

**NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING**

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 31, 2025, at 9:00 AM. (Items 1-6) and 1:30 PM (Items 7-11). 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

Continued

9:00 AM

1. Application #: ZA-438-25-8
Existing Zoning: DTC-Commercial Corridor CCSIO
Location: 850 South Central Avenue
Quarter Section: Q9-27
Proposal: 1) Variance to reduce the required setback (west) adjacent to a buffer alley to 0 feet. Minimum 15 feet required.
2) Variance to allow access and vehicle maneuvering within a buffer alley. Access and maneuvering within a buffer alley is not permitted.
3) Variance to reduce the parking requirement to 0 spaces. Minimum 39 spaces required.
Ordinance Sections: 1211.B.4.a.(2) 1207.L.1 1206.B.2.a
Applicant: Dennis Newcombe, Gammage and Burnham, PLC
Representative: Manjula Vaz, Gammage and Burnham, PLC
Owner: Avein Saaty-Tafoya, Friendly House, Inc.
Continued to October 9, 2025 at 9:00 AM.

Continued

2. Application #: ZA-449-25-4
Existing Zoning: C-3 SAUMSO
Location: 4601 North 7th Avenue and 652 West Hazelwood Street
Quarter Section: Q18-27
Proposal: 1) Use permit to allow for outdoor dining as an accessory use to a bar within 500 feet of a residential district. Use permit required.
2) Use permit to allow for outdoor alcohol consumption as an accessory use to a bar within 500 feet of a residential district. Use permit required.
Ordinance Sections: 624.D.112.c 624.D.112.c
Applicant: Wendy Riddell, Berry Riddell, LLC
Representative: Wendy Riddell, Berry Riddell, LLC
Owner: Melrospace, LLC
Continued to September 11, 2025 at 9:00 AM.

**Approved
w/stips**

3. Application #: ZA-465-25-4
Existing Zoning: R1-6 HP
Location: 1326 West Heatherbrae Drive
Quarter Section: Q17-26

Proposal: Variance to reduce the side yard (east) setback for an accessory dwelling unit to 0 feet. Minimum 3 feet required.
Ordinance Sections: 706.A.4.b.(2)
Applicant: Andrew Thurston, Rental Renovators Inc. dba P.J. Hussey Construction
Representative: Andrew Thurston, Rental Renovators Inc. dba P.J. Hussey Construction
Owner: Vincent Malouff

Stipulations:

- 1) Per site plan date stamped June 25, 2025.
- 2) 12 months to apply and pay for building permits.

**Approved
w/stips**

4. Application #: ZA-472-25-2
Existing Zoning: R1-14
Location: 13402 North 58th Place
Quarter Section: Q32-41
Proposal: Variance to reduce the required side yard setback (north) to 5 feet. Minimum 10 feet required.
Ordinance Sections: 608.B.4.c
Applicant: Kevin Fulkerson, Cornerstone Design Group
Representative: Kevin Fulkerson, Cornerstone Design Group
Owner: Chad and Kelly Carey

Stipulations:

- 1) Per site plan date stamped July 26, 2025.
- 2) 12 months to apply and pay for building permits.

**Approved
w/stips**

5. Application #: ZA-475-25-7
Existing Zoning: DTC - Evans Churchill West
Location: 1029 North 1st Street
Quarter Section: Q12-28
Proposal: Use permit to allow outdoor liquor service as an accessory to a restaurant (Pizzanista). Use Permit required.
Ordinance Sections: 1203.C.Table
Applicant: Skyler Reeves, LV Worldwide, LLC
Representative: Jeff Muckerman, Permits Made Easy
Owner: Zac Cohen, JJJZ 1029, LLC

Stipulations:

- 1) Per site plan date stamped June 27, 2025.
- 2) 12 months to apply and pay for building permits.

**Approved
w/stips**

6. Application #: ZA-476-25-7
Existing Zoning: DTC - Evans Churchill West
Location: 1030 North 1st Street
Quarter Section: Q12-28
Proposal: Use permit to allow outdoor liquor service as an accessory to a restaurant (HERO). Use Permit required.
Ordinance Sections: 1203.C.Table
Applicant: Skyler Reeves, LV Portland, LLC
Representative: Jeff Muckerman, Permits Made Easy

Owner: Jordan Taylor, Rainbow Road Roro, LLC

Stipulations:

- 1) Per site plan date stamped June 27, 2025.
- 2) 12 months to apply and pay for building permits.

