NOTICE OF PUBLIC HEARING
ZONING ADJUSTMENT HEARING
***REVISED December 3, 2013**

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 **December 5, 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-268-13-Y (Continued from 10/3/13)
	Existing Zoning:	PSC
	Location:	3502 West Glendale Avenue
	Quarter Section:	23-20(I6)
	Proposal:	Formal interpretation: Would an Auto Title Loan establishment existing as of January 17, 2013 be considered a legal non-conforming use while not meeting the required separation requirements.
	Ordinance Sections:	622.D.7.a.
	Applicant:	Jeremy Poryes, Gammage & Burnham
	Representative:	Jeremy Poryes, Gammage & Burnham
	Owner:	Mohammed Abdeljabar, NRM Investors, LLC
2.	Application #:	ZA-385-13-7
	Existing Zoning:	A-2
	Location:	2111 West McDowell Road
	Quarter Section:	12-24(G7)
	Proposal:	Time Extension for ZA-70-13: Use permit to allow a medical marijuana cultivation facility, use permit to allow a medical marijuana infusion production facility, and a variance to allow a medical marijuana facility within 5,280 feet of another medical marijuana facility.
	Ordinance Sections:	627.D.91. and 627.D.93.
	Applicant:	Steven Shapiro, Superior Organics
	Representative:	Travis Pollock, Superior Organics
	Owner:	Steven Shapiro, Superior Organics
3.	Application #:	ZA-388-13-7
	Existing Zoning:	S-1 (Approved R1-8 PCD)
	Location:	Approximately 550 feet south of the southwest corner of 91st Avenue and Superior Avenue
	Quarter Section:	6-6(E3)

	Proposal:	Use permit to allow a wireless communication facility co-locating on a public utility pole. Use permit required.
	Ordinance Sections:	715.B.2.a.(3)(b)
	Applicant:	Chuck Larson, Verizon Wireless
	Representative:	Michael Campbell, Campbell A&Z LLC
	Owner:	Gordon Johnson, AAM
4.	Application #:	ZA-382-13-1
	Existing Zoning:	R1-8
	Location:	18273 North 38th Drive
	Quarter Section:	38-20(M6)
	Proposal:	Variance to reduce side yard (south) setback to 5 feet, 4 inches. Minimum 10 feet required.
	Ordinance Sections:	612. Table B.
	Applicant:	Andrew Geier
	Representative:	Andrew Geier
	Owner:	Andrew Geier
5.	Application #:	ZA-383-13-3
	Existing Zoning:	R1-10
	Location:	1715 East Sharon Drive
	Quarter Section:	32-31(L9)
	Proposal:	Variance to reduce the lot width to 25 feet to create a flag lot. 80 feet minimum required.
	Ordinance Sections:	611.B. Table B.(a)
	Applicant:	Dean and Nickolette Tavlarides
	Representative:	Dean and Nickolette Tavlarides
	Owner:	Dean and Nickolette Tavlarides
6.	Application #:	ZA-386-13-3
	Existing Zoning:	R1-10
	Location:	7730 North 7th Avenue
	Quarter Section:	24-26(J8)
	Proposal:	**1)** Variance to increase fence height to 8 feet in the required side yard setback. Maximum 6 feet permitted. **2)** Variance to increase fence height to 8 feet in the required rear yard setback. Maximum 6 feet permitted. **3)** Variance to increase fence height to 8 feet in the required front yard setback. Maximum 40 inches high in front yard setback.
	Ordinance Sections:	703.A.2.c. 703.A.2.c. 703.A.2.a.
	Applicant:	Carmen Luna, Owner
	Representative:	Olga Soto, Representative
	Owner:	Carmen Luna, Owner

