

**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 **March 3, 2016, 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-43-16-3 (Sign)
 Existing Zoning: C-2
 Location: 14631 North Cave Creek Road
 Quarter Section: 34-33(L9)
 Proposal: Variance to allow a wall sign to be placed on another tenant's leased space. Signs shall be appurtenant to a permitted use of the property on which displayed.

 Ordinance Sections: 705.C.11.a., 705.D.
 Applicant: Gary Spinner, Pearson's Sign Company
 Representative: Gary Spinner, Pearson's Sign Company
 Owner: Edward Suleymanov

 2. Application #: ZA-47-16-4 (Sign)
 Existing Zoning: C-2 HRI TOD-1
 Location: 1850 North Central Avenue
 Quarter Section: 13-27(G8)
 Proposal: **1)** Use permit for a major amendment to the Greyhound Dial Corporate Center (Viad) Comprehensive Sign Plan. Use permit required. **2)** Variance to increase the area of the high-rise wall sign on the south elevation to 932 square feet. Maximum sign area for a high-rise wall sign on the south elevation is 814 square feet.

 Ordinance Sections: 705.E.2. 705.D.3.i.(1)
 Applicant: Robert Vandenberg, Fluoresco Services
 Representative: Patty Mayes, McCarthy Cook
 Owner: MS MCC Viad, LLC

 3. Application #: ZA-295-15-7 (Continued from 9/3/15)
 Existing Zoning: A-1
 Location: 1801 South 35th Avenue
 Quarter Section: 8-21(F6)
 Proposal: Use Permit to modify stipulations, regarding

populations served, for a Use Permit (ZA-671-96) to allow an expansion of a nonconforming use of a homeless shelter within 1,320 feet of a residential district. Use Permit required.

Ordinance Sections: 627.D.1
Applicant: Richard Moore, RMA Design Group
Representative: Richard Moore, RMA Design Group
Owner: Jay Cory, Phoenix Gospel Mission, Inc.

4. Application #: ZA-32-16-4
Existing Zoning: R1-6 HP
Location: 506 West Vernon Avenue
Quarter Section: 14-27(G8)
Proposal: Variance to reduce side (east) yard setback to 0 feet. Minimum 10 feet required.

Ordinance Sections: 613.B. Table B
Applicant: Kerry Knievel
Representative: Michael Bowman, Bowman Custom Homes
Owner: Kerry Knievel

5. Application #: ZA-44-16-7
Existing Zoning: DTC Comm 1 ACSBO
Location: 522 North 7th Avenue
Quarter Section: 11-26(F8)
Proposal: **1)** Variance to increase the setback along 7th Avenue to 26 feet. Maximum 5 feet allowed. **2)** Variance to reduce the building frontage along 7th Avenue to 40%. Minimum 75% required. **3)** Variance to reduce the building frontage along Fillmore Street to 10%. Minimum 50% required. **4)** Variance to reduce glazing to 30%. Minimum 75% required. **5)** Variance to delete the building entry along 7th Avenue requirement. Minimum 1 entry required. **6)** Variance to delete the building entry along Fillmore Street requirement. Minimum 1 entry required. **7)** Variance to delete the requirement for commercial suite to provide an entry. Minimum 1 entry for a suite that fronts on a street. **8)** Variance to reduce the shaded sidewalk to 50%. Minimum 75% required. **9)** Variance to reduce the queuing length to 100 feet. Minimum 150 feet required.

Ordinance Sections: 1211.D.table 1211.D.table 1211.D.table 1205.E
1205.E.5 1205.E.5 1205.E.6
1207.E 702.B.6.c

Applicant: Scott Wahtola, Larson Associates Architects, Inc.

- Representative: Jeremy Veatch, Cargo Coffee
Owner: Keith Ricker, Little Land LLC
6. Application #: ZA-45-16-4
Existing Zoning: R-3
Location: 4307 North 13th Place
Quarter Section: 17-30(H9)
Proposal: Variance to modify the open space requirement to 1.9% of the gross site area. Open space required 5%.

Ordinance Sections: 703.B.4(a)
Applicant: Doug Hanson, Doug Hanson Architecture Inc.
Representative: Doug Hanson, Doug Hanson Architecture Inc.
Owner: Mike Lafata, Fox Remodeling, LLC
7. Application #: ZA-46-16-2
Existing Zoning: C-2
Location: 2530 East Bell Road Suite A
Quarter Section: 37-33(M9)
Proposal: Variance to allow a medical marijuana dispensary within 1,320 feet of a high school. Minimum of 1,320 foot separation required.

