

Case Research



May 5, 1989

Flip Weber
7373 N. Scottsdale Road
Scottsdale, Arizona 85253

RE: Cork and Cleaver

Dear Flip:

I have reviewed the material you recently sent to Dick Crew, and our research supports the fact that four (4) off-street parking credits were allowed on your addition to the Cork and Cleaver as part of case 56-DR-76. I also agree that you should not get penalized for the elimination of those four off-site parking stalls as part of our road construction project.

Therefore, it is the City's position to allow, as part of your calculations, four off-street parking stalls along your frontage.

This interpretation is very general. Any future application for permit on this site would have to go through an independent review, and stand on its own merit in terms of development standards.

Sincerely,

John Faramelli
John Faramelli
Project Review Director

rm

5/2/2016

THESE ARE

TO BE UTILIZED

TO CALCULATE P.

REQUIRED PARKING
AND PROVIDED
PARKING

56-DR-76



Scottsdale, Arizona
April 6th 1989
Temperature 99

Dick Crew, Mgr.
Planning & Zoning
City of Scottsdale

Dear Dick:

Please find enclosed photographs depicting our property located at 4341 North 75th Street Scottsdale. This property is the original Cork'n Cleaver Restaurant, and most recently has been named La Province.

I am enclosing some pertinent information regarding the original addition to this property. The original building constructed in 1962 was, and has been used as a restaurant. Obviously it was non-conforming at the time. In 1976 this company acquired three lots contiguous to their property in order to expand the restaurant. Under 56-DR-76 the company brought the addition up to City code. At that time the property was 5 parking spaces over their needs. At the same time, front open space was short. The parking spaces were all not necessary at the time so one space was deleted to increase the front open space.

Three years later I was responsible for establishing a street improvement district in this subdivision. Inasmuch as the then Cork'n Cleaver had put in curbs, gutters, and a half street, the City decided not to redo their portion, and actually went around the Cork's four lots. By doing this the City deleted four spaces off-site in front of the property that would normally be credited if needed for expansion. As I read the code, we have one and should be credited back the four deleted when the roadways were built. It is our intention to use the front portion of this property for patio seating. The public usage would be approximately 650-750 sq. ft. Based on code, I believe we do have the credit available if the City allows such for the four spaces deleted. I would appreciate your input so that I may go forward with a plan for DR with your permission.

Dick Crew, continued

As I envision this patio, it would be surrounded with a 3 to 4 ft. white block wall to match the existing walls on this facility. By necessity some of the grass and landscape would be removed to accomodate the seating.

If there is any other material that you wish I would be most happy to get it to you.

With kindest regards,

Flip Weber
Erwin A. "Flip" Weber

Enc.

ALLEY

ALLEY

LOTS 27 28 29
20
Indian Plaza
Properties
Owner/ Tony
Roma Restaurant
& Downside Risk
Restaurant.C/O
Flip Weber
949-9977

VACANT LOT

1

2

3

4

5

6

7

8

Landscape

Landscape

WASTE AREA

15

14

13

12

11

10

9

Landscape

3' Ft.
Block
Wall

SERVICE

SERVICE

RESTAURANT AREA

VACANT
LOT

Sidewalk

PROPOSED PATIO AREA

Front
Walk

Landscape