

**NOTICE OF RESULTS**  
**ZONING ADJUSTMENT HEARING**  
*\*Revised November 20, 2024*

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 **October 31, 2024, at 9:00 AM (Items 1-8) and 1:30 PM (Items 9-16). 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**  
**Approved**  
**w/stip**

**9:00 AM**

1. Application #: ZA-60-24-3  
Existing Zoning: R-3  
Location: 11232 North 15th Lane  
Quarter Section: Q29-25(K7)  
Proposal: 1) Variance to reduce the side yard setback (north) to 1 foot. Minimum 10 feet required.  
2) Variance to reduce the side yard setback (south) to 5 feet. Minimum 10 feet required.  
3) Variance to allow 35 percent coverage under roof. Maximum 25 percent permitted.  
Ordinance Sections: 710.C.2.Table 1 710.C.2.Table 1 710.C.2.Table 1  
Applicant: Leodra Bowdell, Phoenix Permit Service, LLC  
Representative: Leodra Bowdell, Phoenix Permit Service, LLC  
Owner: A & J Investments, LLC  
**Stipulation:**  
1) 1 year to apply and pay for building permits.

**Approved**  
**w/stip**

2. Application #: ZA-133-24-6  
Existing Zoning: RE-24  
Location: 4020 East Colter Street  
Quarter Section: Q19-37(H10)  
Proposal: 1) Variance to reduce the required front yard setback (west) to 15 feet. Minimum 30 feet required.  
2) Use permit to allow an accessory dwelling unit located between the primary dwelling unit and the front property line. Use permit required.  
Ordinance Sections: 606.B.2 706.A.6  
Applicant: Brian Hart  
Representative: Brian Hart  
Owner: Brian Hart  
**Stipulation:**  
1) 1 year to apply and pay for building permits.

**Approved**  
**w/stip**

3. Application #: ZA-349-24-3  
Existing Zoning: R1-6  
Location: 12642 North 20th Street

Quarter Section: Q31-31(K9)  
Proposal: 1) Variance to allow a minimum lot width (Parcel 1, Parcel 2) of 48 feet. Minimum lot width of 60 feet required.  
2) Variance to allow a minimum lot area (Parcel 1, Parcel 2) of 5,820 square feet. Minimum lot area of 6,000 square feet required.  
Ordinance Sections: 613.B.Table B 613.B.Table B  
Applicant: Daniela Atanasovski  
Representative: Daniela Atanasovski  
Owner: Daniela Atanasovski  
**Stipulation:**  
1) 18 months to apply and pay for building permits.

**\*Denied** 4. Application #: ZA-473-24-1  
Existing Zoning: A-1 DVAO  
Location: 1225 West Deer Valley Drive  
Quarter Section: Q42-26(N8)  
Proposal: 1) Use permit to allow a medical marijuana dispensary facility. Use permit required.  
2) Variance to allow a medical marijuana dispensary facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet of separation required.  
Ordinance Sections: 627.D.92.a; 627.D.92.d  
Applicant: Ethan Telfair, Sweet Oz  
Representative: Marie Kaihau, Lions Properties, LLC  
Owner: Seed Capital, LLC  
**Taken out from under advisement on November 20, 2024 and denied.**

**Continued** 5. Application #: ZA-679-24-6  
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.  
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  
**Continued to November 21, 2024 at 1:30 PM.**

**Approved w/stip** 6. Application #: ZA-693-24-1  
Existing Zoning: PUD  
Location: 32400 North 51st Avenue  
Quarter Section: Q57-16(R5,Q5)

Proposal: 1) Variance to allow a 7 foot wide antenna array. Maximum 4 feet permitted.  
 2) Variance to allow an antenna array to extend 70 inches from the structure to which it is attached. Maximum 30 inches permitted.  
 3) Variance to allow a 900 square foot wireless communication facility equipment enclosure. Maximum 600 square feet permitted.  
 4) Variance to allow an 8 foot chain-link fence with brown slats for screening of equipment enclosures, support equipment, and structures. 8 foot decorative solid block or masonry perimeter wall required.

