

**NOTICE OF PUBLIC HEARING
ZONING ADJUSTMENT HEARING**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to 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 **January 16, 2025, at 9:00 AM (Items 1-4) and 1:30 PM (Items 5-7) located in Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona 85003.**

Notes:

1. Agenda items may be taken out of order.
2. Anyone wishing to address an agenda item must complete a speaker card.
3. Comments may be limited due to time constraints and to ensure all viewpoints are heard.

The agenda for the meeting is as follows:

9:00 AM

1. Application #: ZA-36-13-7 (1 Year Review of Use Permit)
 Existing Zoning: A-1
 Location: 2836 South 49th Avenue
 Quarter Section: 6-17(E5)
 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.
 Ordinance Sections: 627.D.91.a 627.D.93.a
 Applicant: The Holistic Center
 Representative: James D. Harrison, Harrison Properties
 Owner: James D. Harrison, Harrison Properties

2. Application #: ZA-813-24-2
 Existing Zoning: RE-35
 Location: 6021 East Shea Boulevard
 Quarter Section: Q28-42(K12)
 Proposal: Variance to allow an over height fence (6 feet) in the required front yard (north). Maximum 40 inches permitted.
 Ordinance Sections: 703.A.2.a
 Applicant: Jeremy Morris, JM Precision Development, Inc.
 Representative: Jeremy Morris, JM Precision Development, Inc.
 Owner: Ralph Titus

3. Application #: ZA-876-24-2
 Existing Zoning: RE-24
 Location: 6640 East Sharon Drive
 Quarter Section: Q32-43(L12)
 Proposal: 1) Variance to reduce the side yard (east) setback to 5 feet. Minimum 10 feet required.
 2) Variance to reduce the rear yard (north) setback to 21 feet. Minimum 30 feet required.
 3) Variance to allow a 35 percent lot coverage. Maximum of 30 percent lot coverage permitted.

Ordinance Sections: 606.B.3.b 606.B.4 606.B.5
Applicant: Ryan and Cassandra Hankins
Representative: Ryan and Cassandra Hankins
Owner: Ryan and Cassandra Hankins

4. Application #: ZA-879-24-1
Existing Zoning: RE-43 DVAO
Location: 2850 West Williams Drive
Quarter Section: Q44-22(O7)
Proposal: 1) Use Permit to allow public assembly residential uses with vehicular access on local or minor collector streets. Use permit required.
2) Variance to reduce the required parking to 78 spaces. Minimum 94 spaces required.
- Ordinance Sections: 608.E.22 702.C.Table
Applicant: LeRoy Livingston II, Living Design Construction
Representative: Mary Lozevski, MPC Sveti Arhangel Mihail
Owner: Mary Lozevski, MPC Sveti Arhangel Mihail

1:30 PM

5. Application #: ZA-530-24-6 (SIGN) (Continued from November 21, 2024)
Existing Zoning: C-2
Location: 4204 East Indian School Road
Quarter Section: Q17-37(H10)
Proposal: Use Permit to rebuild a non-conforming off-premise sign with one digital (west) face. Use permit required.
- Ordinance Sections: 705.2.G.4
Applicant: Jacob Zonn, Becker Boards Small, LLC
Representative: Garry Hays, The Law Offices of Garry D. Hays, PC
Owner: Slugbug 42, LLC
6. Application #: ZA-837-24-3
Existing Zoning: R1-14
Location: 3141 East Hillery Drive
Quarter Section: Q34-34(L10)
Proposal: Variance to reduce the side yard setback (east) to 6 feet. Minimum 15 feet required.
- Ordinance Sections: 606.B.3.a.
Applicant: Paul O'Connor, POCA Architecture + Design, LLC
Representative: Paul O'Connor, POCA Architecture + Design, LLC
Owner: Pouya Sardari, Neo Classic Homes, LLC
7. Application #: ZA-874-24-2
Existing Zoning: S-1
Location: 33228 North 55th Street
Quarter Section: Q57-40(R11)
Proposal: Variance to reduce the required side setback (south) for an accessory building to 18 feet. Minimum 50 feet required.

Ordinance Sections: 603.B.3
Applicant: Jason Hall
Representative: Jason Hall
Owner: JJH Trust, Jessica Hall and Jason Hall

For further information please call Eric Morales, Planner III, Planning and Development Department at 602-262-7927 or via electronic mail at zoning.adjustment@phoenix.gov. To request a reasonable accommodation, please contact Teleia Galaviz at 602-291-2559, teleia.galaviz@phoenix.gov. TTY: Use 7-1-1.

December 30, 2024