

**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 **February 11, 2016, 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**
- |                             |    |                     |  |
|-----------------------------|----|---------------------|--|
| <b>Approved<br/>w/ stip</b> | 1. | Application #:      | ZA-2-16-4 (Sign)   |
|                             |    | Existing Zoning:    | C-2 HGT/WVR SP   |
|                             |    | Location:           | 1930 East Thomas Road  |
|                             |    | Quarter Section:    | 15-31(G9)  |
|                             |    | Proposal:           | Use permit for a major amendment to the Arizona Heart Hospital Comprehensive Sign Plan (Abrazo). Use permit required.  |
|                             |    | Ordinance Sections: | 705.E.2.   |
|                             |    | Applicant:          | Rebecca Murans, JRC Design   |
|                             |    | Representative:     | Rebecca Murans, JRC Design   |
|                             |    | Owner:              | VHS of Phoenix, Abrazo Arizona Heart Hospital  |
|                             |    | <b>Stipulation:</b> |  |
|                             |    | 1)                  | One year to apply and pay for permits.   |
| <b>Approved<br/>w/ stip</b> | 2. | Application #:      | ZA-581-15-2  |
|                             |    | Existing Zoning:    | R-3A PCD OLFSP   |
|                             |    | Location:           | Approximately 300 feet west of the northwest corner of 68th Street Extended and Mayo Boulevard (APN. 215-04-706A)  |
|                             |    | Quarter Section:    | 39-43(M12)   |
|                             |    | Proposal:           | <b>1)</b> Variance to reduce perimeter street setback along Loop 101 to 15 feet. Minimum 20 feet is required adjacent to a public street. <b>2)</b> Variance to reduce the required step back setback for 48 feet tall buildings to 15 feet. Minimum 150 feet step back setback is required for 48 feet tall building. |
|                             |    | Ordinance Sections: | 615.B.Table B 615.B.Table B  |
|                             |    | Applicant:          | John Hrovat Camden   |

Representative: Stephen Earl, Earl, Curley and Lagarde  
Owner: Camden MB Phoenix, LLC

**Stipulation:**

1) 18 months to apply and pay for permits.

**Continued**

3. Application #: ZA-3-16-5  
Existing Zoning: R1-6  
Location: 3206 West Glendale Avenue  
Quarter Section: 23-21(16)  
Proposal: Use permit to allow a dependent care facility for up to 12 dependents. Use permit required.  
Ordinance 608.F.1  
Sections:  
Applicant: Rosalyn Harraway, Kuddle Bugs  
Representative: Rosalyn Harraway, Kuddle Bugs  
Owner: FHI LLC  
**Continued to March 17, 2016 at 1:30 p.m.**

**Approved  
w/ stip**

4. Application #: ZA-4-16-5  
Existing Zoning: R1-6  
Location: 6336 North 15th Avenue  
Quarter Section: 21-25(17)  
Proposal: Variance to allow a 12 feet high detached accessory structure in the required side yard. Maximum 8 feet allowed.  
Ordinance 706.C  
Sections:  
Applicant: Stephen Tuck  
Representative: Stephen Tuck  
Owner: Stephen Tuck  
**Stipulation:**  
1) One year to apply and pay for permits.

**Approved  
w/ stips**

5. Application #: ZA-5-16-6  
Existing Zoning: R1-10  
Location: 6131 North 2nd Avenue  
Quarter Section: 21-27(18)  
Proposal: Use permit to allow a closed projection of 11 feet for no more than one-half the width of the structure into the required rear yard setback. Use permit required to project greater than 5 feet.  
Ordinance 701.A.3(2)(d)  
Sections:  
Applicant: Jeff D. Welker, Welker Development Resources, LLC

Representative: Jeff D. Welker, Welker Development Resources, LLC  
Owner: Todd Chester

**Stipulations:**

**1)** One year to apply and pay for permits. **2)** In general conformance with the site plan signed and dated by the Hearing Officer on February 11, 2016.

