To participate, see instructions outlined below.

OPTIONS TO ACCESS THE MEETING

- **Call-in to listen** to the live meeting: Dial **602-666-0783**, Enter meeting access code [25586784093#](tel:25586784093), 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=ecd37e84a29778fda20dd478e5f7a3b4a>
- **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-538-17-6 (1-Year Review of Use Permit)
 Existing Zoning: C-2
 Location: 1616 East Glendale Avenue
 Quarter Section: 23-31(I9)
 Proposal: **1) Use Permit to allow a medical marijuana dispensary in the C-2 zoning district. Use Permit required. 2) Variance to allow a medical marijuana dispensary facility within 500 feet of residentially zoned property. Minimum 500 feet separation required. 3) Variance to allow a medical marijuana dispensary facility within 1320 feet of a place of worship. Minimum 1320 feet separation required.**

 Ordinance Sections: 623.D.124.a 623.D.124.f 623.D.124.h

- Applicant: John Haugh, Sunday Goods / The Pharm
 Representative: Heather N. Dukes Esq.
 Owner: IIP-AZ 2, LLC
2. Application #: ZA-594-22-6
 Existing Zoning: RE-35 ACSPD
 Location: 5275 East Arcadia Lane
 Quarter Section: 17-40(H11)
 Proposal: Variance to allow an over height (12 feet) detached accessory structure within the required side yard setback (south). Maximum 8 feet permitted.
 Ordinance Sections: 706.C
 Applicant: Ed Bull, Burch & Cracchiolo, P.A.
 Representative: Ed Bull, Burch & Cracchiolo, P.A.
 Owner: Brett and Larissa Polachek
3. Application #: ZA-601-22-7
 Existing Zoning: DTC-West Evans Churchill
 Location: 1001 North Central Avenue
 Quarter Section: 12-28(G8)
 Proposal: Use permit to allow a temporary use (outdoor event with amplified sound) for up to 36 months. Use permit required.
 Ordinance Sections: 708.D.1
 Applicant: Nathan Harris, Llux Group, LLC
 Representative: Jeffrey Craig Miller, Arizona Liquor Industry Consultants
 Owner: Jonathon Vento, Ro2 Central Roosevelt, LLC
4. Application #: ZA-602-22-7
 Existing Zoning: DTC-West Evans Churchill
 Location: 1014 North 2nd Street
 Quarter Section: 12-28(G8)
 Proposal: Use permit to allow a temporary use (outdoor event with amplified sound) for up to 36 months. Use permit required.
 Ordinance Sections: 708.D.1
 Applicant: Nathan Harris, Llux Group, LLC
 Representative: Jeffrey Craig Miller, Arizona Liquor Industry Consultants
 Owner: Ro2 110, LLC, et. al
5. Application #: ZA-1-23-7
 Existing Zoning: R1-6
 Location: 309 West Darrow Street
 Quarter Section: 1-27(D8)
 Proposal: Variance to reduce side yard setback (East) to 1 foot. Minimum 3 feet required.
 Ordinance Sections: 613.Table B
 Applicant: Jennifer Herbst, Prop1 Investments, LLC
 Representative: Jennifer Herbst, Prop1 Investments, LLC
 Owner: Jennifer Herbst, Prop1 Investments, LLC

1:30 PM

6. Application #: ZA-480-22-4 (SIGN)
Existing Zoning: C-2 H-R SP; P-2 SP
Location: 2600 North Central Avenue
Quarter Section: 14-27(G8)
Proposal: Use permit for a major amendment to the 2600 North
 Central Comprehensive Sign Plan. Use permit required.
Ordinance Sections: 705.E.2.
Applicant: Jim Bacher, Trademark Visual
 Ana Jones, Trademark Visual
Representative: Jim Bacher, Trademark Visual
 Ana Jones, Trademark Visual
Owner: Christina Laing, Townline-2600 Tower, LLC
7. Application #: ZA-575-22-8 (SIGN)
Existing Zoning: A-2 Heavy Industrial
Location: 330 East Maricopa Freeway East Sign
Quarter Section: 7-28(E8)
Proposal: **1)** Use permit to increase the height of a nonconforming
 off-premise sign to 70 feet. Use permit required. **2)** Use
 permit to rebuild a nonconforming off-premise sign with
 two digital faces. Use permit required.
Ordinance Sections: 705.2.B.4.b 705.2.G.4
Applicant: Patrick Lyons, Premier Media, LLC
Representative: Sean Doyle, Tiffany & Bosco, PA
Owner: Phoenix E-Z8 Motel Limited Partnership
8. Application #: ZA-446-12-8 (1-Year Review of Use Permit)
Existing Zoning: A-1
Location: 14 South 41st Place
Quarter Section: 10-37(F10)
Proposal: **1)** Use permit to allow a medical marijuana dispensary.
 Use permit required. **2)** Variance to allow a medical
 marijuana dispensary within 5,280 feet of another
 approved use permit for a medical marijuana facility. A
 medical marijuana dispensary shall not be located within
 5,280 feet of another medical marijuana facility.
 3) Variance to allow a medical marijuana dispensary
 within 1,320 feet of a school (Gateway Early College High
 School). A medical marijuana dispensary shall not be
 located within 1,320 feet of a school.
Ordinance Sections: 627.D.92.a. 627.D.92.d. 627.D.92.f.
Applicant: Arizona Natures Wellness
Representative: Adam Baugh, Withey Morris, PLC
Owner: Shirley Bonafasi Living Trust/, EFG Management, LLC
9. Application #: ZA-2-23-4
Existing Zoning: C-2
Location: 4111 North 19th Avenue
Quarter Section: 17-25(H7)

Proposal: Use permit to allow packaged liquor sales at a convenience store (Marz Market) within 300 feet of a residential district. Use permit required.
Ordinance Sections: 622.D.102.a
Applicant: Ziyad Faleh Abdulmunem, Marz Market
Representative: David Dow, Dow Law Office
Owner: Ricky Flory, 1850 West Indian School Road, LLC

10. Application #: ZA-3-23-8
Existing Zoning: Ind. Pk.
Location: 3500 East Roeser Road and 5104 South 36th Street
Quarter Section: 4-35(E10)
Proposal: Variance to allow a building height of 38 feet at 30 feet of setback from a perimeter line (south). Minimum 90 feet of setback required.
Ordinance Sections: 626.H.1.Table
Applicant: Brian Vaccaro, Earl and Curley, PC
Representative: Taylor Earl, Earl and Curley, PC
Owner: Don Richardson, Arizona Fireplaces

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 Angie Holdsworth at 602-495-5622, angie.holdsworth@phoenix.gov TTY: Use 7-1-1.

1/18/2023