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 **January 24, 2013, at 9:00 a.m. located in Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona.**

The agenda for the meeting is as follows:

9:00 AM

1.	Application #:	ZA-446-12-8
	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
2.	Application #:	ZA-445-12-3 (Sign)
	Existing Zoning:	RSC PCD
	Location:	12629 North Paradise Village Parkway
	Quarter Section:	31-37(K10)
	Proposal:	Use permit for a major amendment to the Paradise Valley Mall Comprehensive Sign Plan. Use permit required.
	Ordinance Sections:	705. E.2.d.
	Applicant:	Scott Hudson Arizona Commercial Signs
	Representative:	Scott Hudson Arizona Commercial Signs
	Owner:	Surinder Parmar JSPR Investments LLC

3.	Application #:	ZA-447-12-3 (Sign)
	Existing Zoning:	C-2
	Location:	2011 East Cactus Road
	Quarter Section:	30-32(K9)
	Proposal:	Use permit for an electronic message display as part of a sign. Use permit required.
	Ordinance Sections:	705. C.13.
	Applicant:	Tom Weathers Flasco Signs Co.
	Representative:	Tom Weathers Flasco Signs Co.
	Owner:	Quick N Clean XXIII LLC
4.	Application #:	ZA-458-12-4 (Sign)
	Existing Zoning:	C-2 TOD-1
	Location:	1625 West Camelback Road
	Quarter Section:	18-25(H7)
	Proposal:	**1)** Variance to increase the letter/logo height for a wall sign to 72 inches. Maximum 12 inches allowed for building fronts 30 feet in height or less. **2)** Variance to increase the wall sign area to 400 square feet for Major Tenant 'A' and 250 square feet for Major Tenant 'B'. Maximum 1 square foot for each lineal foot of building elevation to a maximum of 100 square feet per business. **3)** Variance to allow the installation of signage not over leased space for Major Tenant 'A'. Wall signs required to be located over leased space related to the appurtenant use.
	Ordinance Sections:	662. K.1.b. 662.K.1.a. 705.D.3.b.
	Applicant:	Garret Buchanan Kinetic Commercial, LLC
	Representative:	Harvey Eisenberg Craft Master Sign Corporation
	Owner:	At Park Lee AZ, LLC c/o Kinetic Commercial, LLC
5.	Application #:	ZA-466-11-1 (1-Year Review)
	Existing Zoning:	R1-8
	Location:	3030 West Anderson Drive
	Quarter Section:	37-22(M7)
	Proposal:	**1)** Use permit for official approval of a home occupation (firearm sales). Use permit required. **2)** Use permit to allow for additional traffic of a home occupation. Use permit required.
	Ordinance Sections:	608.C.9.h(5) 608.C.9.h(1)
	Applicant:	Joshua Lee Personal Home Defense Solutions
	Representative:	Joshua Lee Personal Home Defense Solutions

	Owner:	Joshua Lee Personal Home Defense Solutions
6.	Application #:	ZA-448-12-1
	Existing Zoning:	C-1
	Location:	3448 West Peoria Avenue
	Quarter Section:	29-21(K6)
	Proposal:	**1)** Use permit to allow outdoor dining accessory to a restaurant (Panda Express). Use permit required. **2)** Variance to reduce the street side building setback along 35th Avenue to 9 feet. An average of 25 feet is required, minimum of 20 feet permitted for up to 50 percent of structure, including projections. **3)** Variance to reduce the streetscape landscape setback along 35th Avenue to 9 feet. An average of 25 feet is required; minimum of 20 feet is permitted for up to 50 percent of the frontage. **4)** Variance to reduce the streetscape landscape setback along Peoria Avenue to 11 feet, 5 inches. An average of 25 feet is required; minimum of 20 feet is permitted for up to 50 percent of the frontage. **5)** Variance to reduce the required on-site parking to 22 spaces. A minimum of 29 parking spaces are required.
	Ordinance Sections:	622.D.144.d. 622.E.4.d. 622.E.4.e. 622.E.4.e. 702.C.
	Applicant:	Justen Cassidy Hengst Streff Bajko Architects and Engin
	Representative:	Justen Cassidy Hengst Streff Bajko Architects and Engin
	Owner:	Jeff Levine 35th Ave and Peoria, LLC
7.	Application #:	ZA-449-12-1
	Existing Zoning:	C-2 PCD
	Location:	3860 West Happy Valley Road Suite 102
	Quarter Section:	47-19(O6) 47-20(O6)
	Proposal:	**1)** Use Permit to allow outdoor dining accessory to a restaurant (Glory Days) that is located within 500 feet of a residential district. Use Permit required, if located within 500 feet of a residential district. **2)** Use Permit to allow outdoor alcoholic beverage consumption accessory to a restaurant (Glory Days) that is located within 500 feet of a residential district. Use Permit required, if located within 500 feet

