NOTICE OF PUBLIC HEARING
ZONING ADJUSTMENT HEARING
***Revised 3/19/13**

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 21, 2013, at 9:00 a.m. located in Conference Room 10E, Phoenix City Hall, 200 West Washington Street, Tenth Floor, Phoenix, Arizona.**

The agenda for the meeting is as follows:

9:00 AM

1. Application #: ZA-46-13-1 (Sign)
   Existing Zoning: C-2 DVAO
   Location: 21815 North 26th Avenue
   Quarter Section: 43-23(N7)
   Proposal: Use permit for an electronic message display as part of a sign. Use permit required.
   Ordinance Sections: 705.C.13.
   Applicant: Isabella Sitkowska / Signs of the Times
   Representative: Isabella Sitkowska / Signs of the Times
   Owner: Dexter Liquidating Trust

2. Application #: ZA-55-13-6 (Sign)
   Existing Zoning: C-1
   Location: 3319 East Indian School Road
   Quarter Section: 16-35(H10)
   Proposal: Variance to reduce the required spacing between ground signs to 83.5 feet. Minimum 100 foot spacing required.
   Ordinance Sections: 705.D.1.
   Applicant: Charlie Gibson / Bootz & Duke Sign Company
   Representative: Charlie Gibson / Bootz & Duke Sign Company
   Owner: Antonio Almeida / Georgia Enterprises, LLC

3. Application #: ZA-12-13-5 (Sign) (Continued from 2/21/13)
   Existing Zoning: C-2
   Location: 7801 North 43rd Avenue
   Quarter Section: 24-19(J6)
   Proposal: Use permit for an electronic message display as part of a sign. Use permit required.
   Ordinance Sections: 705.C.13.
   Applicant: Scott Mehlhoff / Identity Sign Group, Inc.
   Representative: Scott Mehlhoff / Identity Sign Group, Inc.
   Owner: Wash Masters, Inc. / Wash Up Car Wash

4. Application #: ZA-54-13-7
Existing Zoning: A-1
Location: 2439 West McDowell Road
Quarter Section: 12-23(G7)
Proposal: **1)** Use permit to allow a Medical Marijuana Cultivation Facility. Use permit required. **2)** Use permit to allow a Medical Marijuana Dispensary Facility. Use permit required. **3)** Use permit to allow a Medical Marijuana Infusion Production Facility. Use permit required. **4)** Variance to allow a Medical Marijuana Cultivation Facility to be located within 5,280 feet of the same type of use. Shall not be located within 5,280 feet of the same type of use. **5)** Variance to allow a Medical Marijuana Dispensary Facility to be located within 5,280 feet of the same type of use. Shall not be located within 5,280 feet of the same type of use. **6)** Variance to allow a Medical Marijuana Infusion Production Facility to be located within 5,280 feet of the same type of use. Shall not be located within 5,280 feet of the same type of use.
Ordinance Sections: 627.D.91.a. 627.D.92.a. 627.D.93.a. 627.D.91.c. 627.D.92.d. 627.D.93.b.
Applicant: Mark Steinmetz / Nature's AZ Medicines Inc.
Representative: Adam Baugh, Esq
Owner: World Enterprises

5. Application #: ZA-58-13-2
Existing Zoning: C-2
Location: 21035 North Cave Creek Road
Quarter Section: 42-33(N9)
Proposal: Use Permit for a medical marijuana dispensary. Use permit is required.
Ordinance Sections: 623.D.122.a.
Applicant: Holistic Center
Representative: Withey Morris PLC
Owner: Cameron Perry

6. Application #: ZA-53-13-6
Existing Zoning: R1-6
Location: 1422 East Royal Palm Road
Quarter Section: 25-30(J9)
Proposal: Variance request to reduce side yard setback to 0 feet. Minimum 10 foot side yard setback is required.
Ordinance Sections: 613.B.
Applicant: Rigo Duran

	Representative:	Rigo Duran
	Owner:	Rigo Duran
7.	Application #:	ZA-56-13-4
	Existing Zoning:	R1-6
	Location:	1212 East Clarendon Avenue
	Quarter Section:	16-30(H9)
	Proposal:	Variance to reduce the required side (east) yard setback to 3 feet. Minimum 10 feet required.
	Ordinance Sections:	613.B.Table B.
	Applicant:	Alvaro Mendoza / Anasazi Design
	Representative:	Alvaro Mendoza / Anasazi Design
	Owner:	Jesus Renteria
8.	Application #:	ZA-57-13-8
	Existing Zoning:	R1-14 BAOD
	Location:	Approximately 640 feet east of the southeast corner of Baseline Road and 28th Street
	Quarter Section:	01-34(D10)
	Proposal:	**1)** Variance to reduce the front yard setback to 20 feet. Minimum 30 feet required. **2)** Variance to reduce the rear yard setback to 20 feet. Minimum 30 feet required. **3)** Variance to increase the maximum lot coverage to 36percent. Maximum 25 percent allowed. **4)** Variance to delete the requirement to stagger front yard setbacks. Minimum staggering required.
	Ordinance Sections:	607.B.2. 607.B.4. 607.B.5. 651.E.3.b.(2)
	Applicant:	Tousa Recovery Acquisition
	Representative:	Nick Wood / Snell & Wilmer, LLP
	Owner:	Standard Pacific Homes
9.	Application #:	ZA-21-13-1 (Continued from 2/21/13)
	Existing Zoning:	A-1 DVAO
	Location:	24125 North 7th Avenue
	Quarter Section:	45-27(O8)
	Proposal:	Use permit to allow for a temporary use (mulching) for 3 years. Use permit required.
	Ordinance Sections:	708.D.1.
	Applicant:	Mike Green / Earth Recycling
	Representative:	Mike Ciosek / Voit Real Estate Services
	Owner:	John Augustine / Augustine Family Trust
10.*	Application #:	ZA-42-13-1 (Continued from March 7, 2013)
	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

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 26, 2013