

**NOTICE OF PUBLIC MEETING  
ZONING ADJUSTMENT HEARING**  
*\*Revised May 30, 2023*

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 **June 1, 2023 9:00 AM (Items 1-5) and 1:30 PM (Items 6-9)**

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 **24683414331#**, 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://cityofphoenix.webex.com/weblink/register/r90c1bf4fed844fbf103116cafd0ab08e>
- **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:
  - Register for the event by 5:00 PM on **May 30**, 2023, at:  
<https://cityofphoenix.webex.com/weblink/register/r90c1bf4fed844fbf103116cafd0ab08e>
  - If speaking by phone only, please email [zoning.adjustment@phoenix.gov](mailto:zoning.adjustment@phoenix.gov) by 5:00 PM on **May 30**, 2023.

**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-370-13-3 (1-Year Review of Use Permit)  
          Existing Zoning:         A-1  
          Location:                 2046 West Ironwood Drive  
          Quarter Section:        28-24(K7)  
          Proposal:                Use permit to allow a medical marijuana cultivation facility.  
  Use permit required.  
          Ordinance Sections:    627.D.91.a.  
          Applicant:               Nolan Ryan  
          Representative:         Jacob Cohen  
          Owner:                   Nolan Ryan
  
2.       Application #:               ZA-158-23-4  
          Existing Zoning:         R1-6 HP CNSPD  
          Location:                2245 North Mitchell Street

Quarter Section: 13-29(G8)  
Proposal: Variance to allow an over height fence (7 feet) located in the required side yard (north) and required rear yard (east). Maximum 6 feet allowed.

Ordinance Sections: 703.A.2.c  
Applicant: Lance Gray  
Representative: Lance Gray  
Owner: Lance Gray

3. Application #: ZA-159-23-6  
Existing Zoning: R1-6  
Location: 2725 East Fairmount Avenue  
Quarter Section: 16-33(H9)  
Proposal: Variance to reduce the required side yard setback (west) to 0 feet. Minimum 3 feet required.  
Ordinance Sections: 613.B.Table B  
Applicant: Linda L. Stuart-Davis  
Representative: Linda L. Stuart-Davis  
Owner: Estate of Wayne R. Stuart (Deceased)

4. Application #: ZA-161-23-8  
Existing Zoning: C-2, R-3  
Location: 2640 East McDowell Road  
Quarter Section: 13-33(G9)  
Proposal: Variance to allow 16 foot landscape setback adjacent to street (south). Average 25 feet required.  
Ordinance Sections: 623.E.4.e  
Applicant: Jason Olive, ADM Group, Inc.  
Representative: Jason Olive, ADM Group, Inc.  
Owner: Faith Christian Center

5. Application #: ZA-167-23-6  
Existing Zoning: C-1, C-2  
Location: 3601 East Indian School Road  
Quarter Section: 16-36(H10)  
Proposal: Use permit to reduce parking up to 37% based on a shared parking model. Use permit required.  
Ordinance Sections: 702.E.2.c  
Applicant: Ed Bull, Burch & Cracchiolo, P.A.  
Representative: Ed Bull, Burch & Cracchiolo, P.A.  
Owner: Gaslight Square Retail, LLC

**1:30 PM**

6. Application #: ZA-153-23-4 (SIGN)  
Existing Zoning: C-2  
Location: 1475 North 51st Avenue  
Quarter Section: 12-17(G5)  
Proposal: Use permit to allow an electronic message display (EMD) on a ground sign. Use permit required.  
Ordinance Sections: 705.C.13  
Applicant: Kelli Espinoza, Addisigns, Inc.  
Representative: Thomas Dake, Dake Companies  
Owner: Holland Real Estate, LLC

7.           Application #:           ZA-163-23-3  
Existing Zoning:           PAD-2  
Location:                   4201 East Vogel Avenue  
Quarter Section:         27-37(J10)  
Proposal:                   Variance to reduce the required rear yard (west) setback to 3 feet. Minimum 40 feet required.  
  
Ordinance Sections:     635.D.1  
Applicant:                 Nichole Townsend  
Representative:         Nate Sonoskey, Blue Lantern Development  
Owner:                     Nichole Townsend
8.           Application #:           ZA-164-23-1  
Existing Zoning:           C-1  
Location:                   12418 North 28th Drive  
Quarter Section:         31-22(K7)  
Proposal:                   Use permit to allow sales of alcoholic beverages as an accessory to a restaurant (Anzio's Italian Restaurant). Use permit required.  
  
Ordinance Sections:     622.D.150.a  
Applicant:                 Bill Pavlov, DP 22, LLC dba: Anzio's Italian Restaurant  
Representative:         Amy Nations, Arizona Liquor Industry Consultants  
Owner:                     DBDC Cactus, LLC
9. \*         Application #:           ZA-166-23-6  
Existing Zoning:           CP/GCP (pending C-2 HGT/WVR DNS/WVR)  
Location:                   14601 South 50th Street  
Quarter Section:         09-39(B11)  
Proposal:                   Variance to reduce the landscape setback (north) to 0 feet. Minimum 5 feet required.  
  
Ordinance Sections:     703.B.3.b.(3)  
Applicant:                 Dennis Newcombe, Gammage and Burnham PLC  
Representative:         Manjula Vaz, Gammage and Burnham PLC  
Owner:                     P8 Phoenix Foothills, LLC

For further information please call Eric Morales, Planner III, 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](mailto:angie.holdsworth@phoenix.gov) TTY: Use 7-1-1.

5/30/2023