

NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING
**Revised September 12, 2025*

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 **September 11, 2025, 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 85003**

The results of the meeting were as follows:

RESULTS
Approved
w/stips

9:00 AM

1. Application #: ZA-449-25-4 (Continued from July 31, 2025)
Existing Zoning: C-3 SAUMSO
Location: 4601 North 7th Avenue and 652 West Hazelwood Street
Quarter Section: Q18-27
Proposal: 1) Use permit to allow for outdoor dining as an accessory use to a bar within 500 feet of a residential district. Use permit required.
2) Use permit to allow for outdoor alcohol consumption as an accessory use to a bar within 500 feet of a residential district. Use permit required.
Ordinance Sections: 624.D.112.c 624.D.112.c
Applicant: Wendy Riddell, Berry Riddell, LLC
Representative: Wendy Riddell, Berry Riddell, LLC
Owner: Melrospace, LLC
Stipulations:
 - 1) 2 years to apply and pay for building permits.
 - 2) No food trucks.
 - 3) No outdoor live music on patio.
 - 4) Sound proof West and North patio walls.
 - 5) Hours of operation Monday – Saturday 5:00 PM – 2:00 AM and Sunday 2:00 PM – 2:00 AM.
 - 6) 1 year review from the time of use commenced.
 - 7) Per site plan date stamped June 25, 2025.

Approved
w/stips

2. Application #: ZA-357-25-5
Existing Zoning: C-2
Location: 2150 West Northern Avenue
Quarter Section: Q25-24
Proposal: Use permit to allow a drive through facility accessory to a restaurant (Wendy's) within 300 feet from a residential zoning district. Use permit required.
Ordinance Sections: 623.D.157.d
Applicant: Mike Crawley, The Wendy's Company
Representative: Brandon Willnecker, EEC Environmental
Owner: Chad Post, MC Phoenix W Northern Ave, LLC
Stipulations:
 - 1) 1 year to apply and pay for building permits.

2) Per site plan date stamped August 8, 2025.

**Approved
w/stips**

3. Application #: ZA-457-25-7
Existing Zoning: C-2
Location: 7191 South 51st Avenue
Quarter Section: Q1-17
Proposal: Use permit to allow a car wash in an open building. Use permit required.
Ordinance Sections: 623.D.41
Applicant: Don Shiveley, Quick Quack Car Wash
Representative: Don Shiveley, Quick Quack Car Wash
Owner: John Foertsch, Cafe Investments, LLC

Stipulations:

- 1) 18 months to apply and pay for building permits.
2) Per site plan date stamped August 7, 2025.

**Approved
w/stips**

4. Application #: ZA-570-25-8
Existing Zoning: R-5 RI ACOD
Location: 903, 907 East Roosevelt Street and 913 North 9th Street
Quarter Section: Q11-29
Proposal: 1) Time extension for ZA-499-24, variance to reduce the surface parking lot landscape area to 1%. Minimum 5% required.
2) Time extension for ZA-499-24, variance to reduce the side yard setback (west) to 7 feet. Minimum 10 feet required.
3) Time extension for ZA-499-24, variance to reduce the required landscape setback along a public street (9th Street) to 7 feet. Minimum 10 feet required.
4) Time extension for ZA-499-24, variance to reduce the rear yard setback (south) to 1-foot. Minimum 15 feet required.
5) Time extension for ZA-499-24, variance to reduce the required rear yard (south) landscape setback to 0 feet. Minimum 5 feet required.
6) Time extension for ZA-499-24, variance to reduce the required side yard (east) landscape setback to 4 feet. Minimum 5 feet required.
7) Time extension for ZA-499-24, variance to reduce the front yard setback (north) to 15 feet. Minimum 20 feet required.
8) Time extension for ZA-499-24, variance to reduce the required front yard (north) landscape setback to 2 feet. Minimum 20 feet required.
9) Time extension for ZA-499-24, variance to allow maneuvering in the right-of-way (alley). Maneuvering must be located on private property.
Ordinance Sections: 507TabA.II.A.6.1.1&6.1.2 618.B.Table B
703.B.3.a 703.B.3.b.(3) 618.B.Table B
703.B.3.b.(3) 703.B.3.b.(3) 618.B.Table B
703.B.3.a 702.A.1.b

Applicant: Madison Leake, Burch & Cracchiolo, P.A.
Representative: Madison Leake, Burch & Cracchiolo, P.A.
Owner: Brian Tranetzki, 913 N 9th St Holdings, LLC,
Sophos Capital Group

Stipulations:

- 1) 2 years to apply and pay for building permits.
- 2) Per the setback reductions as shown on the site plan date stamped February 23, 2023.

