



- required. **4)** Use permit to use the SFA development option. Use permit required.  
 Ordinance Sections: 608.F.6.c.(3) 608.F.6.c.(3) 608.F.6.c.(3) 608.F.6
- Applicant: Wendy Riddell, Wendy Riddell, LLC  
 Representative: Wendy Riddell, Wendy Riddell, LLC  
 Owner: Joseph Risi, Arcadia 1, LLC and Imagine Communities, LLC
3. Application #: ZA-275-18-4  
 Existing Zoning: C-2  
 Location: 5030 West McDowell Road, Suite 29 and 30  
 Quarter Section: 13-17(G5)  
 Proposal: Use permit to allow a bar or cocktail lounge (Club Classico Phoenix) which exceeds 5,000 square feet in gross floor area and is located within 300 feet of a residential district. Use permit required.
- Ordinance Sections: 623.D.157.e  
 Applicant: Ashok Parmar, CPA Enterprises, LLC  
 Representative: Theresa Morse, AGATE  
 Owner: Crossroads Village Properties, LLC c/o MP Realty Services, Inc.
4. Application #: ZA-276-18-6  
 Existing Zoning: R1-6  
 Location: 4517 North 34th Street  
 Quarter Section: 18-35(H10)  
 Proposal: Use permit to allow a closed projection to project 10 feet into the required rear yard for no more than one-half the maximum width of the structure. Maximum 5-foot projection permitted.
- Ordinance Sections: 701.A.3.(2).(d)  
 Applicant: Blair Saville, Saville Architects  
 Representative: Blair Saville, Saville Architects  
 Owner: Robert Rierson
5. Application #: ZA-277-18-7  
 Existing Zoning: C-2 PCD  
 Location: 3010 South 99th Avenue  
 Quarter Section: 6-4(E2)  
 Proposal: Time extension for ZA-189-17, use permit to allow a drive-through accessory to a restaurant within 300 feet of a residence district. Use permit required.
- Ordinance Sections: 623.D.157.d.(2)

- Applicant: Trish Flower, Vertical Design Studios  
 Representative: Trish Flower, Vertical Design Studios  
 Owner: Dan Roda, Lower Buckeye Development, LLC
6. Application #: ZA-278-18-4  
 Existing Zoning: C-2 SAUMSO  
 Location: 710 West Montecito Avenue  
 Quarter Section: 17-26(H8)  
 Proposal: **1)** Use permit to allow outdoor dining as an accessory use to a bar (Wagon Wheel) when located within 500 feet of a residential zoning district. Use permit required. **2)** Use permit to allow outdoor alcohol consumption as an accessory use to a bar (Wagon Wheel) when located within 500 feet of a residential zoning district. Use permit required. **3)** Use permit to allow outdoor recreation as an accessory use to a bar (Wagon Wheel) when located within 500 feet of a residential zoning district. Use permit required.
- Ordinance Sections: 623.D.157.c 623.D.157.c 623.D.157.c  
 Applicant: Thunderbird Concepts, LLC  
 Representative: Andrea Lewkowitz, Lewkowitz Law Office  
 Owner: Wagon Wheel Bldg., LLC
7. Application #: ZA-285-18-7  
 Existing Zoning: C-2  
 Location: 935 West Southern Avenue  
 Quarter Section: 02-26(D8)  
 Proposal: **1)** Use permit to allow a drive-through facility accessory to a restaurant (Panda Express) within 300 feet of a residential zoning district. Use permit required. **2)** Use permit to allow outdoor dining accessory to a restaurant (Panda Express) within 500 feet of a residential zoning district. Use permit required.
- Ordinance Sections: 623.D.157.d.(2) 623.D.157.c  
 Applicant: Hide Iwagami, Architects Orange  
 Representative: Hide Iwagami, Architects Orange  
 Owner: Justin Yost, Panda Restaurant Group
8. Application #: ZA-188-18-6 (Continued from 05/31/18)  
 Existing Zoning: C-O/G-O HGT/WVR  
 Location: 5555 North 7th Avenue  
 Quarter Section: 20-27(I8)  
 Proposal: Time extension for ZA-417-17, use permit to

allow an enlargement or expansion of a nonconforming use (satellite dishes within 300 feet of a residential zoning district). Use permit required.

Ordinance Sections: 906.D  
Applicant: George Pasquel, III, Withey Morris, PLC  
Representative: George Pasquel, III, Withey Morris, PLC  
Owner: Walcott Denison, Meredith Corporation

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9. Application #: ZA-262-18-7  
Existing Zoning: A-2  
Location: 249 South 51st Avenue  
Quarter Section: 10-17(F5)  
Proposal: Variance to allow an over height view fence at 72 inches in height within or bounding the required front yard. Maximum 40 inches permitted.

