

NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING
**Revised January 27, 2026*

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 **December 30, 2025, at 1:30 PM (Items 1-7). 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

Denied

9:00 AM

1. Application #: ZA-936-25-3
Existing Zoning: RE-35
Location: 5317 East Yucca Street
Quarter Section: Q29-40
Proposal: Variance to allow an over height wall (8 feet) in the required rear yard (south) setback. Maximum 6 feet permitted.

Ordinance Sections: 703.A.2.c
Applicant: Anny Draginova
Representative: Anny Draginova
Owner: Anny Draginova

**Approved
w/stips**

2. Application #: ZA-483-25-6 (SIGN)
Existing Zoning: C-2
Location: 3131 East Camelback Road
Quarter Section: Q18-34
Proposal: Use permit to adopt the 3131-3133 Camelback Comprehensive Sign Plan. Use permit required.

Ordinance Sections: 705.E.2
Applicant: Steven Johnson, Imperial Signs
Representative: Steven Johnson, Imperial Signs
Owner: Daryl Burton, Reliance Management, 3131-3133 E Camelback Partners, LLC

Stipulations:

- 1) Sign design and location shall be in accordance with the sign drawings submitted to the Hearing Officer date-stamped December 4, 2025.
- 2) Maximum ground sign height shall be 16 feet per Section 705 Table D.1. 3.1.
- 3) Maximum wall sign square footage shall be 1 square foot per one linear foot of building elevation per Section 705 Table D.1. 3.1.
- 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**

3. Application #: ZA-858-25-5 (SIGN)
Existing Zoning: C-2

Location: 4402 North 51st Avenue
Quarter Section: Q17-16
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: Marc Binelli, City of Phoenix

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 10:00 PM via an automatic dimming device.
- 4) 12 months to obtain sign permits for the ground sign.

**#1
Approved
w/stip**

4. Application #: ZA-700-25-7 (Continued from November 20, 2025)

Existing Zoning: R-5 RI

Location: 960 West McKinley Street

Quarter Section: Q11-26

Proposal: 1) Variance to allow maneuvering in the right-of-way (alley). Maneuvering must be located on private property.

2) Variance to reduce the open space to 0%. Minimum 5% required.

Ordinance Sections: 702.A.1.b 618.Table B

Applicant: Mike March, Moderna Architects

Representative: Mike March, Moderna Architects

Owner: Hard Hat Equities LLC

Stipulation:

- 1) 2 years to apply and pay for building permits.

***Approved
w/stips**

5. Application #: ZA-795-25-1

Existing Zoning: R1-6

Location: 3737 West Port Au Prince Lane

Quarter Section: Q34-20

Proposal: Variance to reduce the side yard setback (west) to 0 feet. Minimum 10 feet required.

Ordinance Sections: 613.B.Table B

Applicant: Dane Reblin

Representative: Dane Reblin

Owner: Dane and Karen Reblin

Taken out from under advisement on January 27, 2026 and approved with the following stipulations:

- 1) The workshop and shed structure (subjects of this case) shall be painted a color that closely matches the slump block walls of the existing house.
- 2) 1 year to apply and pay for building permits.

**Approved
w/stips**

6. Application #: ZA-873-25-6

Existing Zoning: R1-6, RE-35 SP, C-1

Location: 4700 East Warner Road

Quarter Section: Q07-38
Proposal: Use permit to allow a temporary use (farmers' market and carnival) for up to 36 months. Use permit required.
Ordinance Sections: 708.D.1
Applicant: Susan Rast, Ahwatukee Board of Management
Representative: Susan Rast, Ahwatukee Board of Management
Owner: Susan Rast, Ahwatukee Board of Management

Stipulations:

- 1) Parking is to be in designated areas only.
- 2) Framers' Market hours shall be 8:00 AM – 1:00 PM.
- 3) Set up for the farmers market shall occur no earlier than 6:00 AM and tear down will be completed no later than 2:00 PM.
- 4) Farmers Market permitted once a week on Sundays.
- 5) Carnival is approved for 1 per year.
- 6) Carnival will be limited to 3 days.
- 7) Set up for the Carnival will occur 1 day before the event and tear down completed on the last day of the event.
- 8) Per the event areas and stage as shown on site plans date stamped November 25, 2025.

**Approved
w/stips**

7. Application #: ZA-911-25-1
Existing Zoning: RE-43
Location: 3714 West Behrend Drive
Quarter Section: Q40-20
Proposal: 1) Variance to allow an over height fence (7 feet) in the required front yard setback (east). Maximum 40 inches allowed.
2) Variance to reduce front yard setback (east) to 20 feet. Minimum 40 feet required.
Ordinance Sections: 703.A.2.a 605.B.4.a
Applicant: Colleen Ryan, Behrend, LLC
Representative: Mike Giacalone
Owner: Colleen Ryan, Behrend, LLC
Stipulations:
1) East over height wall will be setback 6 feet from the property line to allow landscape buffer between wall and street.
2) East over height wall to extend south from approximately 128 feet to align with the center of the existing garage then west to connect to the existing garage.
3) New carport to be located north of the portion of the over height wall parallel to Behrend Drive.
4) 2 years to apply and pay for building permits.

**ZONING ADJUSTMENT HEARING OFFICER: BETTY DRAKE
PLANNER: DOMINIC AMODIO, 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.

January 27, 2026