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 **March 7, 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-40-13-1 (Sign)
	Existing Zoning:	A-1 DVAO
	Location:	22840 North 19th Avenue
	Quarter Section:	44-24(O7)
	Proposal:	Use permit for an electronic message display as part of a sign. Use permit required.
	Ordinance Sections:	705. C.13.
	Applicant:	Tanya Lane / Gary Danks Arizona Commercial Signs
	Representative:	Tanya Lane / Gary Danks Arizona Commercial Signs
	Owner:	Jeff Grant, WJW Holdings
2.	Application #:	ZA-452-12-3 (Continued from 1/24/13)
	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
3.	Application #:	ZA-33-13-2
	Existing Zoning:	R-3A, C-2 MR NBCCPOD
	Location:	31201 North 27th Avenue
	Quarter Section:	54-23(Q7)
	Proposal:	Use permit to install retaining walls taller than 40 inches in height within 50 feet of a subdivision perimeter or the property line of a unplatted parcel. Use permit required to exceed 40 inches.
	Ordinance Sections:	703.A.4.c

	Applicant:	Colin Phipps, Taylor Morrison
	Representative:	Shelby Duplessis, Bowman Consulting
	Owner:	Gary Davidson, LDR-Sonoran Parkway, LLC
4.	Application #:	ZA-36-13-7
	Existing Zoning:	A-1
	Location:	2836 South 49th Avenue
	Quarter Section:	6-17(E5)
	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.
	Ordinance Sections:	627.D.91.a 627.D.93.a
	Applicant:	The Holistic Center
	Representative:	Adam Baugh, Withey Morris PLC
	Owner:	James D. Harrison, Harrison Properties
5.	Application #:	ZA-37-13-6
	Existing Zoning:	R1-6
	Location:	3107 East Sells Drive
	Quarter Section:	17-34(H10)
	Proposal:	Use Permit to allow a 10 foot projection into the required rear yard for less than half the width of a structure.
	Ordinance Sections:	701.A.3.(2).(d)
	Applicant:	Cornell Beans, BMP Capital, LLC
	Representative:	Nick Wood, Element Construction
	Owner:	Cornell Beans, BMP Capital, LLC
6.	Application #:	ZA-39-13-3
	Existing Zoning:	R1-6
	Location:	2424 East Aster Drive
	Quarter Section:	31-33(K9)
	Proposal:	**1)** Use permit to allow a home occupation that generates traffic (Internet sales of firearms). Use permit required. **2)** Use permit for official approval of a home occupation (Internet sales of firearms). Use permit required.
	Ordinance Sections:	608.E.3.h.(1) 608.E.3.h.(5)
	Applicant:	Susanne K. Phelps, Phelps Holdings, LLC
	Representative:	Susanne K. Phelps, Phelps Holdings, LLC
	Owner:	David T. Phelps
7.	Application #:	ZA-41-13-6
	Existing Zoning:	R1-10 NCASPD

	Location:	5533 North Central Avenue
	Quarter Section:	20-28(I8)
	Proposal:	Use permit to allow 54 inch masonry/view fence on the property line along Central Avenue. Use permit required.
	Ordinance Sections:	664.D.Table
	Applicant:	Raymond A. Arvizu Jo-Ray Enterprises, Inc.
	Representative:	Raymond A. Arvizu Jo-Ray Enterprises, Inc.
	Owner:	Joc Rawls
8.	Application #:	ZA-42-13-1
	Existing Zoning:	RE-35
	Location:	4542 West Monte Cristo Avenue
	Quarter Section:	35-18(L6)
	Proposal:	**1)** Variance to allow an accessory detached structure in the required side yard at a height of 17 feet, 10 inches. Maximum height permitted in the side yard is 8 feet. **2)** Variance to allow an accessory detached structure in the required rear yard at a height of 17 feet, 10 inches. Maximum height permitted in the rear yard is 15 feet.
	Ordinance Sections:	706.C. 706.G.
	Applicant:	Eric Sorber
	Representative:	Eric Sorber
	Owner:	Eric Sorber
9.	Application #:	ZA-43-13-8
	Existing Zoning:	DTC-Commercial-2
	Location:	701 South Central Avenue
	Quarter Section:	9-28(F8)
	Proposal:	Variance to increase maximum building setback on street side to 97 feet. Maximum setback five feet.
	Ordinance Sections:	1211.D.Table
	Applicant:	Nic Smith, Phundamental, PLLC
	Representative:	Cecil Yates, Chicanos Por La Causa
	Owner:	Chicanos Por La Causa, Inc.
10.	Application #:	ZA-44-13-6
	Existing Zoning:	R1-6
	Location:	3438 East Oregon Avenue
	Quarter Section:	19-35(H10)
	Proposal:	**1)** Variance to reduce the side yard setback to 7 feet. Minimum 10 foot required. **2)** Variance to reduce the rear yard setback to 9 feet.

		Minimum 25 feet required.
	Ordinance Sections:	611.B.TableB, 611.B.TableB
	Applicant:	Joyce Tetreault
	Representative:	Joyce Tetreault
	Owner:	Joyce Tetreault
11.	Application #:	ZA-450-12-7 (Continued from 2/7/13)
	Existing Zoning:	PSC
	Location:	2755 North 91st Avenue Suite 100 & 120
	Quarter Section:	14-7(G3)
	Proposal:	Use permit to allow patron dancing accessory to a restaurant. Use permit required.
	Ordinance Sections:	622.D.144.c.
	Applicant:	Gus's Pizza, M Square Business Ventures, LLC
	Representative:	Mustafa Erdem, M Square Business Ventures, LLC
	Owner:	Steve Lenz, Frontera Development 91st Ave, LLC
12.	Application #:	ZA-3-13-3 (Continued from 2/7/13)
	Existing Zoning:	C-3
	Location:	9637 N Cave Creek Road Phoenix, AZ 85020
	Quarter Section:	27-29(J8)
	Proposal:	Variance to allow an over height fence (8 feet) in the yard adjacent to a street. Maximum 40 inches allowed.
	Ordinance Sections:	703.A.3.a
	Applicant:	Raad Salih, Saif Engineering
	Representative:	Raad Salih, Saif Engineering
	Owner:	Larmon Haugen, Haugen Enterprises

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.

February 6, 2013