1:30 PM

**Approved
w/stip**

7. Application #: ZA-344-25-5 (SIGN)
Existing Zoning: PUD PCD
Location: 3750 North 93rd Avenue
Quarter Section: Q16-6
Proposal: Use permit to adopt the West 101 Logistics Center Comprehensive Sign Plan and amend the boundary of the Algodon CSP. Use permit required.

Ordinance Sections: 705.E.2
Applicant: Jared Segel, Associated Sign Company
Representative: Jared Segel, Associated Sign Company
Owner: Vicente Ruiz, Trammel Crow Company, West 101 Logistics Center

Stipulation:

- 1) Per the site plan date stamped May 15, 2025.
- 2) Sign design shall be in general conformance with the sign drawings submitted to the Hearing Officer date-stamped July 31, 2025.
- 3) 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.
- 4) 18 months to pay for and obtain sign permits.

**Approved
w/stips**

8. Application #: ZA-418-25 (SIGN)
Existing Zoning: C-2- DRSP
Location: 5353 East City North Drive
Quarter Section: Q41-40
Proposal: Use permit for a major amendment to add wall signs including one over 56 feet in height to the Desert Ridge/City North Comprehensive Sign Plan. Use permit required.

Ordinance Sections: 705.E.2
Applicant: Zelig Hess, Ds Signs and Lighting, LLC
Representative: Zelig Hess, Ds Signs and Lighting, LLC
Owner: David Grazioli, OTG Property, LLC

Stipulations:

- 1) Sign design shall be in general conformance with the sign drawings submitted to the Hearing Officer date-stamped July 31, 2025.
- 2) One high-rise sign above 56 feet on south elevation shall not be higher than 100 feet above grade and no more than 363 square feet. Any hi-rise signs (signs at or over 56 feet) on south elevation shall be automatically dimmed to a maximum of 80 Nits luminance at 11:00 pm daily until sunrise.

3) 12 months to pay for and obtain sign permits.

**Approved
w/stips**

9. Application #: ZA-430-25-4 (SIGN)
Existing Zoning: C-2
Location: 1039 East Camelback Road
Quarter Section: Q18-29
Proposal: 1) Use permit to rebuild a non-conforming off-premise sign to digital display. Use permit required.
2) Use permit to increase the height of an off-premise sign to a height of 48 feet. Use permit required.
Ordinance Sections: 705.2.G.4; 705.2.B.4.b
Applicant: Cassandra Ayres, Berry Riddell, LLC
Representative: Cassandra Ayres, Berry Riddell, LLC
Owner: Lloyd Krause, Brad Grover, Outfront Media
Stipulations:
1) Maximum height of the off-premise sign shall be 48 feet.
2) The east and west faces of the board shall be 22 feet by 10.5 feet for an area of 232 square feet per sign face.
3) Off-premise sign illumination shall be extinguished daily at 11 p.m. via an automatic timer.
4) Install a Planning and Development Department (PDD) design-approved, decorative pole cover on the sign.
5) Install a Planning and Development Department design-approved metallic screen treated with a graffiti resistant coating on the south end of the sign towards the residential uses.
6) The applicant shall have 12 months to apply and pay for permits for the subject sign.

**Approved
w/stips**

10. Application #: ZA-173-25-8
Existing Zoning: R-4 RSIOD
Location: 1419 East Wood Street
Quarter Section: Q5-30(E9)
Proposal: 1) Variance to reduce the lot width (Lot 2) to 22 feet. Minimum 60 feet required.
2) Variance to reduce the lot width (Lot 1) to 56 feet. Minimum 60 feet required.
Ordinance Sections: 617.B.Table B
Applicant: Mariah Alejandro
Representative: Mariah Alejandro
Owner: Mariah Alejandro
Stipulations:
1) 12 months to apply and pay for building permits.
2) Per site plan date stamped May 21, 2025.

**Approved
w/stips**

11. Application #: ZA-416-25-6
Existing Zoning: R1-6
Location: 5462 East Virginia Avenue
Quarter Section: Q14-40
Proposal: 1) Variance to reduce the side yard (west) setback to 0 feet for detached accessory structure. Minimum 3 feet required.

2) Variance to reduce the rear yard (north) setback to 0 feet for detached accessory structure. Minimum 3 feet required.

Ordinance Sections: 706.B.2.a 706.B.2.a

Applicant: Ian Shippy

Representative: Ian Shippy

Owner: Ian Shippy

Stipulations:

- 1) 6 months to apply and pay for building permits.
- 2) Per site plan date stamped June 10, 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 1, 2025