

**NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to 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 **August 14, 2025, at 9:00 AM (Items 1-2) and 1:30 PM (Items 3-4) 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	9:00 AM	
	Withdrawn to Amend	1.
	Application #:	ZA-306-25-6 (Continued from June 5, 2025)
	Existing Zoning:	C-1 PCD
	Location:	3131 East Lincoln Drive
	Quarter Section:	Q21-34
	Proposal:	1) Time extension of ZA-26-25, use permit to allow outdoor dining as an accessory to a restaurant (Starbucks). Use permit required. 2) Time extension of ZA-26-25, use permit to allow a drive-through facility accessory to a restaurant (Starbucks) within 300 feet from a residential zoning district. Use permit required.
	Ordinance Sections:	622.D.150.d 622.D.150.e.(2)
	Applicant:	Bryan Wright, Kimley-Horn
	Representative:	Jeffrey Spencer, Starbucks
	Owner:	32nd & Lincoln Holdings, LLC
Approved w/stips	2.	Application #: ZA-426-25-6
	Existing Zoning:	R1-6
	Location:	1930 East Montebello Avenue
	Quarter Section:	Q20-31
	Proposal:	Variance to reduce front yard setback (south) to 10 feet. Minimum 20 feet required.
	Ordinance Sections:	613.B.Table B
	Applicant:	Leodra Bowdell, Phoenix Permit Service, LLC
	Representative:	Rogelio Arrieta, RA Architectural Studio LLC
	Owner:	Javier Verdugo
	Stipulations:	1) 9 months to apply and pay for building permits. 2) Per site plan date stamped July 11, 2025.
Withdrawn to Amend	1:30 PM	
	3.	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 an 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.

- Continued** 4. Application #: ZA-248-25-3 (SIGN)
Existing Zoning: C-2 SP
Location: 8833 North Black Canyon Highway
Quarter Section: Q26-23(J7)
Proposal: 1) Use permit to rebuild a non-conforming off-premise sign to digital. Use permit required.
2) Use permit to increase the height of nonconforming off-premise sign to 70 feet. Use permit required.
3) Use permit to reduce off-premise sign separation from a residential district and residential use to 200 feet. Use permit required.
4) Variance to reduce required spacing between off-premise signs to 270 feet. Minimum 1,000 foot spacing required.
5) Variance to increase 672 square feet of sign area by adding a static north face (14 feet by 48 feet). The area of the sign may not be increased per Section 705.2.G.2.
- Ordinance Sections: 705.2.B.4.b 705.2.A.5.c 705.2.B.2 705.2.G.2 705.2.E.3
Applicant: Brent Wood, Outfront
Representative: Cassadra Ayres, Berry Riddell, LLC
Owner: Denise Caleb Kaugman, Outfront Easement
Continued to October 9, 2025 at 9:00 AM.

ZONING ADJUSTMENT HEARING OFFICER: FRANK DOLASINSKI
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.

August 15, 2025