Ordinance Sections: 623.D.122.g
Applicant: Thanh Pham, All Greens Dispensary
Representative: Ivan Hannel, Hall Underwood, PLLC
Owner: Philip Tomczyk, 27th Avenue Auto Inv. LLC
- 1:30 PM**
8. Application #: ZA-573-15-8 (Continued from 1/28/16)
Existing Zoning: RE-35
Location: 12637 South 47th Avenue
Quarter Section: 07-18(B6)
Proposal: Variance to allow a lot 26 feet wide. Minimum 150 feet width required.

Ordinance Sections: 609.B table
Applicant: Victor Castillo
Representative: Victor Castillo
Owner: Mark and Sandra Long
9. Application #: ZA-17-16-6 (Continued from 2/11/16)
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. **4)** Variance to reduce the required perimeter standard setback to twelve feet (west) adjacent to a public street. Twenty feet required.

- Ordinance Sections: 615.B.TableB 615.B.TableB 615.B.TableB
615.B.TableB
Applicant: Jenifer Corey, Zoning Strategies
Representative: Jenifer Corey, Zoning Strategies
Owner: Pacific Rim 51st Street Apartments, LP
10. Application #: ZA-48-16-4
Existing Zoning: R1-6
Location: 1712 East Palm Lane
Quarter Section: 13-31(G9)
Proposal: Variance to reduce the lot width to 15 feet.
Minimum 55 feet required.
Ordinance Sections: 613.B.table A
Applicant: Brian Fracasse, Taylor/Fracasse Architecture, Inc.
Representative: Brian Fracasse, Taylor/Fracasse Architecture, Inc.
Owner: Steve Allard, Money Pro, LLC
11. Application #: ZA-50-16-2
Existing Zoning: C-2 M-R NBCCPOD
Location: 2575 West Sonoran Desert Drive
Quarter Section: 54-23(Q7)
Proposal: **1)** Use permit to allow packaged liquor sales as an accessory use to a convenience market. Use permit is required. **2)** Use permit to allow a car wash (24 hour car wash) in an open building. Use permit is required. **3)** Use permit to allow the outdoor display of new merchandise. Use permit required.
Ordinance Sections: 622.D.97.a 623.D.41 623.C.2
Applicant: Kevin King, CST Arizona, LLC.
Representative: PM Design Group, Inc.
Owner: LDR - Sonoran Parkway, LLC.
12. Application #: ZA-53-16-6
Existing Zoning: R1-14 ACSPD
Location: 6250 East Calle Redonda
Quarter Section: 16-42(H12)
Proposal: **1)** Variance to reduce front yard setback (64th Street) to 4 feet. 30 feet is required. **2)** Variance to reduce side yard setback (north side) to 4 feet. 10

- feet is required. **3)** Variance to allow 32% lot coverage. 30% lot coverage is allowed.
- Ordinance Sections: 606.B.2 606.B.3.b 607.B.5
 Applicant: Bryan and Stacey Fuller
 Representative: Michael Hall, Michael A Hall Architect
 Owner: Bryan and Stacey Fuller
- 13 Application #: ZA-54-16-3
 Existing Zoning: R1-10
 Location: 11036 North 37th Place
 Quarter Section: 29-36 (K10)
 Proposal: Variance to allow an open projection to encroach 7 feet into the required front yard setback. Maximum 5 foot encroachment allowed.
- Ordinance Sections: 702.A.3.a.(1).(a)
 Applicant: Lisa and Tim McCauley
 Representative: Lisa and Tim McCauley
 Owner: Lisa and Tim McCauley
- 14 Application #: ZA-56-16-2
 Existing Zoning: R1-8
 Location: 4001 East Ludlow Drive
 Quarter Section: 33-37(L10)
 Proposal: Variance to reduce rear yard setback to 15 feet. 25 feet is required.
- Ordinance Sections: 612.B.Table B
 Applicant: Brian Stole, Old Style Design
 Representative: Brian Stole, Old Style Design
 Owner: Steven Rupp
15. Application #: ZA-434-15-8 (Remanded)
 Existing Zoning: A-2
 Location: 228 South 24th Street
 Quarter Section: 10-32(F9)
 Proposal: **1)** Use Permit to allow a Medical Marijuana Dispensary. Use permit required. **2)** Variance to allow a Medical Marijuana Dispensary within 5,280 feet of another Medical Marijuana facility. Minimum 5,280 feet separation required. **3)** Variance to allow a Medical Marijuana Dispensary within 1,320 feet of a public school. Minimum 1,320 feet separation required.
- Ordinance Sections: 627.D.92.a 627.D.92.d 627.D.92.f
 Applicant: The Healing Center Pharmacy, LLC
 Representative: Arvin Saloum, Expert Consulting & Management

Owner:

BR 24th Street PHX Investments, 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 Elaine Noble at Voice/602-495-0256 or TTY use 7-1-1 as early as possible to coordinate needed arrangements.

February 12, 2016