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 14, 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-32-13-6
	Existing Zoning:	R1-6
	Location:	1326 East State Avenue
	Quarter Section:	23-30(J9)
	Proposal:	**1)** Variance to reduce the front lot width to 55 feet. Required 60 foot lot width. **2)** Variance to reduce the side yard setback (west side) to 6 feet 6 inches. Required 10 feet side setback.
	Ordinance Sections:	613.B.Table B, 613.B.Table B
	Applicant:	James "Abe" Abraham, Clouse Engineering, Inc.
	Representative:	James "Abe" Abraham, Clouse Engineering, Inc.
	Owner:	Steve & Cynthia Davis
2.	Application #:	ZA-47-13-6
	Existing Zoning:	C-2
	Location:	4909 East Chandler Boulevard, Suite 504
	Quarter Section:	011-39(A11)
	Proposal:	**1)** Use permit to allow a medical marijuana dispensary. Use permit required. **2)** Variance to allow a medical marijuana dispensary within 250 feet of a residentially zoned district. A minimum of 250 feet is required from a residentially zoned district. **3)** Variance to allow a medical marijuana dispensary within 1,320 feet of a preschool, kindergarten, elementary, secondary or high school, public park or public community center. A minimum of 1,320 feet is required from a preschool, kindergarten, elementary, secondary or high school, public park or public community center.
	Ordinance Sections:	623.D.122.a., 623.D.122.f., 623.D.122.g.
	Applicant:	Mike Richards, Nature's Healing Center

	Representative:	David Dow, Law Offices of David Dow
	Owner:	AHP Plaza, LLC
3.	Application #:	ZA-49-13-8
	Existing Zoning:	C-2
	Location:	5130 West Baseline Road Suite 105
	Quarter Section:	1-16(D5)
	Proposal:	Use permit to allow outdoor dining as an accessory to a restaurant within 500 feet of residential zoning. Use permit required if within 500 feet of residential zoning
	Ordinance Sections:	623.D.156.c.
	Applicant:	Brett Gray, Chipotle Mexican Grill, Inc.
	Representative:	Brett Gray, Dungan Design Group
	Owner:	Weingarten Realty
4.	Application #:	ZA-50-13-1
	Existing Zoning:	C-2
	Location:	2841 West Thunderbird Road
	Quarter Section:	32-22(L7)
	Proposal:	Use permit to allow Medical Marijuana Dispensary. Use permit is required.
	Ordinance Sections:	623.D.122.a
	Applicant:	Dreem Green, DBA Kiwi Medical Centers
	Representative:	Wendy Riddell
	Owner:	DP89, LLC
5.	Application #:	ZA-51-13-6
	Existing Zoning:	R-3
	Location:	2601 North 48th Street
	Quarter Section:	14-39(G11)
	Proposal:	**1)** Variance to reduce the required front yard setback to 15 feet. Minimum 25 feet required. **2)** Variance to reduce the required rear yard setback to 10 feet. Minimum 15 feet required. **3)** Variance to increase the allowable lot coverage to 46 percent. Maximum 45 percent permitted.
	Ordinance Sections:	615.B.Table B., 615.B.Table B., 615.B.Table B.
	Applicant:	Alan Perry, USW/Cat Const. Inc.
	Representative:	Thomas Bragg, TBA Architecture
	Owner:	Pat Fitzgerald, Fitzgerald Management
6.	Application #:	ZA-52-13-1
	Existing Zoning:	C-2 SP
	Location:	4139 West Bell Road

Quarter Section:	36-19(M6)
Proposal:	Use permit to allow a tattoo shop. Use permit required.
Ordinance Sections:	623. D.186.
Applicant:	Christopher M. Grunthaner, Bloody Wolf Tattoo, LLC
Representative:	Christopher M. Grunthaner, Bloody Wolf Tattoo, LLC
Owner:	Wells Fargo, National Association

7. **1:30 PM**

Application #:	ZA-45-13-3
Existing Zoning:	RE-35
Location:	5130 East Sunnyside Drive
Quarter Section:	30-39(K11)
Proposal:	**1)** Variance to reduce required side yard to 3 feet. Minimum 20 feet required. **2)** Variance to reduce required front yard setback to 25 feet. Minimum 40 feet required.
Ordinance Sections:	609.B.Table, 609.B.Table
Applicant:	Barbara Nuss
Representative:	Paul Crane, Accelerated Designs
Owner:	Barbara Nuss

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 13, 2013