		of a residential district.
	Ordinance Sections:	623.D.154.c 623.D.154.c
	Applicant:	Kyleigh Merritt Curtis Architecture
	Representative:	Tracy Follmer Pederson Group
	Owner:	Tracy Follmer Pederson Group
8.	Application #:	ZA-451-12-1
	Existing Zoning:	RE-35
	Location:	4902 West Saguaro Park Lane
	Quarter Section:	46-17(O5)
	Proposal:	Variance to allow an over height (15.9 feet at the peak) accessory structure in the required (east) side yard. Maximum height of accessory structure in side yard is 8 feet
	Ordinance Sections:	706.C.
	Applicant:	Sorin V and Felicia Milas
	Representative:	Sorin V and Felicia Milas
	Owner:	Sorin V and Felicia Milas
9.	Application #:	ZA-452-12-3
	Existing Zoning:	C-2
	Location:	1102 West Hatcher Road
	Quarter Section:	27-26(J8)
	Proposal:	Use permit to allow a Pet Care Facility. Use permit required.
	Ordinance Sections:	622. D.126.a.
	Applicant:	Angi Hopson AZ Small Dog Rescue
	Representative:	Angi Hopson AZ Small Dog Rescue
	Owner:	Dimitri & Eugenia Zannis
10.	Application #:	ZA-453-12-7
	Existing Zoning:	C-2 Coronado Neighborhood SPD
	Location:	1526 East McDowell Road
	Quarter Section:	13-30(G9)
	Proposal:	**1)** Use permit to allow outdoor alcoholic beverage consumption accessory to a restaurant located within 500 feet of a residential district. Use permit required, if within 500 feet of a residential district. **2)** Use permit to allow outdoor dining accessory to a restaurant located within 500 feet of a residential district. Use permit required, if within 500 feet of a residential district.
	Ordinance Sections:	623.D.154.c. 623.D.154.c.
	Applicant:	Lindsey Magee 1526 East McDowell LLC
	Representative:	Michael Pearce Carbon Vudu LLC

	Owner:	Lindsey Magee 1526 East McDowell LLC
	1:30 PM	
11.	Application #:	ZA-455-12-6
	Existing Zoning:	R1-6
	Location:	1013 East Oregon Avenue
	Quarter Section:	19-29(H8)
	Proposal:	Variance to reduce the required side yard setback (east side) to 7 feet. A minimum of 10 feet is required.
	Ordinance Sections:	613.B. Table B.
	Applicant:	Michael Gilson Accurate Estimating Services
	Representative:	Michael Gilson Accurate Estimating Services
	Owner:	Bill Knutson
12.	Application #:	ZA-457-12-2
	Existing Zoning:	R1-10 PCD NBCOD
	Location:	East of the Intersection of Copperhead Trail and Quail Track Drive
	Quarter Section:	50-25(P7)
	Proposal:	Use permit to allow for 6-foot tall retaining walls within the subdivision perimeter of a property. Use permit required for a height over 40 inches high.
	Ordinance Sections:	703.A.4.c
	Applicant:	Randy Christman Pulte Home Corp.
	Representative:	Curtis Brown LD-Team
	Owner:	Randy Christman Pulte Home Corp.
13.	Application #:	ZA-459-12-8
	Existing Zoning:	A-1
	Location:	4116 East Superior Avenue
	Quarter Section:	6-37(E10)
	Proposal:	**1)** Use permit to allow a medical marijuana cultivation facility. Use permit required. **2)** Use permit to allow a medical marijuana infusion production facility. Use permit required. **3)** Variance to allow a medical marijuana cultivation facility within 5,280 feet of another medical marijuana facility. A medical marijuana cultivation facility shall not be located within 5,280 feet of another medical marijuana facility. **4)** Variance to allow a medical marijuana infusion production facility within 5,280 feet of another medical marijuana facility. A medical marijuana infusion production facility

	shall not be located within 5,280 feet of another medical marijuana facility.
Ordinance Sections:	627. D.91.a. 627. D.93.a. 627.D.91.c. 627.D.93.b.
Applicant:	Theodore C. Pappas N+A Enterprises, LLC
Representative:	David W. Dow Law Offices of David W. Dow
Owner:	Superior Industrial Center, LLC

For further information, please call Ed Keyser, Planner II, Planning and Development Department at 602-495-0382, or contact via electronic mail at zoning@phoenix.gov. This electronic mail address will not accommodate zoning enforcement/violation complaints.

For reasonable accommodations, call Nici Browe at Voice/602-495-0256 or the City TTY/602-534-5500 as early as possible to coordinate needed arrangements.

January 7, 2013