**Withdrawn  
from agenda**

6. Application #: ZA-6-16-2  
Existing Zoning: R1-8  
Location: 6914 East Kelton Lane  
Quarter Section: 36-44(M12)  
Proposal: Use permit to allow a detached accessory structure 22 feet in height in the required rear yard setback. Maximum 15 feet allowed.
- Ordinance 706.G  
Sections:  
Applicant: Frank Hogan, 1 Call Contractors  
Representative: Frank Hogan, 1 Call Contractors  
Owner: Brandon and Rebecca Grose
- Request to be modified and heard at a future date.**

**Approved  
w/ stip**

7. Application #: ZA-7-16-4  
Existing Zoning: R-3  
Location: 4017 North 40th Street  
Quarter Section: 16-37(H10)  
Proposal: **1)** Variance to reduce front building setback to 0. Minimum 10 feet required. **2)** Variance to reduce landscape setback on the west to 15 feet. 20 feet required. **3)** Variance to reduce north and south rear yard setbacks to 10 feet for two story structure. Minimum 15 feet required for two story structure. **4)** Variance to reduce common area to 2.9%. Minimum 5% required. **5)** Variance to allow access on a private access way. Public street required.
- Ordinance 615.B Table B 703.B.3.a 615.B Table B 615.B  
Sections: Table B 615.B. Table B  
Applicant: Wendy Riddell, Esq Berry Riddell, LLC  
Representative: Wendy Riddell, Esq Berry Riddell, LLC  
Owner: Tom Derryberry, DB Camelback Investments
- Stipulation:**  
**1)** One year to apply and pay for permits.

**#2 Approved  
w/ stips  
#1, 3, 4, & 5  
Withdrawn**

8. Application #: ZA-1-16-7  
Existing Zoning: A-2  
Location: 2 North 35th Avenue  
Quarter Section: 10-20(F6)  
Proposal: **1)** Use permit to allow a medical marijuana cultivation facility. Use permit is required. **2)** Use permit to allow a medical marijuana dispensary facility. Use permit is required. **3)** Use permit to allow a medical marijuana infusion facility. Use permit is required. **4)** Variance to allow a medical marijuana cultivation facility within 750 feet of a residentially zoned district. 1,000 feet separation is required between cultivation facility and residentially zoned districts. **5)** Variance to allow a medical marijuana infusion facility within 750 feet of a residentially zoned district. 1,000 feet is required between infusion facility and residentially zoned districts.
- Ordinance Sections: 627.D.91.a 627.D.92.a 627.D.93.a 627.D.91.d 627.D.93.c  
Applicant: Craig Smith, Cold Fusion Management Services  
Representative: Snell and Wilmer  
Owner: H35 Building, LLP
- Stipulations:**  
**1)** The Use Permit shall be reviewed within 365 days of the issuance of the dispensary certificate for a medical marijuana use or approval to operate the cultivation and/or infusion from the Arizona Department of Health Services. **2)** One year to apply and pay for building permits. **3)** Obtain a certificate for medical marijuana use from the Arizona Department of Health Services or approval to operate. If no certificate or approval to operate is granted within 1 year of the approval of this Use Permit, the Zoning Administrator shall schedule a revocation hearing for this Use Permit. **4)** The applicant shall submit a security plan provided to the Arizona Department of Health Services to the Planning and Development Department. **5)** The applicant shall notify in writing the area's Police Precinct Commander of establishing such facility. Notice of this contact shall be submitted in writing to the Planning and Development Department.

**Approved  
w/ stip**

- 1:30 PM**
9. Application #: ZA-8-16-2 (Sign)  
Existing Zoning: C-2 HR / C-2 SP

Location: 3929 East Bell Road  
Quarter Section: 36-36(M10)  
Proposal: Use permit for a major amendment to the Humana Hospital - Desert Valley Comprehensive Sign Plan (Abrazo Scottsdale Campus). Use permit required.  
Ordinance Sections: 705.E.2.  
Applicant: Rebecca Murans, JRC Design  
Representative: Rebecca Murans, JRC Design  
Owner: VHS Acquisition Corporation, Abrazo Community Health Network

**Stipulation:**

1) One year to apply and pay for permits.

