

- Location: 1506 North 35th Street
Quarter Section: 12-35(G10)
Proposal: **1)** Variance to reduce the side setback (north) to 5 feet. Minimum 10 feet required. **2)** Variance to reduce the side setback (south) to 5 feet. Minimum 10 feet required.
- Ordinance Sections: 617.B. Table B.(c) 617.B. Table B.(c)
Applicant: Edmir Dzudza, E-Project, LLC
Representative: Edmir Dzudza, E-Project, LLC
Owner: Edmir Dzudza, E-Project, LLC
4. Application #: ZA-285-19-1
Existing Zoning: R1-8
Location: 17821 North 19th Drive
Quarter Section: 38-24(M7)
Proposal: Variance to reduce the required front yard setback (west) to 10 feet. Minimum 20 feet required.
- Ordinance Sections: 612.B.Table B
Applicant: Rod Wright, Wright Doubleagle, LLC
Representative: Bryan Schrock, K S Building & Consulting
Owner: Rod Wright, Wright Doubleagle, LLC
5. Application #: ZA-290-19-7
Existing Zoning: R1-6
Location: 6216 South 4th Avenue
Quarter Section: 2-27(D8)
Proposal: **1)** Variance to reduce the side yard setback (north) to 0 feet. Minimum 10 feet required. **2)** Variance to reduce the side yard setback (south) to 1-foot. Minimum 3 feet required.
- Ordinance Sections: 613.B.Table B 613.B.Table B
Applicant: Alfonso N. Lopez
Representative: Alfonso N. Lopez
Owner: Alfonso Lopez
6. Application #: ZA-291-19-8
Existing Zoning: R-5 RI HP ACOD
Location: 719 East Roosevelt Street
Quarter Section: 11-29(F8)
Proposal: **1)** Use permit to allow the sale of alcoholic beverages as an accessory use to a restaurant. Use permit required. **2)** Use permit to allow outdoor dining. Use permit required.
- Ordinance Sections: 669.C.1.f.1.a. 669.C.1.f.1.3.
Applicant: Steven Schmidt
Representative: Steven Schmidt
Owner: Robert Thielen
7. Application #: ZA-293-19-2
Existing Zoning: R1-18 PCD NBCC
Location: 2422 West Espartero Way
Quarter Section: 60-23(S7)
Proposal: Variance to increase lot coverage to 28 percent. Maximum

- 25 percent lot coverage permitted.
- Ordinance Sections: 610.B.Table
 Applicant: William D. Down, William D. Down & Associates LLC
 Representative: Erik Stauber
 Owner: Erik Stauber
8. Application #: ZA-275-19-7
 Existing Zoning: A-1
 Location: 5436 West Latham Street
 Quarter Section: 12-16(G5)
 Proposal: **1)** Variance to allow a medical marijuana infusion production facility within 5,280 feet of an existing cultivation site and dispensary. Minimum 5,280 feet of separation required. **2)** Variance to allow a medical marijuana infusion production facility within 1,000 feet of an R-4A zoned property. Minimum 1,000 feet of separation required. **3)** Use permit to allow a medical marijuana infusion production facility in the A-1 zoning district. Use permit required.
- Ordinance Sections: 627.D.93.b 627.D.93.c 627.D.93.a
 Applicant: Ben Tate, Withey Morris, PLC
 Representative: Ben Tate, Withey Morris, PLC
 Owner: Turtle RE Investments Fund I A, LLC
- 1:30 PM**
9. Application #: ZA-549-18-3 (Continued from January 17, 2019)
 Existing Zoning: C-2
 Location: 2150 East Sweetwater Avenue
 Quarter Section: 32-32(L9)
 Proposal: Revocation of ZA-364-17-3, a use permit to allow a car wash in an open building.
- Ordinance Sections: 307.A.7.h.
 Applicant: City of Phoenix
 Representative: City of Phoenix
 Owner: Sean Campbell, Campbell's Carwash
10. Application #: ZA-218-19-3
 Existing Zoning: R1-6
 Location: 3928 East Emile Zola Avenue
 Quarter Section: 32-36(L10)
 Proposal: **1)** Variance to reduce the rear yard setback (north) to 15 feet. Minimum 25 feet required. **2)** Variance to increase the lot coverage to 50 percent. Maximum 40 percent required.
- Ordinance Sections: 613.B.TableB 613.B.TableB
 Applicant: Keri Edmonds
 Representative: Robert Edmonds
 Owner: Keri Edmonds
11. Application #: ZA-295-19-3
 Existing Zoning: R1-6
 Location: 2228 and 2229 West Carol Ann Way

