

**NOTICE OF PUBLIC HEARING
ZONING ADJUSTMENT HEARING**

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 6, 2025, at 9:00 AM. (Items 1-4) and 1:30 PM (Items 5-6). Located in Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona 85003**

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-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-833-24-5 (Continued from January 2, 2025)
 Existing Zoning: C-3
 Location: 4130 North 83rd Avenue, Suite 8-9
 Quarter Section: Q17-8(H3)
 Proposal: 1)Use permit to allow a pawn shop (Mod Pawn). 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: Herrold Perez, Mod Pawn
 Representative: Herrold Perez, Mod Pawn
 Owner: Farida Family Trust

3. Application #: ZA-917-24-6
 Existing Zoning: R1-6
 Location: 1631 East Palo Verde Drive

Quarter Section: Q20-31(I9)
Proposal: Variance to reduce the required side yard setback (west) to 1 foot. Minimum 3 feet required.
Ordinance Sections: 613.B.Table B
Applicant: Darrin Harris
Representative: Darrin Harris
Owner: Darrin Harris and Marion Holmes

4. Application #: ZA-3-25-4
Existing Zoning: A-1
Location: 2601 West Holly Street
Quarter Section: Q13-23(G7)
Proposal: 1) Time extension of ZA-576-22, variance to allow a medical marijuana cultivation facility within 5,280 feet of the same type of use. Minimum 5,280 feet of separation required.
2) Time extension of ZA-576-22, use permit to allow a medical marijuana cultivation facility. Use permit required.
3) Time extension of ZA-576-22, variance to allow a medical marijuana infusion facility within 5,280 feet of the same type of use. Minimum 5,280 feet of separation required.
4) Time extension of ZA-576-22, use permit to allow a medical marijuana infusion production facility. Use permit required.
Ordinance Sections: 627.D.91.c 627.D.91.a 627.D.93.b 627.D.93.a
Applicant: Carsten Loelke, Natural Relief Clinic Inc.
Representative: Dwayne Morris, Natural Relief Clinic Inc.
Owner: Project PH, LLC

1:30 PM

5. Application #: ZA-910-24-6
Existing Zoning: R1-6
Location: 5131 East Virginia Avenue
Quarter Section: Q14-39
Proposal: Variance to allow a minimum lot width of 16 feet. Minimum lot width of 60 feet required.
Ordinance Sections: 613.B.Table B
Applicant: Ivan Pemberton, IJP Development, LLC
Representative: Manjua Vaz, Gammage & Burnham, PLC
Owner: IJP Development LLC
6. Application #: ZA-13-25-6
Existing Zoning: C-2
Location: 4855 East Warner Road
Quarter Section: Q07-38(B11)
Proposal: Use permit to allow a temporary event (outdoor event with amplified music) for up to 36 months. Use permit required.
Ordinance Sections: 708.D.1
Applicant: Barry Clark, Philly's on Warner

Representative: Jeffrey Miller, Arizona Liquor Industry Consultants
Owner: David Maltzman, Maltzman Ahwatukee, LLC

For further information please call Eric Morales, Planner III, Planning and Development Department at 602-262-7927 or via electronic mail at zoning.adjustment@phoenix.gov. To request a reasonable accommodation, please contact Teleia Galaviz at 602-291-2559, teleia.galaviz@phoenix.gov TTY: Use 7-1-1.

January 22, 2025