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 **October 31, 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-342-13-1
	Existing Zoning:	A-1
	Location:	21401 North Central Avenue
	Quarter Section:	42-28(N8)
	Proposal:	**1)** Use permit to allow a medical marijuana cultivation facility. Use permit is required. **2)** Variance to allow a medical marijuana cultivation facility within 5,280 feet of another medical marijuana cultivation facility. Minimum separation of 5,280 is required.
	Ordinance Sections:	627.D.91.a 627.D.91.c
	Applicant:	Brigitte Bourget, Bourget Investments
	Representative:	David Dow
	Owner:	Brigitte Bourget, Bourget Investments
2.	Application #:	ZA-304-13-6 (Continued from 9/26/13)
	Existing Zoning:	R1-6
	Location:	3238 East Minnezona Circle
	Quarter Section:	18-35(H10)
	Proposal:	**1)** Variance to reduce rear yard (east) setback to 5 feet 9 inches. Minimum 25 feet required. **2)** Variance to reduce side yard (south) to 3 feet. Minimum 10 feet required.
	Ordinance Sections:	613.B Table B 613.B Table B
	Applicant:	Michael Gilson, Accurate Estimating Services, LLC
	Representative:	Michael Gilson, Accurate Estimating Services, LLC
	Owner:	Brooks Elliott, Rotsa II Trust
3.	Application #:	ZA-331-13-4
	Existing Zoning:	R1-6 HP WSNSPD
	Location:	519 East Pasadena Avenue
	Quarter Section:	19-28(H8)

	Proposal:	**1)** Variance to reduce the street side setback (east) to 3 feet 6 inches. 10 foot street side setback required. **2)** Variance to reduce the rear yard setback (south) to 10 feet. 25 foot rear yard setback required. **3)** Variance to allow a closed projection up to 5 feet for more than 50% of the width of the structure. 5 feet of projection allowed for no more than half the width of the structure.
	Ordinance Sections:	613.B.Table B 613.B.Table B 701.A.3.a(2)(d)
	Applicant:	Ryan Cotter, Coalesce Concepts, LLC
	Representative:	Ryan Cotter, Coalesce Concepts, LLC
	Owner:	Linda Mardian
4.	Application #:	ZA-337-13-6
	Existing Zoning:	RE-24
	Location:	4510 East Vermont Avenue
	Quarter Section:	19-38(H11)
	Proposal:	Variance to increase fence height to 6 feet in the required front yard setback. Maximum 40 inches allowed.
	Ordinance Sections:	703.A.2.a
	Applicant:	Thomas Pansing,Perspective Architecture, LLC
	Representative:	Thomas Pansing,Perspective Architecture, LLC
	Owner:	Jeff & Marilyn Elsmore
5.	Application #:	ZA-339-13-6
	Existing Zoning:	C-2
	Location:	3192 East Indian School Road
	Quarter Section:	17-34(H10)
	Proposal:	Use Permit to permit an environmental remediation facility. Use Permit required.
	Ordinance Sections:	622.D.57
	Applicant:	Charise McNamara, AZ DEQ
	Representative:	Tony Rossi, Hargis and Associates, Inc.
	Owner:	Jim Rogers, Kachina Village LLC
6.	Application #:	ZA-341-13-8
	Existing Zoning:	R1-6 SPVTABOD
	Location:	1832 East Pecan Road
	Quarter Section:	3-31(D9)
	Proposal:	Variance to reduce side yard (east) setback from 10 feet to 3 feet. 10 feet is required.
	Ordinance Sections:	613 Table B
	Applicant:	Steven Barry
	Representative:	Marc Sonntag

	Owner:	Steven Barry, SCA Investments LLC
7.	Application #:	ZA-347-13-6
	Existing Zoning:	RE-24
	Location:	2214 East Bethany Home Road
	Quarter Section:	21-32(I9)
	Proposal:	**1)** Variance to increase lot coverage to 29.6%. 25% maximum allowed. Remanded from Board of Adjustment 10/3/13. **2)** Variance to reduce the north side setback to 10 feet. Maximum 30 foot setback required per stipulation 1 from Zoning Adjustment Case Number ZA-1077-83.
	Ordinance Sections:	606.B.5 NA
	Applicant:	Tim Hammer, Hammer Homes Inc.
	Representative:	Tim Hammer, Hammer Homes Inc.
	Owner:	Doug Tuchin
8.	Application #:	ZA-338-13-6
	Existing Zoning:	R-5 CEPCSP
	Location:	4620 and 4630 North 24th Street
	Quarter Section:	18-32(H9)
	Proposal:	Formal Interpretation: Can a 56 foot/5-story residential building be constructed "By Right" within the Camelback East Primary Core Specific Plan/Core Gradient Area.
	Ordinance Sections:	Camelback East Primary Core Specific Plan
	Applicant:	Dennis M. Newcombe, Beus, Gilbert PLLC
	Representative:	Paul E Gilbert, Beus Gilbert PLLC
	Owner:	Bruce Gray, Gray Development Group
	1:30 PM	
9.	Application #:	ZA-345-13-8
	Existing Zoning:	C-2 ACSBO
	Location:	917 North 7th Street
	Quarter Section:	11-29(F8)
	Proposal:	Use permit to allow the sale of alcoholic beverages within 300 feet of a residential district. Use permit required.
	Ordinance Sections:	622.D.97.a
	Applicant:	Circle K Stores, Inc
	Representative:	David Cisiewski, MD Partners, LLC
	Owner:	Walter Crutchfield, VP 7th & Roosevelt, 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.

October 14, 2013