

## NOTICE OF PUBLIC MEETING BOARD OF ADJUSTMENT

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **BOARD OF ADJUSTMENT** and to the general public that the **BOARD OF ADJUSTMENT** will hold a meeting open to the public on **Thursday, July 2, 2026 at 12:00 p.m.** The meeting will be held virtually and in-person in the City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona.

<https://www.phoenix.gov/administration/departments/cityclerk/programs-services/other-public-meetings/notices.html>

### OPTIONS TO ACCESS THE MEETING

- **Participate in-person at the City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona.** Speaker cards will be available at the meeting site.
- **Call-in to listen** to the live meeting: Dial **602-666-0783**. Enter meeting access code **2340 812 8688#**, and press **#** again when prompted for the attendee ID.
- **Observe the live meeting virtually.**
  - Register for the event at:  
<https://cityofphoenix.webex.com/weblink/register/re30d9e6ab463e0d353f3a4e74a755179>
- **Register to speak on an agenda item:**
  - Register for the event by 5:00 p.m. on Tuesday, June 30, 2026, at:  
<https://cityofphoenix.webex.com/weblink/register/re30d9e6ab463e0d353f3a4e74a755179>

Staff will make every effort to accommodate requests to speak beyond the date above. Due to the added demands of facilitating the virtual environment for the public, applicants and other staff members, we cannot consider any request less than 6 business hours before the start of the hearing.

*The Board may vote to go into Executive Session pursuant to A.R.S Section 38-431.03.A.3. for the purpose of receiving legal advice regarding any item.*

The agenda of the meeting is as follows:

- A. Approval of Minutes**
- B. Approval of Agenda**
- C. Requests for Continuance and/or Withdrawal**
- D. Items for Consideration**

1. Application #: **ZA-238-26-6 (SIGN)**  
Existing Zoning: R-5 CEPCSP  
Location: 4510 North 24th Street  
Quarter Section: Q18-32(H9)  
Proposal: Variance to increase the height of a wall sign for non-residential activity in a residential district up to a height of 45 feet above grade. Maximum 15 feet permitted.  
Ordinance Sections: 705.D.1 Table D-1  
Applicant: Edwin C. Bull, Burch & Cracchiolo, P.A.  
Representative: Edwin C. Bull, Burch & Cracchiolo, P.A.  
Owner: St. Thomas The Apostle Roman Catholic Parish Phoenix  
Appellant: Neighborhood Coalition of Greater Phoenix, Larry Whitesell
  
2. Application #: **ZA-965-25-3 (Auto-Continued from June 4, 2026)**  
Existing Zoning: RE-43  
Location: 9249 North 40th Street  
Quarter Section: Q27-37(J10)  
Proposal: 1) Variance to reduce lot width (parcel 1) to 147 feet. Minimum of 165 feet required. 2) Variance to reduce lot width (parcel 2) to 18 feet. Minimum of 165 feet required.  
Ordinance Sections: 605.B.2  
Applicant: Jon Tilburt, Tilburt Family Trust  
Representative: Jordan Greenman, Greenman Law Firm  
Owner: Jon Tilburt, Tilburt Family Trust  
Appellant: Jon Tilburt, Tilburt Family Trust
  
3. Application #: **ZA-101-26-5**  
Existing Zoning: R-3  
Location: 2221 West Hayward Avenue  
Quarter Section: Q24-24(J7)  
Proposal: Variance to allow a minimum lot width of 55 feet. Minimum lot width of 60 feet required.  
Ordinance Sections: 615.B.Table 615.1  
Applicant: Denisa Istrate, Kontexture, LLC  
Representative: Daniel Istrate, Kontexture, LLC  
Owner: Adam Hunt  
Appellant: Daniel Istrate, Kontexture, LLC
  
4. Application #: **ZA-103-26-6**  
Existing Zoning: R1-6  
Location: 3423 East Campbell Avenue  
Quarter Section: Q17-35(H10)  
Proposal: Variance to reduce the front yard setback (north) to 5 feet. Minimum 20 feet required.

Ordinance Sections: 613.B.Table B  
Applicant: Maximo Cabellos, MXD Solutions, LLC  
Representative: Maximo Cabellos, MXD Solutions, LLC  
Owner: Alan Larraza, EMPAZ, Inc.  
Appellant: Suraj Akotia, EMPAZ, Inc.

5. Application #: **ZA-140-26-6**  
Existing Zoning: R1-10  
Location: 132 East Tuckey Lane  
Quarter Section: Q22-28(18)  
Proposal: Variance to reduce the front yard (south) setback to 15 feet. Minimum 25 feet required.
- Ordinance Sections: 611.B.Table 611.1  
Applicant: Nicole Brown, Copper Star Drafting, LLC  
Representative: Randy Barnes, RBA Architecture  
Owner: Dustin and Elizabeth Kredit  
Appellant: Stephen Anderson, Gammage & Burnham PLC

#### **E. Other Business**

6. Update on the Next Board of Adjustment Agenda.
7. Update on Pending Appeals of the Board of Adjustment.
8. Q & A: Procedure and Process - Board of Adjustment Case Law.

#### **F. Adjournment**

For further information, please call Julie Garcia in the Planning and Development Department at 602-495-7029, or contact us via electronic mail at [pdd.boardofadjust@phoenix.gov](mailto:pdd.boardofadjust@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 Saneeya Mir at 602-686-6461 or [saneeya.mir@phoenix.gov](mailto:saneeya.mir@phoenix.gov). TTY: Use 7-1-1.

June 17, 2026