Ordinance Sections: 715.B.3.b.(1) 715.B.3.b.(2) 715.B.4.b.(1) 715.B.4.b.(2)

Applicant: Shannon McCrea, Vertical Bridge on behalf of AT&T, Verizon Wireless

Representative: Shannon McCrea, State 48 Development Consulting

Owner: Bashar Shammass, TSMC Arizona Corporation

**Stipulation:**  
 1) 1 year to apply and pay for building permits.

**Approved  
w/stip**

7. Application #: ZA-710-24-6  
 Existing Zoning: R1-14 ACSPD  
 Location: 4821 East Calle Tuberia  
 Quarter Section: Q17-39(H11)  
 Proposal: Variance to allow a 32 percent lot coverage. Maximum 30 percent lot coverage permitted.  
 Ordinance Sections: 607.B.5  
 Applicant: Josh and Randi Snell  
 Representative: Josh and Randi Snell  
 Owner: Josh and Randi Snell

**Stipulation:**  
 1) 1 year to apply and pay for building permits.

**Approved  
w/stip**

8. Application #: ZA-713-24-4  
 Existing Zoning: R1-6  
 Location: 5538 North 19th Avenue  
 Quarter Section: Q20-24(I7)  
 Proposal: Variance to allow an over height fence (5 feet) in the required front yard (east). Maximum 40 inches permitted.  
 Ordinance Sections: 703.A.2.a  
 Applicant: Tonia and Alicia Babic  
 Representative: Tonia and Alicia Babic  
 Owner: Tonia and Alicia Babic

**Stipulation:**  
 1) 1 year to apply and pay for building permits.

**1:30 PM**

**Approved  
w/stips**

9. Application #: ZA-566-24-4 (SIGN) (Continued from September 19, 2024)  
Existing Zoning: C-2  
Location: 905 North 43rd Avenue  
Quarter Section: Q11-19(F6)  
Proposal: Use permit to allow an electronic message display (EMD) on a ground sign. Use permit required.  
Ordinance Sections: 705.C.13  
Applicant: Steve Skye, Christy Signs  
Representative: Steve Skye, Christy Signs  
Owner: Three JS 43rd and Roosevelt, LLC

**Stipulations:**

- 1) Sign design shall be in accordance with the sign drawings submitted to the Hearing Officer on October 31, 2024.
- 2) Maximum sign height shall be 20 feet.
- 3) 12 months to obtain sign permits for the ground sign.

**\*Approved  
w/stips**

10. Application #: ZA-567-24-2  
Existing Zoning: R1-6  
Location: 3357 East Wickieup Lane  
Quarter Section: Q40-35(N10)  
Proposal: 1) Variance to allow the Zoning Administrator to hear an application concerning property upon which a previous application has been heard within a period of one year. One year required.  
2) Use permit to allow the generation of traffic for a home occupation (Federal Firearms License). Use permit required.  
Ordinance Sections: 307.A.15.d 608.E.27.h.(1)  
Applicant: John Shaw, King Tactical, LLC  
Representative: John Shaw, King Tactical, LLC  
Owner: John and Marlene Shaw, King Tactical, LLC

**Taken out from under advisement on November 20, 2024 and approved with the following stipulations:**

- 1) 90 days to commence the use.
- 2) Traffic associated with the home occupation is limited to:
  - a. 2 days a week, Tuesdays and Thursdays
  - b. 4 hours per day, 2:00 pm to 6:00 pm
  - c. 4 customers per day
  - d. 1 customer at a time
- 3) 6-month review.

**Withdrawn**

11. Application #: ZA-577-24-6  
Existing Zoning: RE-35 SP PCD  
Location: 7 parcels constituting Club West Golf Club located approximately between Chandler Boulevard and Liberty Lane, to Central Avenue to 17th Avenue  
Quarter Section: Q012-26(A8,A7); Q012-27(A8)

