

NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING
**Revised August 29, 2025*

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 28, 2025, at 9:00 AM (Items 1-6) and 1:30 PM (Items 7-14) 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-278-21-4 (1 Year Review of Use Permit)
(Continued from July 3, 2025)
- Existing Zoning: A-2
Location: 3422 West Clarendon Avenue
Quarter Section: 16-21(H6)
Proposal: Time extension of ZA-532-18, use permit to allow an environmental remediation facility. Use permit required.
- Ordinance Sections: 622.D.60
Applicant: Rebecca Brand, Arizona Department of Environmental Qual
Representative: Fabrizio Mascioni, Geosyntec Consultants
Owner: Angel Elder, Shade-N-Net
- Stipulations:**
- 1) Approved for 1 year.
 - 2) 1 year review.

Approved
w/stips

2. Application #: ZA-390-25-2
- Existing Zoning: C-2
Location: 19401 North Cave Creek Road
Quarter Section: Q40-33
Proposal: Use permit to allow package liquor sales as an accessory to a convenience market (Nami's Market) located within 300 feet of a residential zoning district. Use permit required.
- Ordinance Sections: 622.D.102.a
Applicant: Soo-Yoon Lee, Themk Minny, LLC
Representative: Rhonda Rodriguez, Arizona Liquor Industry Consultants
Owner: Nickolas Salameh, Corona Investment LP
- Stipulations:**
- 1) Per site plan date stamped June 10, 2025.
 - 2) 6 months to commence use.

Approved
w/stips

3. Application #: ZA-537-25-6
- Existing Zoning: R1-6
Location: 1818 East Marshall Avenue
Quarter Section: Q20-31
Proposal: Variance to reduce the side yard (east) setback to 3 feet. Minimum 10 feet required.

Ordinance Sections: 613.B.Table B
Applicant: Jane Cole
Representative: Jane Cole
Owner: Jane Cole

Stipulations:

- 1) 12 months to pay and apply for building permits.
- 2) Per site plan date stamped July 22, 2025.

**Approved
w/stips**

4. Application #: ZA-547-25-8
Existing Zoning: R1-6
Location: 2530 North 29th Place
Quarter Section: Q14-34
Proposal: 1) Variance to reduce the required lot width to 50 feet (Lot 79A). Minimum 60 feet required.
2) Variance to reduce the required lot width to 50 feet (Lot 79B). Minimum 60 feet required.
- Ordinance Sections: 613.B.Table B 613.B.Table B
Applicant: Paul O'Connor, POCA Architecture + Design, LLC
Representative: Paul O'Connor, POCA Architecture + Design, LLC
Owner: Pouya Sardari, NEO Classic Home, LLC
- Stipulations:**
- 1) 18 months to pay and apply for building permits.
 - 2) Per site plan date stamped July 25, 2025.

**Approved
w/stips**

5. Application #: ZA-548-25-8
Existing Zoning: R1-6
Location: 2832 North 28th Place
Quarter Section: Q14-34
Proposal: 1) Variance to reduce the required lot width (lot 1) to 53 feet. Minimum 60 feet required.
2) Variance to reduce the required lot width (lot 2) to 53 feet. Minimum 60 feet required.
3) Variance to reduce the side yard setback (north) to 2 feet (lot 1). Minimum 3 feet required.
4) Variance to reduce the side yard setback (south) to 6 feet (lot 1). Minimum 10 feet required.
- Ordinance Sections: 613.B.Table B 613.B.Table B 613.B.Table B
Applicant: Paul O'Connor, POCA Architecture + Design, LLC
Representative: Paul O'Connor, POCA Architecture + Design, LLC
Owner: Hector Medina
- Stipulations:**
- 1) 18 months to pay and apply for building permits.
 - 2) Per site plan date stamped July 24, 2025.

**Approved
w/stips**

6. Application #: ZA-553-25-4
Existing Zoning: DTC-Downtown Gateway, R-3, C-2HRI (Approved C-2 HR)
Location: 1625 North Central Avenue
Quarter Section: Q13-28

Proposal: 1) Use permit to allow outdoor dining as an accessory use to a restaurant (Alden) within 500 feet of a residential zoning district. Use permit required.
2) Use permit to allow outdoor alcohol consumption as an accessory use to a restaurant (Alden) within 500 feet of a residential zoning district. Use permit required.

Ordinance Sections: 623.D.157.c 623.D.157.c
Applicant: Richard Kyu Utsunomiya, CS Art, LLC
Representative: Richard Kyu Utsunomiya, CS Art, LLC
Owner: Mitch Menchaca, City of Phoenix Arts and Culture Department

Stipulations:

- 1) 12 months to commence use.
- 2) Per site plan date stamped July 28, 2025.
- 3) Hours of use for the outdoor area (patio) are to be no earlier the 7:00 AM.
- 4) Outdoor speakers shall be shut off by 10:00 PM on Monday through Saturday and 8:00 PM on Sunday.

**Approved
w/stips**

- 1:30 PM**
7. Application #: ZA-428-25-5 (SIGN)
Existing Zoning: PUD-PCD
Location: 3955, 3939, and 3875 North 99th Avenue and 9855, 9811, 9775, 9797, and 9725 West Indian School Road
Quarter Section: Q16-5
Proposal: Use permit for a major amendment to the Algodon Comprehensive Sign Plan and amend the boundary of the Algodon CSP. Use permit required.
- Ordinance Sections: 705.E.2.d
Applicant: William Hayes, Sign Dealz Co.
Representative: William Hayes, Sign Dealz Co.
Owner: West 99th Holdings, LC
- Stipulations:**
- 1) Sign design shall be in general conformance with the sign drawings submitted to the Hearing Officer date-stamped August 28, 2025.
 - 2) Submittal of a revised 'final' version of the CSP document to the Planning and Development Department incorporating any ZAHO 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.
 - 3) 12 months to pay for and obtain sign permits.