Ordinance Sections: 703.A.3.a  
Applicant: Steve Grimes, Robert N. Ewing, General Contractor, Inc.  
Representative: William F. Allison, Withey Morris, PLC  
Owner: Kip Olsen, Hydro Extrusion North America, LLC

10. Application #: ZA-279-18-2  
Existing Zoning: CP/BP DRSP  
Location: 18850 North 56th Street  
Quarter Section: 39-40(N11)  
39-40(M11)  
40-40(N11)  
40-40(M11)  
Proposal: Variance to increase building height to 64 feet at the atrium. Maximum 56 feet allowed.

Ordinance Sections: 626.H.1.a  
Applicant: Dawn Brown, RSP Architects  
Representative: Dawn Brown, RSP Architects  
Owner: American Express

11. Application #: ZA-281-18-3  
Existing Zoning: R-O (Approved C-1)  
Location: 14251 North 7th Street  
Quarter Section: 33-29(L8)  
Proposal: **1)** Variance to reduce front yard setback for 15 lots along a private drive to 0 feet. Minimum 10 feet required. **2)** Variance to allow lots that do not front onto a public street or private access

- way. Public street or street access way required. **3)** Variance to reduce south perimeter setback to 10 feet. Minimum 15 feet required. **4)** Variance to reduce street perimeter setback (Rowlands Lane) to 7 feet. Minimum 20 feet required.
- Ordinance Sections: 615.B.Table B 615.B.Table B 615.B.Table B 615.B.Table B
- Applicant: Randy Rochford, 88 Ventures, PLC  
 Representative: William Allison, Withey Morris, PLC  
 Owner: Kathy and Jeffrey Cook, Kathy and Jeff Cook, LLC
12. Application #: ZA-282-18-6  
 Existing Zoning: R-3  
 Location: 6301 North 12th Street  
 Quarter Section: 21-30(I9)  
 Proposal: **1)** Use permit to allow development under the PRD (Planned Residential Development) option. Use permit required **2)** Variance to reduce front yard setback for 16 lots along a private drive to 0 feet. Minimum 10 feet required. **3)** Variance to allow lots fronting on a private drive. Public street or street access way required. **4)** Variance to reduce perimeter setbacks (north and south) to 10 feet. Minimum 15 feet required.
- Ordinance Sections: 615.B.Table B 615.B.Table B 615.B.Table B 615.B.Table B
- Applicant: William Allison, Withey Morris, PLC  
 Representative: William Allison, Withey Morris, PLC  
 Owner: Randy Rochford, 88 Ventures-12th Street, LLC
13. Application #: ZA-286-18-2  
 Existing Zoning: R1-8  
 Location: Approximately 140 feet south of the southwest corner of 22nd Street and Clark Road  
 Quarter Section: 39-32(M9)  
 Proposal: Variance to reduce the required lot width to 20 feet. Minimum 70 feet required.
- Ordinance Sections: 612.B.Table B  
 Applicant: Rogelio Diaz, Owner  
 Representative: Francisco Bobadilla, Crux Solutions, LLC  
 Owner: Rogelio Diaz, Owner
14. Application #: ZA-287-18-8

Existing Zoning: C-2  
Location: 5270 West Baseline Road  
Quarter Section: 1-16(D5)  
Proposal: **1)** Variance to allow a tobacco oriented retailer (Sky Vape) to be located within 1,320 feet of a park (Laveen Conveyance Channel). Minimum of 1,320 feet of separation required.  
**2)** Variance to allow a tobacco oriented retailer (Sky Vape) to be located within 1,320 feet of a dependent care facility. Minimum of 1,320 feet of separation required.  
Ordinance Sections: 623.D.194.b 623.D.194.b  
Applicant: Timothy A. La Sota, Timothy A. La Sota, PLC  
Representative: Timothy A. La Sota, Timothy A. La Sota, PLC  
Owner: Villaveen, LLC

15. Application #: ZA-288-18-4  
Existing Zoning: R-4  
Location: 1626 West Denton Lane  
Quarter Section: 19-25(H7)  
Proposal: Use permit for a Community Residence Center for 11 or more residents. Use permit required.  
Ordinance Sections: 617.C.3  
Applicant: Richard Butcher, Veterans for Veterans  
Representative: Richard Butcher, Veterans for Veterans  
Owner: Richard Butcher, Veterans for Veterans

**ZONING ADJUSTMENT HEARING OFFICER: BETTY DRAKE  
PLANNER: ERIC MORALES, 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.

This publication can be made available in alternate format upon request. Contact Angie Holdsworth at (602) 495-5622, TTY: use 7-1-1. To request reasonable accommodations, please contact Angie Holdsworth at (602) 495 -5622, TTY use 7-1-1.

June 22, 2018