

**NOTICE OF RESULTS  
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** held a meeting open to the public on **November 21, 2024, at 9:00 AM (Items 1-6) and 1:30 PM (Items 7-14) located in Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona.**

The results of the meeting were as follows:

**RESULTS**

**Continued**    **9:00 AM**

1.    Application #:                    ZA-481-22-7 (1 Year Review of Use Permit)  
      Existing Zoning:                C-3 ACOD CMOD  
      Location:                        749 West Taylor Street and 750 West Polk Street  
      Quarter Section:                11-26(F8)  
      Proposal:                        1) Use permit to allow an assembly/banquet hall of less than 25,000 square feet in gross floor area. Use permit required.  
                                              2) Use permit to allow outdoor uses as an accessory use to a public assembly hall. Use permit is required.  
      Ordinance Sections:            623.D.9.a 623.D.9.b  
      Applicant:                        Jennifer Hall, Rose Law Group, LLC  
      Representative:                  Jennifer Hall, Rose Law Group, LLC  
      Owner:                            Mark and Dee Dee Daus, American Lifestyle 48, LLC  
      **Continued to January 9, 2024 at 9:00 AM.**

**Continued**    2.    Application #:                    ZA-425-23-4 (1 Year Review of Use Permit)  
      Existing Zoning:                C-2 SAUMSO  
      Location:                        4130 North 7th Avenue  
      Quarter Section:                Q17-26(H8)  
      Proposal:                        1. Use permit to allow outdoor dining as an accessory use to a restaurant (Modern Manor) 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 restaurant (Modern Manor) within 500 feet of a residential zoning district. Use permit required.  
                                              3) Use permit to allow outdoor recreation (outdoor speakers) as an accessory use to a restaurant (Modern Manor) 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:                        Troy Vincent  
      Representative:                  Troy Vincent  
      Owner:                            Aaron Klusman  
      **Continued to January 9, 2024 at 1:30 PM.**

|                             |    |                      |                                                                                                                                                                         |
|-----------------------------|----|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Approved<br/>w/stip</b>  | 3. | Application #:       | ZA-640-24-6                                                                                                                                                             |
|                             |    | Existing Zoning:     | PCD                                                                                                                                                                     |
|                             |    | Location:            | 2100 West Liberty Lane and 2500 West Chandler Boulevard                                                                                                                 |
|                             |    | Quarter Section:     | Q011-24(A7)                                                                                                                                                             |
|                             |    | Proposal:            | Variance to reduce the required parking to 50 spaces. Minimum 90 spaces required.                                                                                       |
|                             |    | Ordinance Sections:  | 702.C.Table                                                                                                                                                             |
|                             |    | Applicant:           | Reserve 100, LLC                                                                                                                                                        |
|                             |    | Representative:      | Alan Beaudoin, Norris Design                                                                                                                                            |
|                             |    | Owner:               | Arizona State Land Department                                                                                                                                           |
|                             |    | <b>Stipulation:</b>  |                                                                                                                                                                         |
|                             |    |                      | 1) Must apply for and obtain building permits within 1 year.                                                                                                            |
| <b>Denied</b>               | 4. | Application #:       | ZA-665-24-4                                                                                                                                                             |
|                             |    | Existing Zoning:     | R1-6 HP                                                                                                                                                                 |
|                             |    | Location:            | 111 West Almeria Road                                                                                                                                                   |
|                             |    | Quarter Section:     | Q13-27(G8)                                                                                                                                                              |
|                             |    | Proposal:            | Variance to allow an over height wall (8 feet) in the required rear yard (south) setback. Maximum 6 feet permitted.                                                     |
|                             |    | Ordinance Sections:  | 703.A.2.c                                                                                                                                                               |
|                             |    | Applicant:           | Heidi Tancredi                                                                                                                                                          |
|                             |    | Representative:      | Michael Toscanini                                                                                                                                                       |
|                             |    | Owner:               | Heidi Tancredi                                                                                                                                                          |
| <b>Approved<br/>w/stips</b> | 5. | Application #:       | ZA-731-24-3                                                                                                                                                             |
|                             |    | Existing Zoning:     | R1-10                                                                                                                                                                   |
|                             |    | Location:            | 1518 East Paradise Lane                                                                                                                                                 |
|                             |    | Quarter Section:     | Q36-30(M9)                                                                                                                                                              |
|                             |    | Proposal:            | Use permit to use the Planned Residential Development (PRD) option. Use permit required.                                                                                |
|                             |    | Ordinance Sections:  | 608.B                                                                                                                                                                   |
|                             |    | Applicant:           | Edmir Dzuda, E Project LLC                                                                                                                                              |
|                             |    | Representative:      | Edmir Dzuda, E Project LLC                                                                                                                                              |
|                             |    | Owner:               | 1516 Paradise Lane, LLC                                                                                                                                                 |
|                             |    | <b>Stipulations:</b> |                                                                                                                                                                         |
|                             |    |                      | 1) 1 year to apply and obtain building permits.                                                                                                                         |
|                             |    |                      | 2) Per the site plan date stamped October 3, 2024.                                                                                                                      |
| <b>Approved<br/>w/stips</b> | 6. | Application #:       | ZA-768-24-1                                                                                                                                                             |
|                             |    | Existing Zoning:     | PUD PCD                                                                                                                                                                 |
|                             |    | Location:            | 2450 West Happy Valley Road                                                                                                                                             |
|                             |    | Quarter Section:     | Q47-23(O7)                                                                                                                                                              |
|                             |    | Proposal:            | Use permit to allow a temporary use (Oak Creek Arts and Crafts Show; with amplified music and use of required parking spaces) for up to 36 months. Use permit required. |
|                             |    | Ordinance Sections:  | 708.D.1                                                                                                                                                                 |

