

NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING
**Revised August 6, 2025*

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 **July 17, 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/stip

9:00 AM

1. Application #: ZA-206-25-4
Existing Zoning: C-2 TOD-1
Location: 1521 West Camelback Road
Quarter Section: Q18-25(H7)
Proposal:
1) Variance to reduce minimum building frontage to 20% along Camelback Road. Minimum 65% building frontage required.
2) Variance to increase the blank wall allowance to 40% of street frontage along Camelback Road. Maximum 30% allowed.
3) Variance to reduce the landscape setback (south) not adjacent to a public street to 2 feet. Minimum 10 feet required.
4) Use Permit to allow a drive through accessory to a restaurant within 300 feet of a residential zoning district. Use Permit required.
5) Use Permit to allow outdoor dining accessory to a restaurant (Dutch Bros Coffee). Use Permit required.

Ordinance Sections: 662.I.2.a 623.E.4.e 623.D.157.d.(2) 623.D.157.c
Applicant: David E. Richert, Richert & Associates
Representative: David E. Richert, Richert & Associates
Owner: Anthony Chavez, Spin Cycle Laundromat, LLC
Stipulation:
1) 18 months to pay and obtain building permits.

Withdrawn
to Amend

2. Application #: ZA-339-25-8
Existing Zoning: R1-6
Location: 3014 North 24th Place
Quarter Section: Q15-33
Proposal: Variance to reduce the side yard (south) setback to 0 feet. Minimum 3 feet required.

Ordinance Sections: 613.B.Table B
Applicant: Junier Lam, Lam Building Design, LLC
Representative: Junier Lam, Lam Building Design, LLC
Owner: L&M Building, LLC

Approved
w/stips

3. Application #: ZA-412-25-6
Existing Zoning: RE-43 ACSPD
Location: 6340 East Sage Drive

Quarter Section: Q19-42
 Proposal: 1) Variance to allow an over height fence (6 feet) in the required front yard (west). Maximum 40 inches permitted.
 2) Variance to allow an over height fence (6 feet) in the required front yard (east). Maximum 40 inches permitted.
 Ordinance Sections: 703.A.2.a 703.A.2.a
 Applicant: David E. Richert, Richert & Associates
 Representative: David E. Richert, Richert & Associates
 Owner: Walt and Dr. Ruth Brown, Big Big Dog Real Estate, LLC

Stipulations:

- 1) Per the site plan date stamped June 9, 2025.
- 2) 1 year to pay and obtain building permits.

***Denied** 4. Application #: ZA-419-25-5
 Existing Zoning: R-3
 Location: 2635 West State Avenue
 Quarter Section: Q23-23
 Proposal: Variance to allow an over height fence (6 feet) in the required front yard (north). Maximum 40 inches permitted.
 Ordinance Sections: 703.A.2.a
 Applicant: Colombia Rocio Cantos de Marin
 Representative: Colombia Rocio Cantos de Marin
 Owner: Colombia Rocio Cantos de Marin
Taken out from under advisement on August 6, 2025 and denied.

Withdrawn to Amend 5. Application #: ZA-424-25-1
 Existing Zoning: R1-18
 Location: 19713 North 39th Drive
 Quarter Section: Q40-19
 Proposal: 1) Variance to reduce the side yard (north) setback for an accessory dwelling unit to 0 feet. Minimum 3 feet required.
 2) Variance to reduce the rear yard (east) setback for an accessory dwelling unit to 0 feet. Minimum 3 feet required.
 Ordinance Sections: 706.A.4.b.(2) 706.A.4.b.(2)
 Applicant: Timothy Green, Monsters Framing, LLC
 Representative: Timothy Green, Monsters Framing, LLC
 Owner: Mark Peters

#1 and 2 Denied 6. Application #: ZA-433-25-4
 Existing Zoning: C-1
 Location: 3131 North 19th Avenue
 Quarter Section: Q15-25
 Proposal: 1) Variance to reduce the required rear building setback (east) adjacent to residential zoning to 30 feet. Minimum 50 feet required.
 2) Variance to reduce the required parking to 55 spaces. Minimum 106 parking spaces required.
#3 Approved w/stip

3) Use permit to allow a community residence center. Use permit required.

