

**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 **August 3, 2017, 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-287-17-6
Existing Zoning: C-2, C-2 SP
Location: 3110 East Indian School Road, Suites 3110, 3114 & 3116
Quarter Section: 17-34(H10)
Proposal: **1) Use permit to allow a pet care facility. Use permit required. 2) Variance to reduce the separation requirement for a veterinary hospital from a restaurant to 45 feet. Minimum required is 100 feet.**
Ordinance Sections: 622.D.127 623.D.204.a
Applicant: Blue Pearl Arizona, LLC
Representative: Manjula Vaz, Gammage & Burnham
Owner: KV Partners, LLC

2. Application #: ZA-289-17-7
Existing Zoning: R-3 SPVATABDOD
Location: 217 West Tamarisk Street
Quarter Section: 4-27(E8)
Proposal: Variance to allow a lot with a depth of 88 feet. Minimum 94 feet required.
Ordinance Sections: 615.Table B
Applicant: Juan M Gutierrez, Blueprint and Design
Representative: Marcos Guerrero
Owner: Marcos Guerrero

3. Application #: ZA-293-17-6
Existing Zoning: C-2
Location: 6149 North 7th Street
Quarter Section: 21-29(I8)
Proposal: Use permit to allow a car wash in an open building. Use permit required.
Ordinance Sections: 623.D.41
Applicant: Quick N Clean 42, LLC
Representative: David Cisiewski, Law Office of David Cisiewski, PLLC

- Owner: F & S Management II, LLC Francis & Sons
4. Application #: ZA-294-17-3
Existing Zoning: RE-35
Location: 5437 East Cortez Avenue
Quarter Section: 30-40(K11)
Proposal: Variance request to reduce the required west side yard setback to 7 feet. Minimum 20 feet required.
Ordinance Sections: 609.B Development Option - Subdivision
Applicant: Michael Scarbrough
Representative: David Cisiewski, Law Office of David Cisiewski, PLLC
Owner: Michael Scarbrough
5. Application #: ZA-296-17-6
Existing Zoning: R1-6
Location: 5312 North 9th Street
Quarter Section: 19-29(H8)
Proposal: Variance to reduce the side yard (north) setback to 5 feet. Minimum 10 feet required.
Ordinance Sections: 613.B. Table B
Applicant: Ryan Civic
Representative: Ryan Civic
Owner: Ryan Civic
6. Application #: ZA-297-17-8
Existing Zoning: A-2 RSIOD
Location: 1900 East Riverview Drive
Quarter Section: 6-31(E9)
Proposal: Use Permit to allow development within 500 feet of the Rio Salado Habitat Restoration Project, which does not require a Special Permit. Use Permit required.
Ordinance Sections: 655.E.4
Applicant: Elias Flake, Balmer Architectural Group
Representative: Elias Flake, Balmer Architectural Group
Owner: JCI Investment, LLC/ Sky Harbor Corp. Cen
7. Application #: ZA-232-17-4 (Continued from 6/22/17)
Existing Zoning: A-2
Location: 2929 West Thomas Road
Quarter Section: 14-22(G7)
Proposal: **1)** Use permit to allow a medical marijuana cultivation Facility. Use permit required. **2)** Variance to allow a medical marijuana cultivation facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 separation required. **3)** A Use Permit to allow a medical marijuana infusion facility. Use Permit

required. **4)** Variance to allow a medical marijuana infusion facility within 5,280 feet of another medical marijuana facility. Minimum separation of 5,280 feet required.

Ordinance Sections: 627.D.91.a 627.D.91.c 627.D.93.a 627.D.93.b
Applicant: Mike Anton Canyon Wellness, LLC
Representative: Larry S. Lazarus, Lazarus, Silvyn & Bangs, PC
Owner: David Waller
Mike Anton Canyon Wellness, LLC

8. Application #: ZA-288-17-7
Existing Zoning: A-1
Location: 1444 North 26th Avenue
Quarter Section: 12-23(G7)
Proposal:

1) Use permit to allow a medical marijuana cultivation facility. Use permit required. **2)** Use permit to allow a medical marijuana infusion facility. Use permit required. **3)** Variance to allow a medical marijuana cultivation facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet separation required. **4)** Variance to allow a medical marijuana cultivation facility within 1000 feet of a residentially zoned district. Minimum 1000 feet separation required. **5)** Variance to allow a medical marijuana infusion facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet of separation required. **6)** Variance to allow a medical marijuana infusion facility within 1000 feet of a residentially zoned district. Minimum 100 feet of separation required.

Ordinance Sections: 627.D.91.a 627.D.93.a 627.D.91.c 627.D.91.d
627.D.93.b 627.D.93.c
Applicant: Lindsay Schube, Gammage & Burnham, PLC
Representative: Lindsay Schube, Gammage & Burnham, PLC
Owner: Dreem Green, Inc

1:30 PM

9. Application #: ZA-300-17-8 (Sign)
Existing Zoning: DTC-Bio Med, DTC-Bio Med HP-L
Location: 425 - 435 North 5th Street
Quarter Section: 11-28(F8)
Proposal: **1)** Use Permit for a major amendment to the Phoenix Union Comprehensive Sign Plan to add high-rise and wall sign criteria for the Biomedical Sciences Partnership Building. Use Permit required. **2)** Variance to increase the area of the high-rise wall sign on the north elevation to 830 square feet. Maximum area for a high-rise wall

- sign is 1% of the area of the elevation to which it is attached.
- Ordinance Sections: 705.E.2 705.D.3.i.(1)
 Applicant: Jennifer Andrews, University of Arizona
 Representative: Dorena Mello, Ransigns DBA Fastsigns 60
 Owner: City of Phoenix
10. Application #: ZA-301-17-1 (Sign)
 Existing Zoning: Various
 Location: Various
 Quarter Section: 68-18(U6)
 68-19(U6)
 Proposal: Use Permit for a major amendment to the Anthem Commerce Park Comprehensive Sign Plan. Use Permit required.
- Ordinance Sections: 705.E.2
 Applicant: Tony Smith, Anthem Community Council
 Representative: Tony Smith, Anthem Community Council
 Owner: Various
11. Application #: ZA-299-17-7
 Existing Zoning: R1-6
 Location: 2550 North 79th Avenue
 Quarter Section: 14-9(G3)
 Proposal: Use permit to allow a disguised wireless communication facility (monopalm) on public/quasi-public space. Use permit required.
- Ordinance Sections: 715.B.2.a.(3).(a)
 Applicant: Michelle Dahlke, Shaw and Associates
 Representative: Michelle Dahlke, Shaw and Associates
 Owner: Cartwright School District
12. Application #: ZA-263-17-4 (Continued from 7/13/17)
 Existing Zoning: WU T4:2 MT
 Location: 336 and 340 East Osborn Road
 Quarter Section: 16-28(H8)
 Proposal: **1)** Variance to reduce the required common area to 0 percent. Minimum 5 percent required. **2)** Variance to allow a 6-foot-high wall within the required landscape setbacks along the north, west and east sides of the property. 3-foot-high maximum allowed. **3)** Variance to reduce the east and west perimeter building/landscape setback to 8 feet. Minimum 10 feet required.
- Ordinance Sections: 615.B.Table B 608.F.5.c.(3) 615.B.Table B
 Applicant: William F. Allison, Withey Morris, PLC
 Representative: William F. Allison, Withey Morris, PLC

Owner: Joe Jackson, Monterey Partners, 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.

This publication can be made available in alternate format upon request. Contact Tamra Ingersoll at (602) 534-6648, TTY: use 7-1-1. To request reasonable accommodations, please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.

July 13, 2017