**Approved  
w/ stip**

10. Application #: ZA-10-16-5 (Sign)  
Existing Zoning: C-2 / C-2 HR /C-2 SP  
Location: 2000 West Bethany Home Road  
Quarter Section: 21-24(I7)  
Proposal: Use permit for a major amendment to the Phoenix Baptist Hospital Comprehensive Sign Plan (Abrazo Central Campus). Use permit required.  
Ordinance Sections: 705.E.2.  
Applicant: Rebecca Murans, JRC Design  
Representative: Rebecca Murans, JRC Design  
Owner: VHS of Phoenix, Inc. Abrazo Community Health Network

**Stipulation:**

1) One year to apply and pay for permits.

**Approved  
w/ stips**

11. Application #: ZA-9-16-5  
Existing Zoning: R1-6  
Location: 8016 West Montecito Avenue  
Quarter Section: 17-9(H3)  
Proposal: Variance to reduce side yard (west) setback to 3 feet. Minimum 10 feet required.  
Ordinance Sections: 613.B Table B  
Applicant: Terrence Olsen  
Representative: Terrence Olsen  
Owner: Terrence Olsen

**Stipulations:**

1) 6 months to apply and pay for building permits. 2) Must satisfy all building code requirements.

**Approved  
w/ stips**

12. Application #: ZA-11-16-8  
Existing Zoning: A-1 TOD-2  
Location: 2224 East Washington Street  
Quarter Section: 10-32(F9)  
Proposal: Use permit to allow residential uses in A-1 zoning. Use permit required.  
Ordinance 627.D.1  
Sections:  
Applicant: Andrew Schorfhaar, G.A. Haan Development, LLC  
Representative: Andrew Schorfhaar, G.A. Haan Development, LLC  
Owner: Albert Lama, Lama Properties Ltd. Partnerships
- Stipulations:**  
**1)** One year to apply and pay for building permits. **2)** Comply with all standards of T5:5 Chapter 13 of the City of Phoenix Zoning Ordinance.

**Withdrawn  
from agenda**

13. Application #: ZA-12-16-7  
Existing Zoning: R-2  
Location: 6223 and 6227 South 41st Drive  
Quarter Section: 2-19(D6)  
Proposal: Variance to reduce front (west) setback to 20 feet. 25 feet required.  
Ordinance 614.B Table B  
Sections:  
Applicant: Ran Edelman  
Representative: Manuel A. Inurriaga, M&M Civil Engineering  
Owner: Ran Edelman
- Request to be modified and heard at a future date.**

**Approved  
w/ stip**

14. Application #: ZA-13-16-8  
Existing Zoning: S-1  
Location: 8620 South 19th Avenue  
Quarter Section: 02-24(C7)  
Proposal: Variance to reduce the side setback (east) to 20 feet. Required 30 foot side setback.  
Ordinance 603.B.2.b  
Sections:  
Applicant: Esteban & Kimberly Gomez  
Representative: Esteban & Kimberly Gomez  
Owner: Esteban & Kimberly Gomez
- Stipulation:**  
**1)** 6 months to apply and pay for building permits.