Ordinance Sections: 622.E.4.d.Table 702.C 622.D.38
Applicant: Jordan Greenman, Greenman Law Firm
Representative: Jordan Greenman, Greenman Law Firm
Owner: James Donley, Live Better 19th Ave, LLC

Stipulation:

- 1) 1 year to commence use.

**Approved
w/stips**

7. 1:30 PM

Application #: ZA-343-25-6 (SIGN)
Existing Zoning: C-2
Location: 6107 North 7th Street
Quarter Section: Q21-29
Proposal: Use permit to allow an electronic message display (EMD) on an existing ground sign. Use permit required.

Ordinance Sections: 705.C.13
Applicant: Kemberly Gile, ArkVets
Representative: Kemberly Gile, ArkVets
Owner: Jorge Vicente, Keyway Phoenix, LLC

Stipulations:

- 1) Maximum sign height shall be 16 feet up to 20 feet with Design Review approval incorporating building materials, color and texture to match with the existing building architecture per Section 507 Tab A.
- 2) Maximum electronic message display (EMD) square footage shall be no greater than 42 square feet.
- 3) Sign illumination shall be automatically shut off daily at 10:30 p.m. via an automatic dimming device.
- 4) 12 months to obtain sign permits.

**Approved
w/stips**

8. Application #: ZA-397-25-3 (SIGN)

Existing Zoning: C-2
Location: 1825 West Union Hills Drive
Quarter Section: Q38-25
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, Project Manager, 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 p.m. via an automatic dimming device.
- 4) 12 months to obtain sign permits for the ground sign.

**Approved
w/stips**

9. Application #: ZA-404-25-3 (SIGN)
Existing Zoning: R-4
Location: 750 East Townley Avenue

Quarter Section: Q26-29
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 Project Manager, 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**

10. Application #: ZA-405-25-1 (SIGN)
Existing Zoning: PSC
Location: 23550 North 36th Avenue
Quarter Section: Q45-20
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, Project Manager, 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-406-25-3 (SIGN)
Existing Zoning: PUD and RSC PCD
Location: 4525 East Paradise Village Parkway North
Quarter Section: Q32-38
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, Project Manager, 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.

- Withdrawn to Amend**
12. Application #: ZA-373-25-6
Existing Zoning: R1-10
Location: 4820 East Osborn Road
Quarter Section: Q16-39
Proposal: 1) Use permit to allow detached accessory structure located between the primary dwelling unit and the front property line (south). Use permit required.
2) Variance to allow an over height fence (6 feet) in the required front yard (south). Maximum 40 inches permitted.
Ordinance Sections: 706.B.1 703.A.2.a
Applicant: Jacques LeBlanc, Realm Design, LLC
Representative: Jacques LeBlanc, Realm Design, LLC
Owner: Elizabeth Dutton and Dave Bush, Tudie 4825, LLC
- Approved w/stips**
13. Application #: ZA-427-25-8
Existing Zoning: R-3 CCSIO
Location: 1233,1235, and 1241 South 15th Avenue
Quarter Section: Q8-26
Proposal: Use Permit to use the Single-Family attached development option. Use Permit required.
Ordinance Sections: 615.Table B
Applicant: Lee Crawford, Arizona Central Properties, LLC
Representative: Lee Crawford, Arizona Central Properties, LLC
Owner: Lee Crawford, Arizona Central Properties, LLC
Stipulations:
1) Per site plan date stamped June 13, 2025.
2) 1 year to apply and pay for building permits.
- Approved w/stips**
14. Application #: ZA-434-25-6
Existing Zoning: R1-6
Location: 5101 East Mulberry Drive
Quarter Section: Q15-39
Proposal: Variance to reduce front yard setback (west) to 8 feet. Minimum 20 feet required.
Ordinance Sections: 613.B.Table B
Applicant: Paul Winegarner, PBW Design
Representative: Paul Winegarner, PBW Design
Owner: Tracy Thomas
Stipulations:
1) 1 year to apply and pay for building permits.
2) Per site plan date stamped June 16, 2025.

**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.

August 6, 2025