**Approved
w/stips**

8. Application #: ZA-503-25-1 (SIGN)
Existing Zoning: C-2 BC/MFSP
Location: 17222 North Black Canyon Highway
Quarter Section: Q37-23

Proposal: Use permit to rebuild a non-conforming off-premise sign to digital display. Use permit required.

Ordinance Sections: 705.2.G.4

Applicant: Brad Grover, Outfront Media, LLC

Representative: Cassandra Ayres, Berry Riddell, LLC

Owner: Maruti Nandan, Outfront Media, LLC

Stipulations:

- 1) Maximum height of the off-premise sign shall be 48 feet.
- 2) The south sign face shall be 14 feet by 48 feet for an area of 672 square feet.
- 3) Off-premise sign illumination shall be extinguished daily at 11 PM via an automatic timer.
- 4) The applicant shall have 12 months to apply and pay for permits for the subject sign.

**Approved
w/stips**

9. Application #: ZA-484-25-1 (SIGN)

Existing Zoning: RSC-PUD

Location: 10050 North Metro Parkway East

Quarter Section: Q28-22

Proposal: Use permit to allow an electronic message display (EMD) for a ground sign. Use permit required.

Ordinance Sections: 705.C.13

Applicant: Carlos Hernandez, Summit West Signs

Representative: Carlos Hernandez, Summit West Signs

Owner: Mark Binelli, City of Phoenix

Stipulations:

- 1) The maximum sign height shall be 16 feet.
- 2) The maximum EMD square footage shall be no greater than 36 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**

10. Application #: ZA-485-25-2 (SIGN)

Existing Zoning: RE-35 DMCBOD

Location: 29710 North Cave Creek Road

Quarter Section: Q53-37

Proposal: Use permit to allow an electronic message display (EMD) for a ground sign. Use permit required.

Ordinance Sections: 705.C.13

Applicant: Carlos Hernandez, Summit West Signs

Representative: Carlos Hernandez, Summit West Signs

Owner: Mark Binelli, City of Phoenix

Stipulations:

- 1) The maximum sign height shall be 16 feet.
- 2) The maximum EMD square footage shall be no greater than 36 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-486-25-5 (SIGN)
	Existing Zoning:	C-2
	Location:	7602 West Encanto Boulevard
	Quarter Section:	Q14-10
	Proposal:	Use permit to allow an electronic message display (EMD) for a ground sign. Use permit required.
	Ordinance Sections:	705.C.13
	Applicant:	Carlos Hernandez, Summit West Signs
	Representative:	Carlos Hernandez, Summit West Signs
	Owner:	Mark Binelli, City of Phoenix
	Stipulations:	
	1) The maximum sign height shall be 15 feet.	
	2) The maximum EMD square footage shall be no greater than 36 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	12. Application #:	ZA-306-24-5 (1 Year Review of Use Permit) (Continued from July 3, 2025)
	Existing Zoning:	C-2
	Location:	7550 West Indian School Road
	Quarter Section:	Q17-10(H4)
	Proposal:	Use permit to allow a temporary use (Farmers Market) for up to 36 months. Use permit required.
	Ordinance Sections:	708.D.1
	Applicant:	Jose M. Cazarez
	Representative:	Jose M. Cazarez
	Owner:	Jose M. Cazarez
	Stipulations:	
	1) Farmers Market will be held no more than twice per month.	
	2) Hours are limited to Friday – Sunday 12:00 PM – 7:00 PM	
	3) Maximum of 2 food-trucks permitted as shown on site plan date stamped May 22, 2024.	
	4) No amplified sound.	
	5) 1 year review of use permit.	
	6) Approved for 3 years.	
*Approved w/stips	13. Application #:	ZA-401-25-8 (Continued from July 3, 2025)
	Existing Zoning:	R-4 RSIO
	Location:	821 East Jones Avenue
	Quarter Section:	Q5-29
	Proposal:	Use permit to allow detached accessory dwelling unit located between the primary dwelling unit and the front property line. Use permit required.
	Ordinance Sections:	706.A.5
	Applicant:	Hugo Mendoza, Ochoas Properties, LLC
	Representative:	Hugo Mendoza, Ochoas Properties, LLC
	Owner:	Rene Castro
	Stipulation:	
	1) 12 months to apply and obtain building permits.	

2) Per site plan date stamped May 29, 2025.

**Approved
w/stips**

14. Application #: ZA-555-25-6
Existing Zoning: R-5
Location: 5050 East Thomas Road
Quarter Section: Q15-39
Proposal: 1) Variance to reduce the side (west) building setback to 0 feet. Minimum 5 feet required.
2) Variance to reduce the interior property line (east) landscape setback to 0 feet. Minimum 5 feet required.
3) Variance to reduce the interior property line (south) landscape setback to 0 feet. Minimum 5 feet required.
Ordinance Sections: 703.B.3.b(3) 703.B.3.b(3) 703.B.3.b(3)
Applicant: William Lally, Tiffany & Bosco, PA
Representative: Holly Reading, William Lally, Tiffany & Bosco, PA
Owner: Richard Cardenas, 5050 Thomas, LLC
Stipulations:
1) 18 months to apply and obtain building permits.
2) Per site plan date stamped July 28, 2025.

ZONING ADJUSTMENT HEARING OFFICER: CAROL BERRY
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 29, 2025