NOTICE OF RESULTS
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** held a meeting open to the public on **July 2, 2013, at 9:00 a.m located in Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona.**

The results for the meeting were as follows:

RESULTS

9:00 AM

Approved w/ stips 1.

Application #:	ZA-208-13-8 (Sign)
Existing Zoning:	C-2-MR
Location:	4750 East Washington Street
Quarter Section:	10-38(F11)
Proposal:	**1)** Variance for an off-premise sign to be located 576 feet from another off-premise sign. Minimum 1000 feet spacing required. **2)** Use permit to increase the height of an off-premise sign to 70 feet. Use permit required for off-premise signs over 48 feet.
Ordinance Sections:	705.2. B.2. 705.2. B.4.
Applicant:	Joseph White, Becker Boards
Representative:	William Lally, Tiffany and Bosco
Owner:	Chris Risi, Cloud10 Asset Protection Trust

Stipulations:
1) Pole cover as approved by the Planning and Development Department. **2)** A completed Form 7460-1 shall be submitted to the FAA for review and receive a “No Hazard Determination”. Documentation showing a “No Hazard Determination” shall be provided prior to the issuance of a building permit. **3)** A separate Form 7460-1 shall be submitted for any temporary construction equipment (crane) uses which exceeds the height of the permanent structure. A “No Hazard Determination” shall be provided prior to the construction start date (crane being operational). **4)** 6 months to apply and pay for permits.

Approved w/ stips 2.

Application #:	ZA-207-13-4
Existing Zoning:	A-2
Location:	2937 West Thomas Road

Quarter Section:	14-22(G7)
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. **3)** 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. **4)** 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.93.a. 627.D.91.c. 627.D.93.b.
Applicant:	Lauren Anton, AZ Compassionate Care
Representative:	Lauren Anton, AZ Compassionate Care
Owner:	Harry Rabadi, Real Estate Baby 19

Stipulations:

1) No Use Permit or Variance application fees are refundable. **2)** That the Use Permit shall be reviewed within 365 days of the issuance of the Arizona Department of Health Services license for a medical marijuana use. **3)** Obtain a license for medical marijuana use from the Arizona Department of Health services for a medical marijuana use. If no license is granted within 180 days of the approval of this Use Permit, the Zoning Administrator shall schedule a revocation hearing for this Use Permit. **4)** That the applicant has 180 days to apply and pay for building permits. **5)** That the applicant shall submit a security plan approved by the Arizona Department of Health Services to the Planning and Development Department. **6)** That the applicant shall notify in writing the areas Police Precinct Commander of establishing such facility. Notice of this contact shall be submitted in writing to the Planning and Development Department. **7)** No exterior signage for this use shall be permitted.

Approved w/ stips 3.

Application #:	ZA-193-13-6
Existing Zoning:	R1-14
Location:	6101 East Calle Rosa
Quarter Section:	16-42(H12)
Proposal:	Variance to allow 28% lot coverage. Maximum 25% lot coverage permitted.
Ordinance Sections:	607. B.5.

Applicant:	Clyde Rousseau, Rousseau Design, Inc.
Representative:	Clyde Rousseau, Rousseau Design, Inc.
Owner:	David & Nancy Fagan

Stipulations:
1) Per site plan signed and dated by Hearing Officer. **2)** Copy of this site plan to be submitted with building permit application.
3) 6 months to apply and pay for building permit.

Approved w/ stips 4.

Application #:	ZA-204-13-4
Existing Zoning:	R1-6
Location:	3601 North 11th Street
Quarter Section:	16-29(H8)
Proposal:	**1)** Variance to reduce the street side yard setback to 0 feet. Minimum 10 feet required. **2)** Variance to allow a 6 feet over height wall in the front yard setback. Maximum 40 inches allowed.
Ordinance Sections:	613.B.table B. 703.A.2.a.
Applicant:	Leodra Bowdell, Phoenix Permit Service
Representative:	Leodra Bowdell, Phoenix Permit Service
Owner:	Renate Sines

Stipulations:
1) Per site plan signed and dated by Hearing Officer. **2)** Signed site plan to be submitted with building permit application. **3)** Two years to apply and pay for building permits.

Approved w/ stips 5.

Application #:	ZA-205-13-4
Existing Zoning:	R1-10 HP
Location:	51 East Monte Vista Road
Quarter Section:	13-28(G8)
Proposal:	Use Permit to expand a structure that does not conform to existing standards. Use permit required.
Ordinance Sections:	906.B.
Applicant:	Nicolas Capaz
Representative:	Nicolas Capaz
Owner:	Nicolas Capaz

Stipulations:
1) General conformance to site plan signed and dated by Hearing Officer. **2)** Signed site plan to be submitted with building permit application. **3)** Two years to apply and pay for building permits.

Approved w/ stips	6.	Application #:	ZA-206-13-4
		Existing Zoning:	R-5
		Location:	2122 West Indian School Road
		Quarter Section:	17-24(H7)
		Proposal:	Use permit to allow a dependent care facility for 13 or more dependents (Child Care Facility). Use permit required.
		Ordinance Sections:	618. D.6.
		Applicant:	Robert Orsi, Borg Holdings, LLC AKA Sunrise Preschool
		Representative:	Wayne Rockwood, Rockwood Architecture, Inc
		Owner:	Education Real Estate, f/k/a CSAS Real Estate

Stipulations:
1) General conformance to site plan signed and dated by Hearing Officer. **2)** Signed copy of site plan to be submitted with building permit application. **3)** One year to apply and pay for building permits.

ZONING ADJUSTMENT HEARING OFFICER: HEIDI SHORT AND TERESA HILLNER, PLANNER III
PLANNERS: EDWARD KEYSER AND ERIN ANDRES, AICP

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.