**Withdrawn  
from agenda**

15. Application #: ZA-14-16-4  
Existing Zoning: R-5  
Location: 4175 North 12th Street  
Quarter Section: 17-30(H9)  
Proposal: **1)** Variance to delete the minimum perimeter building setbacks on a street side. Minimum 15 feet required (PRD option). **2)** Variance to delete minimum perimeter building setbacks (rear) for a two story building. Minimum 15 feet required (PRD option). **3)** Variance to delete perimeter building setbacks (side) for a two story building. Minimum 15 feet required (PRD option). **4)** Variance to delete minimum interior building setbacks (front). Minimum 10 feet required (PRD option). **5)** Variance to delete minimum interior building setbacks (street side). Minimum 10 feet required (PRD option). **6)** Variance to delete minimum garage setback for front loaded garages. Minimum 18 feet required (PRD option). **7)** Variance to allow a private driveway. Public street or private accessway required (PRD option).
- Ordinance Sections: 618.B Table A 618.B Table A 618.B Table A 618.B Table A  
Applicant: 618.B Table A 618.B Table A 618.B Table A  
Representative: Walter Veselinovic Melosh, LLC  
Owner: Edmir Dzudza E-Project, LLC  
Walter Veselinovic Melosh, LLC
- Request to be added and heard at a future date.**

**Continued**

16. Application #: ZA-17-16-6  
Existing Zoning: R-3  
Location: Northeast corner of North 50th Street and East Palm Lane  
Quarter Section: 13-39(G11)  
Proposal: **1)** Variance to reduce the front yard setback to 0 feet. Minimum 10 feet required. **2)** Variance to allow access from a private driveway for 55 lots in a subdivision. Public street or private access way required. **3)** Use permit to allow development as a Table B Planned Residential Development option.
- Ordinance 615.B.TableB 615.B.TableB 615.B.TableB

Sections:  
Applicant: Jenifer Corey, Zoning Strategies  
Representative: Jenifer Corey, Zoning Strategies  
Owner: Pacific Rim 51st Street Apartments, LP

**Continued to March 3, 2016 at 1:30 p.m.**

**Approved  
w/ stip**

17. Application #: ZA-564-15-4 (Continued from 1/21/16)  
Existing Zoning: R-3 (Pending R-4A)  
Location: Approximately 615 feet north of the northeast corner of 16th Avenue and Camelback Road  
Quarter Section: 19-25(H7)  
Proposal: Use Permit to reduce required parking for special needs populations (elderly persons) from 53 parking spaces to 36 parking spaces. Use permit required.  
Ordinance 702.E.6  
Sections:  
Applicant: Monique Hastings, Domus AZ, LLC  
Representative: Kevin Kellogg, Kellogg+Associates  
Owner: Patrick Lannan, Dunlap Center, LLC  
**Stipulation:**  
1) 18 months to apply and pay for permits.

**Continued**

18. Application #: ZA-541-15-7 (Continued from 1/7/16)  
Existing Zoning: A-1  
Location: 440 North 51st Avenue  
Quarter Section: 11-16(F5)  
Proposal: **1)** Variance to reduce the separation requirement from another medical marijuana type of use (Medical Marijuana Cultivation). 5,280 feet is required from same type of medical marijuana use. **2)** Variance to reduce the separation requirement from another medical marijuana type of use (Medical Marijuana Dispensary). 5,280 feet is required from same type of medical marijuana use. **3)** Variance to reduce the separation requirement from another medical marijuana type of use (Medical Marijuana Infusion). 5,280 feet is required from same type of medical marijuana use. **4)** Use permit to allow a medical marijuana cultivation facility. Use permit is required. **5)** Use permit to allow a medical marijuana dispensary facility. Use permit is required. **6)** Use permit to allow a medical marijuana infusion facility. Use permit



is required.  
Ordinance 627.D.91.c 627.D.92.d 627.D.93.b 627.D.91.a  
Sections: 627.D.92.a 627.D.93.a  
Applicant: George Stone, Kalyx Development  
Representative: Ryan Hurley, Rose Law Group  
Owner: Boise Cascade Office Products Corp  
**Continued to June 2, 2016 at 9:00 a.m.**

**ZONING ADJUSTMENT HEARING OFFICERS: WILLIAM ALLISON, TRICIA GOMES, PRINCIPAL PLANNER AND XANDON KEATING, PLANNER III  
PLANNER: MATTEO MORIC, PLANNER II**

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](mailto:zoning@phoenix.gov). This electronic mail address will not accommodate zoning enforcement/violation complaints.