***Approved
w/stips**

5. Application #: ZA-580-25-6
Existing Zoning: C-2 H-R CEPCSP, C-2 H-R SP CEPCSP
Location: 2425, 2515, and 2525 East Camelback Road
Quarter Section: Q18-33
Proposal: Use permit to allow a temporary use (plaza events with live entertainment) for up to 36 months. Use permit required.
- Ordinance Sections: 708.D.1
Applicant: Robert Marino, Esplanade Owner, LLC
Representative: Andrea Lewkowitz, Lewkowitz Law Office, PLC
Owner: Robert Marino, Esplanade Owner, LLC

Stipulations:

- 1) Limited to 12 events per year.
- 2) Hours of operation Monday – Thursday 5:00 PM – 10:00 PM
Friday – Sunday 10:00 AM – 11:00 PM.
- 3) No amplified music.
- 4) Per site plan date stamped August 8, 2025.

***Approved
w/stips**

6. Application #: ZA-581-25-6
Existing Zoning: C-2 H-R CEPCSP, C-2 H-R SP CEPCSP
Location: 2425, 2515 and 2525 East Camelback Road
Quarter Section: Q18-33
Proposal: 1) Use permit to allow outdoor dining as an accessory use to a bar (Hearsay, Perks, Camello, The Mercer, Little Pickle) within 500 feet of a residential district zoning line. Use permit required.
2) Use permit to allow outdoor alcohol consumption as an accessory use to a bar (Hearsay, Perks, Camello, The Mercer, Little Pickle) within 500 feet of a residential district zoning line. Use permit required.
- Ordinance Sections: 623.D.157.c
Applicant: Robert Marino, Esplanade Owner, LLC
Representative: Andrea Lewkowitz, Lewkowitz Law Office, PLC
Owner: Robert Marino, Esplanade Owner, LLC

Stipulations:

- 1) 1 year to commence use.
- 2) Per site plan date stamped August 8, 2025.

**Approved
w/stip**

7. Application #: ZA-582-25-8
Existing Zoning: C-2
Location: 9201 South 7th Avenue
Quarter Section: Q03-27

Proposal: Use permit to allow package liquor sales as an accessory to a convenience market (Super Sam DBA) located within 300 feet of a residential zoning district. Use permit required.

Ordinance Sections: 622.D.102.a

Applicant: Dharminder Kumar, Ishwar Devi Anand, LLC and Shridha, LLC

Representative: Sapin Patel, Ishwar Devi Anand LLC and Shridha, LLC

Owner: Dharminder Kumar, Ishwar Devi Anand, LLC and Shridha, LLC

Stipulation:

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

**Approved
w/stips**

8. Application #: ZA-585-25-4
Existing Zoning: R1-6
Location: 2002 West Holly Street
Quarter Section: Q13-24
Proposal: Use permit to allow temporary parking for a civic event (Arizona State Fair) for up to 36 months. Use permit required.
- Ordinance Sections: 708.D.1
Applicant: Alfie Tamayo
Representative: Alfie Tamayo
Owner: Alfie Tamayo
- Stipulations:**
- 1) This approval shall only apply to the 2025 Arizona State Fair.
 - 2) Driving / parking areas shall be watered as needed to control dust.

**Approved
w/stips**

- 1:30 PM**
9. Application #: ZA-477-25-8 (SIGN)
Existing Zoning: A-1
Location: 1506 West Apache Street
Quarter Section: Q8-25
Proposal: 1) Use Permit to increase the height of an off-premise sign from 48 feet to 70 feet. Use permit required.
2) Variance to reduce the spacing for off-premise structures to 313 feet when 1,000 feet required.
3) Use permit to rebuild a nonconforming off-premise sign not requesting digital. Use permit required.
- Ordinance Sections: 705.2.B.2; 705.2.G.5; 705.2.B.4.b
Applicant: Jacob Zonn, Becker Board Small, LLC
Representative: Garry D Hays, The Law Offices of Garry D. Hays
Owner: TRIPHAMMER, LLC
- Stipulations:**
- 1) Maximum height of the off-premise sign shall be 60 feet.
 - 2) The east and west faces of the board shall be 14 feet by 48 feet for an area of 672 square feet.
 - 3) Install a Planning and Development Department (PDD) design approved, decorative pole cover on the signs.
 - 4) Electric service shall utilize underground connections to the off

premise sign where feasible as determined by the Planning and Development Department. Any approved above ground service lines shall be placed in electrical conduit.

- 5) Install a Planning and Development Department design-approved metallic screen treated with a graffiti resistant coating on the open end of the V-shaped sign.
- 6) The applicant shall have 12 months to apply and pay for permits for the subject sign.

**Approved
w/stips**

10. Application #: ZA-535-25-1 (SIGN)
Existing Zoning: C-2
Location: 10040 North Metro Parkway West
Quarter Section: Q28-21
Proposal: Use permit to allow an electronic message display (EMD) for a ground sign. Use permit required.

Ordinance Sections: 705.C.13
Applicant: Darshan Dawson, Arizona Commercial Signs
Representative: Darshan Dawson, Arizona Commercial Signs
Owner: Anthony Yousif, J.A.M. Detroit Properties, LLC

Stipulations:

- 1) The maximum sign height shall be 10 feet.
- 2) The maximum EMD square footage shall be no greater than 32 square feet.
- 3) Sign illumination shall be automatically shut off daily at 10:30 PM via an automatic dimming device.
- 4) 12 months to obtain sign permits for the ground sign.

