

January 11, 2022

**Dear Property Owner or Neighborhood Association President:**

The purpose of this letter is to inform you that we have recently filed a Zoning Adjustment application (**ZA-652-21**) for a site located at **4453 N. 54<sup>th</sup> Street, Phoenix, Arizona.**

Our request is for a 1. A **Variance** to reduce the required front yard (north) setback to 20 feet. Minimum 40 feet required. 2. A **Variance** to reduce the required rear yard (south) setback to 20 feet. Minimum 40 feet required.

**The hearing is as follows:**

**Zoning Adjustment Hearing**  
Meeting will be held virtually.

To participate, see the instructions on the agenda available on the Public Meeting Notices website:

<https://www.phoenix.gov/cityclerk/publicmeetings/notices>

**On February 3, 2022 at 9:00am.**

You may attend the hearing to learn about the case and make your opinions known. Hearing information may also be found on the signs posted on the site. You may also make your feelings known on the case by writing to the Planning and Development Department at 200 West Washington, 2<sup>nd</sup> Floor, Phoenix, AZ 85003 and referencing the case number. You can also send an email to [zoning.adjustment@phoenix.gov](mailto:zoning.adjustment@phoenix.gov). Please reference the above case number and hearing date in your email. Your letter/email will be made part of the case file and shared with the Hearing Officer.

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at **602-410-0106** or [ja.skyline@mindspring.com](mailto:ja.skyline@mindspring.com) or you may reach the City of Phoenix's Planning and Development Department at **602-262-7131, Option 6** or [zoning.adjustment@phoenix.gov](mailto:zoning.adjustment@phoenix.gov). Please reference the above case number and hearing date in your email to expedite a response.

Sincerely,

  
Jason P. Allen  
Principal  
Skyline Consultants LLC

Attachment



# City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

## APPLICATION FOR ZONING ADJUSTMENT

APPLICATION NO: ZA-652-21

CASE TYPE: Variance  
DATE FILED: 11/8/2021

COUNCIL DISTRICT: 6  
CASE STATUS: Pending

EXISTING ZONING: RE-35 CROD  
FILING STAFF: jbraswell

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$490.00	\$0.00	11/08/2021		Original Filing Fee

### HEARING DATES

ZA: 02/03/2022 9:00 AM LOCATION: Meeting will be held virtually.

BOA:

PROPERTY LOCATION: 4453 North 54th Street

LEGAL DESCRIPTION: See attached

### CONTACT INFORMATION

NAME	ADDRESS	PHONE	FAX	EMAIL
Jason Allen Skyline Consultants LLC (Applicant, Representative)	4400 N Scottsdale Road, 9-523 Scottsdale AZ 85251	(602) 410-0106		ja.skyline@mindspring.com
Isaac B. Davis (Owner)	4453 N 54th Street Phoenix AZ 85018	(602) 620-7896		ikebd39@gmail.com ikebd39@gmail.com

If, during the course of review of a pending application, the applicant submits one or more additional applications that are related to the pending application, then and in such event, the substantive review time frame shall be reset on all related applications. In this event there shall be one applicable substantive review time for all of the related applications and the time frame shall be revised to be the longest substantive review time frame that was applicable to any one of the related applications. As a result, the entire substantive review time frame for the related applications shall start over, and a fee may be charged.

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning.mailbox@phoenix.gov or visit our website at <http://phoenix.gov/pdd/licensetimes.html>.

In making this application, I understand that the filing of this application and payment of fees does not entitle me to the relief requested. (See Sec. 307 of City of Phoenix Zoning Ordinance for standards by which the hearing officer will review the application.) I understand the approval of this request does not replace the need for acquiring the appropriate building permits, site plan approval, liquor license or any other licenses required by governmental agencies. I also understand that in the case of liquor request approval of a use permit does not guarantee the CITY OF PHOENIX will recommend approval of the liquor license.

APPLICANT'S SIGNATURE: \_\_\_\_\_

DATE: 8 Nov 2021

**NOTE TO APPLICANT:** SUCH USE PERMITS AND VARIANCES AS ARE GRANTED BY THE ZONING ADMINISTRATOR SHALL BE VOID IF THE USE IS NOT COMMENCED OR IF A BUILDING PERMIT IS NOT OBTAINED 60 DAYS OF SUCH GRANTING OR WITHIN THE TIME STIPULATED BY THE ADMINISTRATOR.

APPEALS OF DECISIONS OF THE ZONING ADMINISTRATOR MAY BE MADE BY ANY PERSON TO THE BOARD OF ADJUSTMENT WITHIN 15 DAYS AFTER THE DATE OF ACTIONS.

### REQUEST

1. Variance to reduce the required front yard (north) setback to 20 feet. Minimum 40 feet required.
2. Variance to reduce the required rear yard (south) setback to 20 feet. Minimum 40 feet required.