Applicant: Marlo Johnson, Oak Creek Arts and Crafts Show  
Representative: Marlo Johnson, Oak Creek Arts and Crafts Show  
Owner: Dan Dahl, YAM Norterra, LLC

**Stipulations:**

- 1) No more than 3 events per year.
- 2) No more than 3 days per event.
- 3) Hours will be 10:00 AM – 7:00 PM not including set up time.
- 4) Entertainment limited to the area designated for music/speakers as shown on diagram date stamped November 5, 2024.
- 5) 6 months to commence the use.

**1:30 PM**

**Continued** 7. Application #: ZA-530-24-6 (SIGN)  
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

**Continued to January 16, 2025 at 1:30 PM.**

**Approved w/stips** 8. Application #: ZA-476-23-3 (1 Year Review of Use Permit)  
Existing Zoning: A-1  
Location: 9841 North Black Canyon Highway  
Quarter Section: Q28-23(K7)  
Proposal: Use permit to allow a banquet hall of less than 25,000 square feet in gross floor area. Use permit required.  
  
Ordinance Sections: 623.D.9.a  
Applicant: Jose G. Aguirre, Architierra Design  
Representative: Jose G. Aguirre, Architierra Design  
Owner: Jagdeep Chatha, I17 and Dunlap, LLC

**Stipulations:**

- 1) General conformance to the site plan date stamped October 17, 2023.
- 2) 1 year to apply and pay for building permits.
- 3) Doors shall remain closed during events.
- 4) No outdoor speakers, live entertainment, or amplified music outside the banquet hall.
- 5) "No Trespassing" signs must be posted to deter loitering or unwanted guest inside surrounding the establishment. An Authority to Arrest form must be signed and maintained on file with the police precinct.
- 6) Police Precinct Commander or their designee may require security cameras, licensed security guards, or off duty police or other security measures at their discretion.

7) 1 year review of use permit.

|                                                              |     |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------|-----|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Approved<br/>w/stips</b>                                  | 9.  | Application #:       | ZA-672-24-2 (Continued from October 17, 2024)                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                                              |     | Existing Zoning:     | RE-35                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                              |     | Location:            | 11042 North 64th Street                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                              |     | Quarter Section:     | Q29-42(K12)                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                              |     | Proposal:            | 1) Use permit to allow an over height (18 feet) accessory structure (RV garage) within the required rear yard (west) setback. Maximum 15 feet allowed.<br>2) Use permit to allow an over height (18 feet) accessory structure (RV garage) within the required side yard (south) setback. Maximum 15 feet allowed.                                                                                                                                               |
|                                                              |     | Ordinance Sections:  | 706.B.2.b 706.B.2.b                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                                              |     | Applicant:           | Craig Elwood, Absolute Quality Construction, LLC                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                              |     | Representative:      | Craig Elwood, Absolute Quality Construction, LLC                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                              |     | Owner:               | Craig Elwood, Absolute Quality Construction, LLC                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                              |     | <b>Stipulations:</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                              |     |                      | 1) 6 months to apply for and obtain building permits.                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                              |     |                      | 2) Per the location of the RV garage as shown on site plan date stamped October 24, 2024.                                                                                                                                                                                                                                                                                                                                                                       |
|                                                              |     |                      | 3) Per the elevations submitted and date stamped October 24, 2024.                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Denied</b>                                                | 10. | Application #:       | ZA-679-24-6 (Continued from October 31, 2024)                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                                              |     | Existing Zoning:     | R1-10                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                              |     | Location:            | 3048 North 61st Place                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                              |     | Quarter Section:     | Q15-42(G12)                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                              |     | Proposal:            | 1) Variance to reduce the front yard setback (east) to 10 feet. Minimum 25 feet required.<br>2) Variance to reduce the side yard setback (north) to 5 feet. Minimum 10 feet required.                                                                                                                                                                                                                                                                           |
|                                                              |     | Ordinance Sections:  | 611.B.Table B 611.B.Table B                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                              |     | Applicant:           | Christopher James Garrett                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                              |     | Representative:      | Christopher James Garrett                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                              |     | Owner:               | Christopher James and Farida Sheridan Garrett                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>#1, 2, 3, 4<br/>Denied<br/>#5<br/>Approved<br/>w/stip</b> | 11. | Application #:       | ZA-582-24-7                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                              |     | Existing Zoning:     | A-1                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                                              |     | Location:            | 3322 West Washington Street                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                              |     | Quarter Section:     | Q10-21                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                              |     | Proposal:            | 1)Variance to reduce the required building setback along the street frontage (Washington Street) to 10 feet. Minimum 25 feet required.<br>2) Variance to reduce the required building setback along the street frontage (Adams Street) to 10 feet. Minimum 25 feet required.<br>3) Variance requested to reduce the required setback adjacent to a public street (Washington Street) to 10 feet for open storage. Minimum 75 feet required for an open storage. |

