

**NOTICE OF RESULTS
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** held a meeting open to the public on **September 26, 2024 at 9:00 AM (Items 1-6) and 1:30 PM (Items 7-8)**

Per the most recent guidelines from the federal government, the Zoning Adjustment Hearing Officer meeting was held electronically, via a video conferencing platform.

The results of the meeting were as follows:

**RESULTS
Approved
w/stips**

9:00 AM

1. Application #: ZA-100-14-8 (1 Year Review of Use Permit)
Existing Zoning: A-2 RSIO AIO
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

Stipulations:

- 1) The Use Permit shall be reviewed within 365 days of the issuance of the dispensary certificate for a medical marijuana use or approval to operate the cultivation and/or infusion from the Arizona Department of Health Services.
- 2) The applicant has 1 year to apply and pay for building permits.
- 3) Obtain a certificate for medical marijuana use from the Arizona Department of Health Services or approval to operate. If no certificate or approval to operate is granted within 18 months of the approval of this Variance/Use Permit, the Zoning Administrator shall schedule a revocation hearing for this Use Permit.
- 4) The applicant shall submit a security plan provided to the Arizona Department of Health Services to the Planning and Development Department.
- 5) The applicant shall notify in writing the area's Police Precinct Commander of establishing such facility. Notice of this contact shall be submitted in writing to the Planning and Development Department.
- 6) Applicant shall install and maintain per manufacturer's specifications an odor control system within 1 year of today's hearing. Applicant shall submit an odor control plan identifying contact person for odor complaints to the Planning and Development Department.
- 7) Applicant shall notify the Planning and Development Department in writing within 30 days of when there is a change in the operator or entity's name.

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**Approved
w/stips**

4. Application #: ZA-229-24-4 (90 Day Review of Use Permit)
Existing Zoning: C-2 TOD-1, R-3 TOD-1, P-1 TOD-1
Location: 1815 West Camelback Road
Quarter Section: Q18-25(H7)
Proposal: Use permit to allow a temporary use (outdoor events) for up to 36 months. Use permit required.
Ordinance Sections: 708.D.1
Applicant: Anthony Amphonephong
Representative: Anthony Amphonephong
Owner: City of Phoenix

Stipulations:

- 1) Neighbors shall be notified in writing at least 10 days prior to an event.
- 2) Limited to 2 events per year.
- 3) Events shall be on Friday and Saturday only between 2:00 PM and 11:00 PM excluding set up time.
- 4) Adequate security and or police shall be on-site during any activity or at the discretion of the Police Precinct Commander.
- 5) There shall be a review hearing in 18 months.

**Approved
w/stip**

5. Application #: ZA-632-24-1
Existing Zoning: PSCOD
Location: 4961 West Bell Road
Quarter Section: Q36-17(M5)
Proposal: Variance to allow a bar (Hopsology Taproom & Wine Bar) within 300 feet of a residential zoning district. Minimum 300 foot separation required.
Ordinance Sections: 659.B.15
Applicant: Adam Vath, Hopsology Brewhouse, LLC
Representative: Kari Barker, Capital Asset Management, LLC
Owner: Rajan Rakheja, Bell Tower 24, LLC

Stipulations:

- 1) 6 months to apply for and obtain building permits.
- 2) The bar must close no later than 10:00 PM daily.

**Approved
w/stip**

6. Application #: ZA-635-24-7
Existing Zoning: R1-6
Location: 1644 West Sunland Avenue
Quarter Section: Q3-25(D7)
Proposal: Use Permit to allow public assembly residential uses with vehicular access on local or minor collector streets (17th Avenue and Sunland Avenue). Use permit required.
Ordinance Sections: 608.E.22

Applicant: Debre Metemage St. Mary Ethiopian Orthodox
Tewahedo Church
Representative: Nurelegn Bayih
Owner: Debre Metemage St. Mary Ethiopian Orthodox
Tewahedo Church

Stipulation:

- 1) 1 year to apply for an obtain building permits.

1:30 PM

**Approved
w/stip**

7. Application #: ZA-379-24-2 (Continued from August 15, 2024)
Existing Zoning: C-1, C-2, R-3
Location: 2720 East Greenway Parkway
Quarter Section: Q35-33(L9)
Proposal: 1) Time Extension for ZA-144-23, variance to reduce the front (south) building setback to 10 feet. Minimum 25 feet required.
2) Time Extension for ZA-144-23, variance to reduce the rear (north) building setback to 12 feet. Minimum 15 feet required.
3) Time Extension for ZA-144-23, variance to reduce the landscape setback requirement along Greenway Parkway to 10 feet. Minimum 25 feet required.
Ordinance Sections: 615.B.TableB; 703.B.3.a
Applicant: Mike Hudson, RA, Atmosphere Architects
Representative: Mike Hudson, RA, Atmosphere Architects
Owner: 2700 Greenway Investco, LLC

Stipulation:

- 1) 1 year to apply for an obtain building permits.

**Approved
w/stip**

8. Application #: ZA-613-24-2
Existing Zoning: S-1
Location: 28432 North 44th Street
Quarter Section: Q51-37(P10)
Proposal: 1) Time extension for ZA-289-23, variance to reduce the required side setback (south) for an accessory building to 5 feet. Minimum 50 feet required.
2) Time extension for ZA-289-23, variance to reduce the required side setback (west) for an accessory building to 5 feet. Minimum 50 feet required.
Ordinance Sections: 603.B.3
Applicant: Dora Castillo, RD Design Team, Inc
Representative: Dora Castillo, RD Design Team, Inc
Owner: Gil Valdez

Stipulation:

- 1) 6 months to apply for an obtain building permits.

ZONING ADJUSTMENT HEARING OFFICER: CRAIG TRIBKEN
PLANNER: DOMINIC AMODIO, PLANNER II

For further information, please call Eric Morales, Planner III, Planning and Development Department at 602-262-7927, or contact via electronic mail at zoning.adjustment@phoenix.gov. This electronic mail address will not accommodate zoning enforcement/violation complaints.

This publication can be made available in alternate format upon request. To request a reasonable accommodation, please contact Angie Holdsworth at 602-495-5622, angie.holdsworth@phoenix.gov TTY: Use 7-1-1.

September 27, 2024