ZONING ORD. SECTIONS  
609.B.TableB  
609.B.TableB

### GEOGRAPHIC INFORMATION

APN: 172-32-018

Qtr Section(Map Index): 17-40(H11)

[illegible]

1. *Chlorophyll a* (Chl *a*)  
 2. *Chlorophyll b* (Chl *b*)  
 3. *Chlorophyll c* (Chl *c*)  
 4. *Chlorophyll d* (Chl *d*)  
 5. *Chlorophyll e* (Chl *e*)  
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1. *Chlorophyll *a** and *Chlorophyll *b** were determined by the method of Arar and Collins (1971) using a Shimadzu 1601 UV-Visible Spectrophotometer. The concentration of chlorophyll was expressed in  $\mu\text{g mL}^{-1}$ .

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

1. *Journal of the American Medical Association*, 2000; 283: 2689-2693.

architekt:online



**PAT-LETS WORK THICKENS 'INDI' MUD**

UPDATE: DEPT003 03/31/2022

**PROJECT DATA:**

[illegible]

ADDRESS: 4453 F  
 MAY 13 1961

910-203-2711 : NJT

LOT SIZE: 31,922 S.F. @ 77% AO

**TOTAL BUILDINGS FOOTPRINT: 1,324 S.F.**

LOT COVERAGE: 1.24 / 31.522 - 34.543

ALL OWNED LOT COVERAGE: 25%

architekshon. inc.

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Year	Revenue	Expenses	Net Income
1992	1,000,000	800,000	200,000
1993	1,200,000	950,000	250,000
1994	1,500,000	1,100,000	400,000
1995	1,800,000	1,300,000	500,000
1996	2,000,000	1,500,000	500,000
1997	2,200,000	1,600,000	600,000
1998	2,500,000	1,800,000	700,000
1999	2,800,000	2,000,000	800,000
2000	3,000,000	2,200,000	800,000
2001	3,200,000	2,400,000	800,000
2002	3,500,000	2,600,000	900,000
2003	3,800,000	2,800,000	1,000,000
2004	4,000,000	3,000,000	1,000,000
2005	4,200,000	3,200,000	1,000,000
2006	4,500,000	3,500,000	1,000,000
2007	4,800,000	3,800,000	1,000,000
2008	5,000,000	4,000,000	1,000,000
2009	5,200,000	4,200,000	1,000,000
2010	5,500,000	4,500,000	1,000,000
2011	5,800,000	4,800,000	1,000,000
2012	6,000,000	5,000,000	1,000,000
2013	6,200,000	5,200,000	1,000,000
2014	6,500,000	5,500,000	1,000,000
2015	6,800,000	5,800,000	1,000,000
2016	7,000,000	6,000,000	1,000,000
2017	7,200,000	6,200,000	1,000,000
2018	7,500,000	6,500,000	1,000,000
2019	7,800,000	6,800,000	1,000,000
2020	8,000,000	7,000,000	1,000,000
2021	8,200,000	7,200,000	1,000,000
2022	8,500,000	7,500,000	1,000,000
2023	8,800,000	7,800,000	1,000,000
2024	9,000,000	8,000,000	1,000,000
2025	9,200,000	8,200,000	1,000,000
2026	9,500,000	8,500,000	1,000,000
2027	9,800,000	8,800,000	1,000,000
2028	10,000,000	9,000,000	1,000,000
2029	10,200,000	9,200,000	1,000,000
2030	10,500,000	9,500,000	1,000,000
2031	10,800,000	9,800,000	1,000,000
2032	11,000,000	10,000,000	1,000,000
2033	11,200,000	10,200,000	1,000,000
2034	11,500,000	10,500,000	1,000,000
2035	11,800,000	10,800,000	1,000,000
2036	12,000,000	11,000,000	1,000,000
2037	12,200,000	11,200,000	1,000,000
2038	12,500,000	11,500,000	1,000,000
2039	12,800,000	11,800,000	1,000,000
2040	13,000,000	12,000,000	1,000,000
2041	13,200,000	12,200,000	1,000,000
2042	13,500,000	12,500,000	1,000,000
2043	13,800,000	12,800,000	1,000,000
2044	14,000,000	13,000,000	1,000,000
2045	14,200,000	13,200,000	1,000,000
2046	14,500,000	13,500,000	1,000,000
2047	14,800,000	13,800,000	1,000,000
2048	15,000,000	14,000,000	1,000,000
2049	15,200,000	14,200,000	1,000,000
2050	15,500,000	14,500,000	1,000,000
2051	15,800,000	14,800,000	1,000,000
2052	16,000,000	15,000,000	1,000,000
2053	16,200,000	15,200,000	1,000,000
2054	16,500,000	15,500,000	1,000,000
2055	16,800,000	15,800,000	1,000,000
2056	17,000,000	16,000,000	1,

**PROJECT MANAGER**

PROJECT NUMBER
100

Year	0-1-0°
1980	100
1981	100
1982	100
1983	100
1984	100
1985	100
1986	100
1987	100
1988	100
1989	100
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2097	100
2098	100
2099	100
2100	100

DOWN BY

**FOR INFO**

SITE PLAN

# THE PLAN

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### CONCLUSIONS

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# SITE PLAN

## A.1

