

NOTICE OF RESULTS ZONING ADJUSTMENT HEARING

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 **April 10, 2025, at 9:00 AM. (Items 1-3) and 1:30 PM (Items 4-8). 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-783-24-8 (SIGN) (Continued from February 27, 2205)
Existing Zoning: PUD
Location: 1717 East McDowell Road
Quarter Section: Q12-31(G9)
Proposal: Use permit to adopt the Governor Comprehensive Sign Plan. Use permit required.
Ordinance Sections: 704.E.2
Applicant: Jared Segel, Associated Sign Company
Representative: Jared Segel, Associated Sign Company
Owner: Tyler Faircloth, Governor Apartments, LLC
Stipulations:
 - 1) Sign design shall be in general conformance with the sign drawings submitted to the Hearing Officer date-stamped April 10, 2025.
 - 2) Any hi-rise signs (signs at or over 56 feet) shall be automatically dimmed to a maximum of 80 Nits luminance at 10:30pm daily until sunrise.
 - 3) For hi-rise signs (signs at or over 56 feet) that emit white light, prior to sign installation, a signed statement from the sign fabricator verifying correlated color temperature (in degrees Kelvin) lighting modules not exceeding 4,000K were used shall be submitted to the Planning and Development Department (PDD).
 - 4) Submittal of a revised 'final' version of the CSP document to the Planning and Development Department incorporating any ZAH0 stipulations of approval and related changes to sign designs contained in the CSP, and any staff comments/corrections within 60 days from the date of the hearing and prior to the issuance of any sign permits for the project.
 - 5) 12 months to pay for and obtain sign permits.

Approved
w/stips

2. Application #: ZA-193-25-8
Existing Zoning: R1-6 CCSIOD
Location: 1436 South 17th Avenue
Quarter Section: Q8-25(F7)
Proposal: Use permit to allow an over height (24 feet) detached accessory dwelling unit located in the rear yard (west) setback. Maximum 15 feet in height permitted.
Ordinance Sections: 706.A.4.c.(1)
Applicant: Eddie Reyes, Ed Reyes Design, LLC

Representative: Eddie Reyes, Ed Reyes Design, LLC
Owner: Quincy Wright

Stipulations:

- 1) 1 year to apply and pay for building permits.
- 2) Per the site plan date stamped March 7, 2025 location of accessory dwelling unit.

**Approved
w/stips**

3. Application #: ZA-197-25-1
Existing Zoning: R1-6
Location: 2929 West Greenway Road
Quarter Section: Q34-22(L7)
Proposal: Use permit to allow outdoor game court lights.
Use permit required.
Ordinance Sections: 608.E.34
Applicant: Aaron Phetteplace, Jesus Church of Arizona
Representative: Joe Matoskey, Integrated Outdoor Living Construction
Owner: Jesus Church of Arizona, Jesus Church
- Stipulations:**
- 1) 1 year to apply and pay for building permits.
 - 2) Per the location of courts and lights on the site plan date stamped March 10, 2025.

**Approved
w/stips**

- 1:30 PM**
4. Application #: ZA-55-25-3 (SIGN)
Existing Zoning: C-2
Location: 3202 East Cactus Road
Quarter Section: Q31-35(K10)
Proposal: Use permit to allow an electronic message display (EMD) on a ground sign. Use permit required.
Ordinance Sections: 705.C.13
Applicant: Tristan Bails, Signarama Chandler
Representative: Tristan Bails, Signarama Chandler
Owner: Ron Broatch, Kraf, Inc.
- Stipulations:**
- 1) Sign design and general sign location shall be in accordance with the sign drawings submitted to the Hearing Officer and date-stamped April 10, 2025.
 - 2) The maximum sign height shall be 20 feet.
 - 3) The maximum EMD square footage shall be no greater than 25 square feet.
 - 4) Sign illumination shall be automatically shut off daily at 10:00 PM via an automatic dimming device.
 - 5) Design Review approval required. Submit pole cover design combining cabinet and EMD board together and incorporating building materials, color and texture to match with the building architecture.
 - 6) 12 months to obtain sign permits for the ground sign.

**Withdrawn
to Amend**

5. Application #: ZA-107-25-4 (SIGN)
Existing Zoning: A-1
Location: 2400 and 2502 North Black Canyon Highway
Quarter Section: Q14-23(G7)

	Proposal:	1) Use permit to increase height of an off premise sign to a height of 55 feet. Use permit required. 2) Variance to reduce spacing between off-premise signs to 626 feet. Minimum 1,000 foot spacing required. 3) Use permit to rebuild a nonconforming off-premise sign to digital display. Use permit required.
	Ordinance Sections:	705.2.E.3 705.2.B.4.b 705.2.B.2
	Applicant:	Outfront Media
	Representative:	Cassandra Ayres, Berry Riddell, LLC
	Owner:	Outfront, Outdoor Systems, Inc.
Approved w/stips	6. Application #:	ZA-11-25-3
	Existing Zoning:	C-2
	Location:	9832 North 7th Street
	Quarter Section:	Q28-28(K8)
	Proposal:	1) Use permit to allow outdoor alcohol consumption as an accessory use to a restaurant (Driftwood) within 500 feet of a residential zoning district. Use permit required. 2) Use permit to allow outdoor recreation (amplified music and loudspeakers) as an accessory use to a restaurant (Driftwood) within 500 feet of a residential zoning district. Use permit required. 3) Use permit to allow outdoor dining as an accessory use to a restaurant (Driftwood) within 500 feet of a residential zoning district. Use permit required.
	Ordinance Sections:	623.D.157.c 623.D.157.c 623.D.157.c
	Applicant:	Travis Rawlings, Breakfast and Bar, LLC dba Driftwood
	Representative:	Robert Leavitt, Arizona Liquor Industry Consultants
	Owner:	RWAZ, LLC, Renaud Cook Drury
	Stipulations:	1) Approved patio per site plan date stamped March 11, 2025 not to exceed 216 square feet. 2) Outdoor patio is approved for two (2) directional speakers facing away from residential homes. 3) Hours of operation for the patio are Friday through Saturday till 11:00 PM and Sunday through Thursday till 9:00 PM.
Denied	7. Application #:	ZA-186-25-4
	Existing Zoning:	R1-6, C-1
	Location:	1821 West Weldon Avenue
	Quarter Section:	Q16-25(H7)
	Proposal:	Variance to reduce side yard setback (west) to 0 feet. Minimum 3 feet required.
	Ordinance Sections:	613.Table B
	Applicant:	Henry Ma
	Representative:	Henry Ma
	Owner:	Henry Ma

Denied 8. Application #: ZA-192-25-3
Existing Zoning: R1-18
Location: 4315 East Sahuaro Drive
Quarter Section: Q29-37(K10)
Proposal: 1) Variance to allow an over height fence (8 feet) in
the required rear yard (south). Maximum 6 feet
allowed.
2) Variance to allow an over height fence (8 feet) in
the required side yard (east). Maximum 6 feet
allowed.
3) Variance to allow an over height fence (8 feet)
in the required side yard (west). Maximum 6 feet
allowed.
Ordinance Sections: 703.A.2.c 703.A.2.c 703.A.2.c
Applicant: Shawn Dugan, Dugan Family Trust
Representative: Shawn Dugan, Dugan Family Trust
Owner: Shawn Dugan, Dugan Family Trust

ZONING ADJUSTMENT HEARING OFFICER: CRAIG STEBLAY
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.

April 11, 2025