

RESULTS OF PUBLIC MEETING BOARD OF ADJUSTMENT

Pursuant to A.R.S. Section 38-431.02, notice was hereby given to the members of the **BOARD OF ADJUSTMENT** and to the general public, that the **BOARD OF ADJUSTMENT** held a meeting open to public on **Thursday, December 4, 2025 at 1:00 p.m.**

The Board of Adjustment was held in-person and virtually.

The results of the meeting were as follows:

RESULTS

Approved A. Approval of Minutes – October 2, 2025

(Dodds/Ammon - Vote of 6-0) (James absent).

Approved B. Approval of Agenda – December 4, 2025

(Dodds/Ammon - Vote of 6-0) (James absent).

C. Requests for Continuance and/or Withdrawal

Withdrawn

1. Application #: **ZA-524-25-4 (Withdrawn)**
 Existing Zoning: R-5
 Location: 4007 West McDowell Road
 Quarter Section: Q12-19(G6)
 Proposal: 1) Variance to allow vehicle maneuvering within the alley (south). Maneuvering must be located on private property. 2) Variance to reduce the rear setback (south) to 15 feet. Minimum 43 feet required. 3) Variance to reduce the required rear yard (south) landscape setback to 0 feet. Minimum 5 feet required. 4) Variance to reduce the open space to 0%. Minimum 5% required.
 Ordinance Sections: 702.A.1.b; 618.B.Table B;
 703.B.3.(b).3; 703.B.4.a.(1)
 Applicant: Philip Reina, GBMA Architecture, LLC
 Representative: Manuel Aguirre, GBMA Architecture, LLC
 Owner: Erik Tapia, 4007 West McDowell Road, LLC

Appellant: Philip Reina, GBMA Architecture, LLC

D. Items for Consideration

**Overtured
ZAHO with
stipulations**

2. Application #: **ZA-606-25-8 (SIGN)**
Existing Zoning: C-2, C-2 M-R
Location: 2808 North 46th Street
Quarter Section: Q14-38(G11)
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: City of Phoenix, Mark Binelli
Appellant: Thomas Carr, Summit West Signs

Overtured the Zoning Adjustment Hearing Officer's decision and approved the use permit with stipulations:

- 1) The maximum sign height shall be 16 feet above grade.***
- 2) The maximum EMD square footage shall be no greater than 36 square feet.***
- 3) Sign illumination shall be automatically shut off daily at 9:00 p.m. via an automatic dimming device.***
- 4) Twelve months to obtain sign permits for the ground sign.***

(Beuerlein/Dodds - Vote of 5-1) (Graham) (James absent).

**Upheld
ZAHO**

3. Application #: **ZA-521-25-2**
Existing Zoning: R1-14
Location: 4645 East Marilyn Road
Quarter Section: Q34-38(L11)
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; 703.A.2.a
Applicant: Shaine Alleman, Tiffany & Bosco, PA
Representative: Shaine Alleman, Tiffany & Bosco, PA
Owner: Acoma North Campus, LLC,
Scottsdale Christian Academy
Appellant: Shaine Alleman

Upheld the Zoning Adjustment Hearing Officer's decision and denied the use permit and variances.

(Graham/Beuerlein - Vote of 4-2) (Ammon/Dodds) (James absent).

E. Other Business

Approved

4. Discussion and Vote on the 2026 Board of Adjustment Meeting Dates.

(Hill/Dodds - Vote of 6-0) (James absent).

Approved

5. Nomination and Election of 2026 Board Chair and Vice Chair.

Ms. Hill was nominated and elected as Chair.

(Eigo/Ammon - Vote of 6-0) (James absent).

Ms. Dodds was nominated and elected as Vice Chair.

(Eigo/Ammon - Vote of 6-0) (James absent).

No Action

6. Board of Adjustment Training by the Planning and Development Department.

Updated

7. Update on the Next Board of Adjustment Agenda.

Updated

8. Update on Pending Appeals of the Board of Adjustment.

No Action

9. Q & A: Procedure and Process - Board of Adjustment Case Law.

Adjourned

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. 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 saneeya.mir@phoenix.gov or 602-686-6461, TTY: Use 7-1-1.

December 4, 2025