4) Variance requested to reduce the required setback adjacent to a public street (Adams Street) to 10 feet for open storage. Minimum 75 feet required for an open storage.

5) Variance requested to reduce the required side yard setback (west) to 0 feet for an open use. Minimum 150 feet required for an open use.

Ordinance Sections: 701.D.3.a 701.D.3.a 627.F.2.b(3) 627.F.2b(3) 627.F.2.b.(2)

Applicant: Hugo Mendoza

Representative: Hugo Mendoza

Owner: 3322 W Washington PHX, LLC, Progressive Roofing

**Stipulation:**

- 1) 1 year to apply for and obtain building permits.

**Approved  
w/stips**

12. Application #: ZA-646-24-8

Existing Zoning: R1-10

Location: 2330 West Sunrise Drive

Quarter Section: Q04-23(C7)

Proposal: 1) Use permit to allow an over height retaining wall (7 feet) within 50 feet of the property line (east) of an unplatted parcel. Maximum 40 inches permitted.  
2) Use permit to allow an over height retaining wall (9 feet) within 50 feet of the property line (west) of an unplatted parcel. Maximum 40 inches permitted.

Ordinance Sections: 703.A.4.c 703.A.4.c

Applicant: Rory Barnett

Representative: Michael Maerowitz, Esq., Snell & Wilmer, LLP

Owner: Norma Alvarado and Rory Barnett

**Stipulations:**

- 1) 1 year to apply for and obtain building permits.
- 2) Per the location of the over height retaining walls as shown on site plan date stamped October 25, 2024.

**Approved  
w/stips**

13. Application #: ZA-709-24-7

Existing Zoning: DTC-Business Core

Location: 130 North Central Avenue

Quarter Section: Q10-27(F8)

Proposal: 1) Use permit to allow outdoor liquor service as an accessory to a bar (Condesa). Use permit required.  
2) Use permit to allow outdoor entertainment on Mondays through Thursdays. Use permit required.

Ordinance Sections: 1204.D 1204.C.16

Applicant: Taylor Earl, Earl & Curley, P.C.

Representative: Taylor Earl, Earl & Curley, P.C.

Owner: Charlie Levy, 130 North Central, LLC

**Stipulations:**

- 1) 90 days to commence use.
- 2) Outdoor entertainment is limited to ambient music.

**Approved w/stips** 14. Application #: ZA-746-24-6  
Existing Zoning: C-2  
Location: 3133 East Camelback Road  
Quarter Section: Q18-34(H10)  
Proposal: 1) Use permit to allow outdoor dining as an accessory use to a restaurant (café) 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 restaurant (café) within 500 feet of a residential zoning district. Use permit required.  
Ordinance Sections: 623.D.157.c  
Applicant: Ed Bull, Burch & Cracchiolo, P.A.  
Representative: Ed Bull, Burch & Cracchiolo, P.A.  
Owner: 3131-3133 E Camelback Partners, LLC  
**Stipulations:**  
1) 2 years to apply for and obtain building permits.  
2) Hours of operation will be from 6:00 AM to 10:00 PM Sunday through Thursday and from 6:00 AM to 12:00 AM on Friday and Saturday.

**ZONING ADJUSTMENT HEARING OFFICER: CRAIG STEBLAY**  
**PLANNER: DOMINIC AMODIO, PLANNER II**

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](mailto:zoning.adjustment@phoenix.gov). To request a reasonable accommodation, please contact Teleia Galaviz at 602-291-2559, [teleia.galaviz@phoenix.gov](mailto:teleia.galaviz@phoenix.gov) TTY: Use 7-1-1.

November 21, 2024