7. Application #: ZA-387-13-4
Existing Zoning: C-2
Location: 4818 North 7th Street
Quarter Section: 18-28(H8)
Proposal: **1)** Use Permit to allow outdoor dining accessory to a restaurant within 500 feet of a residential district. Use permit required if located within 500 feet of a residential district. **2)** Variance to reduce the street side building setback along 7th Street to 5 feet. An average of 25 feet is required, minimum of 20 feet permitted for up to 50 percent of structure, including projections. **3)** Variance to reduce the street side landscape setback along 7th Street to 5 feet. An average of 25 feet is required, minimum of 20 feet permitted for up to 50 percent of structure.
Ordinance Sections: 623.D.154.c. 623.E.4.d. 623.E.4.e.
Applicant: Fred Stern, Fred Stern & Associates
Representative: Fred Stern, Fred Stern & Associates
Owner: Gavriel Gilkaron, Segal's One Stop, LLC

8. Application #: ZA-390-13-6
Existing Zoning: R1-6
Location: 5525 East Cambridge Avenue
Quarter Section: 14-40(G11)
Proposal: Variance requested to reduce the rear yard setback to 22 feet. Minimum 25 feet required.
Ordinance Sections: 613.B. Table B.
Applicant: Roger & Sally Berna
Representative: Roger & Sally Berna
Owner: Roger & Sally Berna

1:30 PM

9. Application #: ZA-391-13-4
Existing Zoning: R1-6 HP WNSPD
Location: 139 West Almeria Road
Quarter Section: 13-27(G8)
Proposal: **1)** Variance to allow an over height fence of 8 feet into the side yard and rear yard setback. 6 feet is allowed. **2)** Variance to allow an over height fence of 8 feet into the front yard setback. 40 inches is allowed.
Ordinance Sections: 703.A.2.c. 703.A.2.a.
Applicant: Ron Tom, Phoenix Fire Department, Facilities Management
Representative: Ron Tom, Phoenix Fire Department, Facilities Management

	Owner:	City of Phoenix
10.	Application #:	ZA-393-13-3
	Existing Zoning:	R1-10
	Location:	7777 North 4th Avenue
	Quarter Section:	24-27(J8)
	Proposal:	Variance to create a lot with less than 80 feet street frontage. Minimum 80 feet street frontage required.
	Ordinance Sections:	611.B. Table B.
	Applicant:	Craig Danielson
	Representative:	Craig Danielson
	Owner:	Craig Danielson
11.	Application #:	ZA-394-13-6
	Existing Zoning:	R1-6
	Location:	3034 North 47th Place
	Quarter Section:	15-38(G11)
	Proposal:	Variance to reduce street side (north) yard setback to 0 feet for an enclosed garage. Minimum 10 feet required.
	Ordinance Sections:	613 Table B.
	Applicant:	David Rogoff
	Representative:	David Rogoff
	Owner:	David Rogoff
12.	Application #:	ZA-392-13-7
	Existing Zoning:	DTC-BC
	Location:	415 North 1st Street
	Quarter Section:	11-28(F8)
	Proposal:	**1)** Variance requested to reduce the frontage on Taylor Street to 40%. Minimum 75% required. **2)** Variance requested to increase the setback on Taylor Street to a maximum of 60 feet for the western portion of the building. Minimum/maximum 5 feet required. **3)** Variance requested to reduce the frontage on 1st Street to 50%. Minimum 75% required. **4)** Variance requested to reduce the frontage on Polk Street to 0%. Minimum 75% required. **5)** Variance requested to delete the requirement for frontage type on Polk Street. Storefront or Gallery/Arcade required. **6)** Variance requested to increase the setback on Polk Street to 100 feet. Minimum 0 feet to maximum 5 feet required. **7)** Variance requested to allow vehicle maneuvering in the right-of-way. Maneuvering in the right of way prohibited.

Ordinance Sections:	1209.D. 1209.D. 1209.D. 1209.D. 1209.D. 1209.D. 702.A.1.b.
Applicant:	John Kane Jr, Arizona State University, Capital Program
Representative:	Melissa Farling, Jones Studio
Owner:	Nichelle Zazueta-Bonow, City of Phoenix CED

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 Shannon Adams at Voice/602-262-7577 or the City TTY/602-534-5500 as early as possible to coordinate needed arrangements.

November 12, 2013