|                         |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                         | Proposal:            | Use permit to allow temporary fencing (up to 1 year) within or along the perimeter of a golf course. Use permit required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                         | Ordinance Sections:  | 703.C.1.b.(1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                         | Applicant:           | Wendy Riddell, Berry Riddell, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                         | Representative:      | Edge at Club West, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                         | Owner:               | Edge at Club West, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Approved w/stips</b> | 12. Application #:   | ZA-695-24-8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                         | Existing Zoning:     | C-2 (Pending C-2 SP)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                         | Location:            | 4125 East Baseline Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                         | Quarter Section:     | Q01-37(D10)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                         | Proposal:            | 1) Variance to reduce the building setback Highline Lane (south) to 23 feet. Average 25 feet required, minimum 20 feet permitted for up to 50% of the structure.<br>2) Variance to reduce the south landscape setback along Highline Lane to 23 feet. 25 feet required.<br>3) Variance to reduce the building setback adjacent to R1-6 zoning (south) to 48 feet. Average 50 feet required.<br>4) Variance to reduce the minimum parking requirement to 12 spaces. Minimum 29 spaces required.                                                                                                                                                                                                                                   |
|                         | Ordinance Sections:  | 623.E.4.d 623.E.4.e 623.E.4.d 702.C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                         | Applicant:           | Chris Russ, SAFStor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                         | Representative:      | Michael Maerowitz, Snell & Wilmer, LLP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                         | Owner:               | Highline Investments, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                         | <b>Stipulations:</b> | 1) Parking reduction applies to the self-storage use only.<br>2) 18 months to apply and pay for building permits.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Approved w/stip</b>  | 13. Application #:   | ZA-702-24-2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                         | Existing Zoning:     | S-1, App. R-3A PCD, CP/BP PCD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                         | Location:            | Northeast Corner of 64th Street and Mayo Boulevard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                         | Quarter Section:     | 39-43 (M12)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                         | Proposal:            | 1) Time extension for ZA-333-23, variance to allow a building height of 48 feet at 30 feet of setback (west). Minimum 190 feet of setback required.<br>2) Time extension for ZA-333-23, variance to allow a building height of 48 feet at 100 feet of setback (north). Minimum 190 feet of setback required.<br>3) Time extension for ZA-333-23, variance to allow a building height of 48 feet at 40 feet of setback (east). Minimum 190 feet of setback required.<br>4) Time extension for ZA-333-23, variance to allow a building height of 48 feet at 170 feet of setback (south). Minimum 190 feet of setback required.<br>5) Time extension for ZA-333-23, variance to reduce the required perimeter setback adjacent to a |

public street (north) to 15 feet. Minimum 20 foot perimeter setback required.  
Ordinance Sections: 616.B.Table 616.B.Table 616.B.Table 616.B.Table 616.B.Table  
Applicant: Halsten Ransil, JLB Partners  
Representative: Michael Maerowitz, Snell & Wilmer, LLP  
Owner: 64th and Mayo Bidder, LLC

**Stipulation:**

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

**Continued**

14. Application #: ZA-707-24-4  
Existing Zoning: C-2 SAUMSO  
Location: 4301 North 7th Avenue  
Quarter Section: Q17-26 (H8)  
Proposal: 1) Use permit to allow outdoor dining as an accessory use to a restaurant (Boycott Bar) within 500 feet of a residential district zoning line. Use permit required if located within 500 feet of a residential zoning district.  
2) Use permit to allow outdoor alcoholic beverage consumption as an accessory use to a bar (Boycott Bar) within 500 feet of a residential zoning district. Use permit required if located within 500 feet of a residential zoning district.  
Ordinance Sections: 623.D.157.c 623.D.157.c  
Applicant: Mark Lewis, Insight Design, LLC  
Representative: Mark Lewis, Insight Design, LLC  
Owner: Keystone Point, LLC

**Continued to December 5, 2024 at 9:00 AM.**

**Approved  
w/stip**

15. Application #: ZA-715-24-4  
Existing Zoning: R1-10 HP  
Location: 505 West Missouri Avenue  
Quarter Section: Q19-27(H8)  
Proposal: 1) Variance to reduce the side setback (east) for a detached accessory structure to 0 feet. Minimum 3 feet required.  
2) Variance to reduce the rear setback (south) for a detached accessory structure to 2 feet. Minimum 3 feet required.  
Ordinance Sections: 706.B.3 706.B.3  
Applicant: Melissa Lee  
Representative: Melissa Lee  
Owner: Richard Bendel

**Stipulation:**

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

**Approved  
w/stip**

16. Application #: ZA-718-24-4  
Existing Zoning: C-2 TOD-1  
Location: 903 and 915 West Camelback Road

Quarter Section: Q18-26(H8)  
Proposal: Use permit to allow outdoor dining as an accessory to a restaurant (Window Coffee Bar) within 500 feet of a residential district. Use permit required.  
Ordinance Sections: 623.D.157.c  
Applicant: Marcus Sanchez, Window Coffee Bar  
Representative: Jeffrey Francisco, Nashville Management, Inc.  
Owner: John A. King, NMI Three, LLC  
**Stipulation:**  
1) 1 year to apply and pay for building permits.

**ZONING ADJUSTMENT HEARING OFFICER: BETTY DRAKE**  
**PLANNER: NATASHA HUGHES, 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 20, 2024