

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 **February 20, 2025, at 9:00 AM. (Items 1-4) and 1:30 PM (Items 5-11). 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-879-24-1 (Continued from January 16, 2025)
 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
2. Application #: ZA-195-14-7 (1 Year Review of Use Permit)
 Existing Zoning: A-1
 Location: 3333 South Central Avenue
 Quarter Section: 6-28(E8)
 Proposal: 1) Use permit to allow a medical marijuana cultivation
 facility in A-1 zoning district. Use permit is required.
 2) Use permit to allow a medical marijuana infusion facility
 in A-1 zoning district. Use permit is required.
 3) Variance to allow a medical marijuana cultivation facility
 within 5,280 feet of another medical marijuana facility.
 4) Variance to allow a medical marijuana infusion facility
 within 5,280 feet of another medical marijuana facility.
 Ordinance Sections: 627.D.91.a 627.D.93.a 627.D.91.c 627.D.93.b
 Applicant: Luke Flood, Curaleaf
 Representative: Larry Lazarus, Lazarus & Silvyn, P.C.
 Luke Flood, Curaleaf
 Owner: Walter Gilbert Esq., Gilbert Bird Law Firm
3. Application #: ZA-567-15-7 (1 Year Review of Use Permit)
 Existing Zoning: A-1 RSIOD

Location: 3333 South Central Avenue, 14 and 18 East Victory Street
Quarter Section: 6-28(E8)
Proposal: 1) Use permit to allow a medical marijuana dispensary facility. Use permit required.
2) Variance to allow a medical marijuana dispensary within 5,280 feet of another medical marijuana facility. Minimum of 5,280 feet separation required.
Ordinance Sections: 627.D.92.a 627.D.92.d
Applicant: Steve Cottrell, Curaleaf President of AZ Operations
Representative: Steve Cottrell, Curaleaf President of AZ Operations
Larry Lazarus, Lazarus & Silvyn, P.C.
Owner: Walter Gilbert Esq., Gilbert Bird Law Firm

4. Application #: ZA-891-24-1
Existing Zoning: R1-8
Location: 3214 West Voltaire Avenue
Quarter Section: Q32-21(L6)
Proposal: Variance to allow the required parking within the required front yard setback (south). Required parking not permitted within the front yard setback.
Ordinance Sections: 702.F.1.a
Applicant: Nathaniel King, Copperhead Homes, LLC
Representative: Nathaniel King, Copperhead Homes, LLC
Owner: Nathaniel King, Copperhead Homes, LLC

1:30 PM

5. Application #: ZA-397-23-3 (SIGN) (1 Year Review of Use Permit)
Existing Zoning: C-3
Location: 533 East Dunlap Avenue.
Quarter Section: Q26-28(J8)
Proposal: Use permit to convert the east face of a nonconforming off-premise sign to digital. Use permit required.
Ordinance Sections: 705.2.G.4
Applicant: Paul Hickman, Clear Channel
Representative: Taylor C. Earl, Earl & Curley, P.C.
Owner: CubeSmart Self Storage
6. Application #: ZA-701-24-1 (SIGN)
Existing Zoning: R1-6
Location: 2915 West Greenway Road
Quarter Section: Q34-22(L7)
Proposal: 1) Variance to increase the area of two wall signs to 40 square feet each. Maximum 30 square feet each allowed.
2) Variance to increase the height of the sign to 25 feet. Maximum 15 feet allowed.
Ordinance Sections: 705.D.1 Table D-1
Applicant: Aaron Phetteplace, Jesus Church of Arizona
Representative: Luis Alcantara, Just In Time Signs and Printing dba Kwik Sign Letters
Owner: Aaron Phetteplace, Jesus Church of Arizona

7. Application #: ZA-4-25-4
 Existing Zoning: R-4A
 Location: 1818 West Earll Drive
 Quarter Section: Q15-25(G7)
 Proposal: 1) Use permit to allow Community Residence Center. Use permit is required.
 2) Variance to increase lot coverage to 37%. Maximum 25% allowed.
 3) Variance to reduce required open space to 2,221 square feet. 3,200 square feet required.
 4) Variance to allow vehicular access from a local street. Vehicular access from an arterial or collector street required.

 Ordinance Sections: 608.E.14 608.E.14.d 608.E.14.e 608.E.14.f
 Applicant: Estil Wallace, Cornerstone Healing Center
 Representative: Michael Maerowitz, Snell & Wilmer, LLP
 Owner: Madison at Encanto LLC
8. Application #: ZA-31-25-6
 Existing Zoning: C-O
 Location: 3200, 3202, and 3230 East Camelback Road
 Quarter Section: Q19-35(H10)
 Proposal: Use permit to allow the sales of alcoholic beverages as an accessory use to a restaurant (Cultivate). Use permit required.

 Ordinance Sections: 621.B.1.h.(5)(a)
 Applicant: Mark Tarbell
 Representative: Jason Morris, Withey Morris Baugh, PLC
 Owner: 3200 East Camelback Road, LP
9. Application #: ZA-33-25-1
 Existing Zoning: A-1 DVAO
 Location: 24905 North 7th Avenue
 Quarter Section: Q46-27(O8)
 Proposal: Revocation of ZA-210-14, use permit to allow a Medical Marijuana Dispensary. Use permit required.

 Ordinance Sections: 307.A.7.g
 Applicant: City of Phoenix, Planning and Development Department
 Representative: City of Phoenix, Planning and Development Department
 Owner: Renewa Scatter Wash, LLC
10. Application #: ZA-34-25-6
 Existing Zoning: R1-10 ACSPD
 Location: 4634 East Calle Tuberia
 Quarter Section: Q18-38(H11)
 Proposal: Variance to reduce the front yard setback (south) to 5 feet. Minimum 25 feet required.

 Ordinance Sections: 611.B.Table B
 Applicant: Zach Mykytiuk, Rezio LLC

	Representative:	Zach Mykytiuk, Rezio LLC
	Owner:	Matthew Julia
11.	Application #:	ZA-35-25-8
	Existing Zoning:	R-3 RI
	Location:	1018, 1020, 1022 East Pierce Street
	Quarter Section:	Q11-29(F8)
	Proposal:	Variance to reduce the required lot width (Lots 86 and 87) to 50 feet. Minimum 60 feet required.
	Ordinance Sections:	615.B.Table B
	Applicant:	Glenn Karlson, Trellis Community Development
	Representative:	Glenn Karlson, Trellis Community Development
	Owner:	City of Phoenix, Neighborhood Services Department

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.

February 5, 2025