- Quarter Section: 35-24(L7)
 Proposal: Variance to reduce the required two-story perimeter rear (west) setback to 15 feet for two lots. Minimum 20 feet required.
- Ordinance Sections: 613.B.Table A
 Applicant: Lou Turner, Hillstone Homes
 Representative: Lou Turner, Hillstone Homes
 Owner: Sierra Prieta 3, LLC
12. Application #: ZA-296-19-5
 Existing Zoning: R-2
 Location: 3017 and 3031 West Glendale Avenue
 Quarter Section: 22-22(I7)
 Proposal: **1)** Variance to provide less than 110 feet in lot depth (lots 1-14) adjacent to an arterial street. Minimum 110 feet required. **2)** Variance to reduce the front yard setback to 3 feet for lots 15-30. Minimum 10 feet required. **3)** Variance to not have lots (lots 15-30) fronting on a public street or private accessway. Frontage on a public street or private accessway required.
- Ordinance Sections: 614.B.Table A 614.B.Table A 614.B.Table A
 Applicant: Cryptomaonde, LLC
 Representative: Cryptomaonde, LLC
 Owner: Cryptomaonde, LLC
13. Application #: ZA-297-19-8
 Existing Zoning: C-2
 Location: 4725 East Southern Avenue, Suite 100
 Quarter Section: 2-38(D11)
 Proposal: Use permit to allow an assembly and banquet hall of less than 25,000 square feet in gross floor area. Use permit required.
- Ordinance Sections: 623.D.9.a
 Applicant: Robert Garcia, V.I.P Event Center
 Representative: Robert Garcia, V.I.P Event Center
 Owner: Derozona Corporation c/o MPB Realty Service
14. Application #: ZA-298-19-4
 Existing Zoning: C-2 SAUMSO
 Location: 4221 North 7th Avenue, 4216 and 4220 North 6th Drive
 Quarter Section: 17-26(H8)
 Proposal: Use permit to allow multiple temporary events for up to 36 months. Use permit required.
- Ordinance Sections: 708.D.1
 Applicant: Brad Moore, Short Leash Hotdogs & Rollover Doughnuts
 Representative: Brad Moore, Short Leash Hotdogs & Rollover Doughnuts
 Owner: LA Johnson Commercial Properties, LLC
15. Application #: ZA-299-19-8
 Existing Zoning: C-3 H-R TOD-2

- Location: 3838 East Van Buren Street
Quarter Section: 11-36(F10)
Proposal: Use permit to allow liquor, retail sales, and package retail sales. Use permit required.
- Ordinance Sections: 663.F.1.c
Applicant: Pyramid Phoenix Investment, LLC
Representative: Andrea Lewkowitz, Lewkowitz Law Office, PLC
Owner: Pyramid Phoenix Investment, LLC
16. Application #: ZA-300-19-5
Existing Zoning: C-1
Location: 6250 North 19th Avenue
Quarter Section: 21-24(I7)
Proposal: **1)** Use permit to allow sales of alcoholic beverages as an accessory use to a restaurant (Palazzo). Use permit required. **2)** Use permit to allow outdoor alcoholic beverage consumption. Use permit required. **3)** Use permit to allow outdoor dining. Use permit required. **4)** Use permit to allow outdoor recreation uses. Use permit required.
- Ordinance Sections: 622.D.150.a 622.D.150.d 622.D.150.d 622.D.150.d
Applicant: 19th Avenue Operations, LLC
Representative: Andrea Lewkowitz, Lewkowitz Law Office, PLC
Owner: 19th Avenue Properties, LLC

For further information, please call Eric Morales, Planner II, Planning and Development Department at 602-262-7927, 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. To request a reasonable accommodation, please contact Tamra Ingersoll at the Planning and Development Department at 602.534-6648, TTY: Use 7-1-1.

July 3, 2019