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 a**nd to the general public, that the **CITY OF PHOENIX ZONING ADJUSTMENT HEARING OFFICER** will hold a meeting open to the public on **July 18, 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-236-13-5
	Existing Zoning:	A-2
	Location:	3840 West Indian School Road
	Quarter Section:	17-20(H6)
	Proposal:	Variance to allow a medical marijuana cultivation and infusion 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.c and 627.D.93.c
	Applicant:	Ryan Hurley, Rose Law Group, PC
	Representative:	Ryan Hurley, Rose Law Group, PC
	Owner:	Le Nhut
2.	Application #:	ZA-218-13-4
	Existing Zoning:	R1-10
	Location:	3322 North Manor Drive
	Quarter Section:	15-30(G9)
	Proposal:	Variance to allow a wall 6 feet in height in the required front yard. Maximum height of 40 inches is allowed.
	Ordinance Sections:	703.A.2.a
	Applicant:	Grant and Marlene Woods
	Representative:	Michael J. Curley, Earl, Curley & Lagarde
	Owner:	Grant and Marlene Woods
3.	Application #:	ZA-219-13-6
	Existing Zoning:	RE-35
	Location:	6230 East Exeter Boulevard
	Quarter Section:	17-42(H12)
	Proposal:	Variance to allow accessory structure 10 feet high in the required side yard setback. Maximum 8 feet is allowed.
	Ordinance Sections:	706.C

	Applicant:	Christopher Richardson
	Representative:	Mike Schern, Schern, Richardson, Fineter & Decker, PLC
	Owner:	Christopher Richardson
4.	Application #:	ZA-220-13-4
	Existing Zoning:	R-3
	Location:	4510 North 8th Place
	Quarter Section:	18-29(H8)
	Proposal:	Variance to reduce side yard setback (north) to 5 feet. Minimum 10 feet required.
	Ordinance Sections:	615.B. Table B
	Applicant:	Michael Anderson, Anderson Land & Development Partnership
	Representative:	Mark Hunsaker
	Owner:	Michael Anderson, Anderson Land & Development Partnership
5.	Application #:	ZA-221-13-5
	Existing Zoning:	CP/GCP
	Location:	5115 North 27th Avenue
	Quarter Section:	19-23(H7)
	Proposal:	Variance to allow an over height fence (8 feet) in the required side yard (Colter Street). 6 feet is allowed.
	Ordinance Sections:	703.A.2.c
	Applicant:	Robert Machen, Grand Canyon University
	Representative:	Paul Gilbert, Beus Gilbert PLLC
	Owner:	Robert Machen, Grand Canyon University
6.	Application #:	ZA-223-13-4
	Existing Zoning:	C-2, R1-6
	Location:	1028 East Indian School Road
	Quarter Section:	17-29(H8)
	Proposal:	**1)** Use Permit to allow outdoor dining accessory to a bar (Zorf's) within 500 feet of residential zoning. Use Permit required. **2)** Use Permit to allow outdoor alcoholic beverage consumption accessory to a bar (Zorf's) within 500 feet of residential zoning. Use Permit required.
	Ordinance Sections:	623.D.156.c 623.D.156.c
	Applicant:	Tim Rasnake, Space Plans Ltd.
	Representative:	Tim Rasnake, Space Plans Ltd.
	Owner:	James Corbin, Brocor Investments

7.	Application #:	ZA-226-13-7
	Existing Zoning:	DTC - Warehouse
	Location:	17 East Madison Street
	Quarter Section:	10-28(F8)
	Proposal:	Use permit to allow an interim surface parking lot in the DTC-Warehouse Character Area for 72-months. Use permit is required.
	Ordinance Sections:	1204.D
	Applicant:	Suns Legacy Properties, LLC
	Representative:	Withey Morris, PLC
	Owner:	Suns Legacy Properties, LLC
8.	Application #:	ZA-227-13-6
	Existing Zoning:	R1-6
	Location:	3620 East Weldon Avenue
	Quarter Section:	16-36(H10)
	Proposal:	Variance to reduce the rear (west) setback to 5 feet. Minimum of 25 feet required.
	Ordinance Sections:	613.B. Table B
	Applicant:	Albert Cruz
	Representative:	Albert Cruz
	Owner:	Albert Cruz

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.

June 25, 2013