**Approved
w/stips**

11. Application #: ZA-560-25-7 (SIGN)
Existing Zoning: C-2
Location: 5120 West Southern Avenue
Quarter Section: Q3-16
Proposal: Use permit to allow an electronic message display (EMD) for a ground sign. Use permit required.

Ordinance Sections: 705.C.13
Applicant: Lori Burgardt, Xcelerate Permits, LLC
Representative: William Hayes, Sign Dealz, Co.
Owner: Cobblestone Phoenix PROPCO, LLC

Stipulations:

- 1) The maximum sign height shall be 12 feet.
- 2) The maximum EMD square footage shall be no greater than 18 square feet.
- 3) Sign illumination shall be automatically shut off daily at the close of business via an automatic dimming device.
- 4) 12 months to obtain sign permits for the ground sign.

Continued

12. Application #: ZA-16-24-7 (Continued from July 24, 2025)
Existing Zoning: R-3
Location: 1425 South 29th Avenue
Quarter Section: Q8-22(F7)
Proposal: Variance to reduce the rear yard setback (east) to 3 feet. Minimum 15 feet required.

Ordinance Sections: 615.B.Table B
Applicant: Hever Lopez, Professional CAD Design, LLC
Representative: Hever Lopez, Professional CAD Design, LLC
Owner: Saguaro Cactus Properties, LLC
Continued to October 23, 2025 at 9:00 AM.

Denied

13. Application #: ZA-521-25-2
Existing Zoning: R1-14
Location: 4645 East Marilyn Road
Quarter Section: Q34-38
Proposal: 1) Use permit to allow outdoor game court lights. Use permit required.
2) Variance to allow an over height fence (6 feet) in the required front yard (south). Maximum 40 inches permitted.
3) Variance to allow an over height fence (6 feet) in the required front yard (north). Maximum 40 inches permitted.
- Ordinance Sections: 606.A.12 703.A.2.a
Applicant: Shaine Alleman, Tiffany & Bosco, P.A.
Representative: Shaine Alleman, Tiffany & Bosco, P.A.
Owner: Acoma North Campus, LLC, Scottsdale Christian Academy

**Approved
w/stips**

14. Application #: ZA-556-25-8
Existing Zoning: WU Code T5:5 EG
Location: 1722 East Adams Street
Quarter Section: Q10-31
Proposal: Variance to reduce the primary building frontage along 17th Street to 29%. Minimum 70% frontage required along primary frontage.
- Ordinance Sections: 1303.Table 1303.2 Transect T5
Applicant: Brad Puffer, City of Phoenix, Housing Department
Representative: Dan Klocke, Gorman & Company
Owner: Titus Matthew, City of Phoenix, Housing Department

Stipulations:

- 1) 18 months to apply and pay for building permits.
- 2) Per site plan date stamped August 6, 2025.

**Approved
w/stips**

15. Application #: ZA-577-25-4
Existing Zoning: C-2 HGT/WVR SP
Location: 4810 and 4820 North Black Canyon Highway
Quarter Section: Q18-23
Proposal: 1) Time extension for ZA-24-24; Variance to reduce the building setback (north) to 14 feet.
2) Time extension for ZA-24-24; Variance to reduce the building setback (east) to 8 feet.
3) Time extension for ZA-24-24; Variance to reduce the building setback (west) adjacent to R-3 zoning district to 60 feet.
4) Time extension for ZA-24-24; Variance to reduce the building setback (south) to 12 feet.

- 5) Time extension for ZA-24-24; Variance to reduce the landscape setback (north) adjacent to public street (Mariposa Street) to 14 feet.
- 6) Time extension for ZA-24-24; Variance to reduce the landscape setback (east) adjacent to public street (Black Canyon Highway) to 8 feet.
- 7) Time extension for ZA-24-24; Variance to reduce the landscape setback (south) adjacent to public street (Pierson Street) to 12 feet.

Ordinance Sections: 623.E.4.d 623.E.4.e 623.E.4.d 623.E.4.d
623.E.4.d 623.E.4.e 623.E.4.e

Applicant: Mike Kucera, Black Canyon Self Storage, LLC
Representative: Benjamin Tate, Withey Morris Baugh, PLC
Owner: Mike Kucera, Black Canyon Self Storage, LLC

Stipulations:

- 1) 2 years to apply and pay for building permits.
- 2) Per site plan date stamped August 6, 2025.
- 3) All previous stipulations from ZA-24-24 in affect.

ZONING ADJUSTMENT HEARING OFFICER: BETTY DRAKE
PLANNER: GREGORY HARMON, 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. To request a reasonable accommodation, please contact Saneeya Mir, 602-686-6461, Saneeya.Mir@phoenix.gov TTY: Use 7-1-1.

September 12, 2025