

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, June 5, 2025 at 12:00 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 – May 1, 2025

(Dodds/James - Vote of 7-0).

Approved B. Approval of Agenda – June 5, 2025

(Dodds/James - Vote of 7-0).

C. Requests for Continuance and/or Withdrawal

Continued 1. Application #: **ZA-140-25-6 (SIGN) (Auto-Continued to July 3, 2025)**

Existing Zoning: C-2

Location: 3929 East Indian School Road

Quarter Section: Q16-36(H10)

Proposal: Use permit to rebuild a nonconforming off-premise sign not requesting a digital. Use permit required.

Ordinance Sections: 705.2.G.5

Applicant: Jacob Zonn, Becker Boards Small, LLC

Representative: Garry D. Hays, The Law Offices of Garry D. Hays

Owner: Yee Family Trust

Appellants: Larry Whitesell, The Peak Neighborhood Association
Neal Haddad, Arcadia Osborn Neighborhood Association

Continued Application #: **ZA-155-25-6 (SIGN) (Auto-Continued to July 3, 2025)**

Existing Zoning: C-2

Location: 3950 East Indian School Road

Quarter Section: Q17-36(H10)

Proposal:	Use permit to rebuild a nonconforming off-premise sign not requesting a digital. Use permit required.
Ordinance Sections:	705.2.G.5
Applicant:	Jacob Zonn, Becker Boards Small, LLC
Representative:	Garry D. Hays, The Law Offices of Garry D. Hays
Owner:	NRF-Arcadia Place, LLC
Appellant:	Larry Whitesell, The Peak Neighborhood Association

D. Items for Consideration

**Overtured
Request #1;
Upheld
Request #2**

3.	Application #:	ZA-84-25-6
	Existing Zoning:	R1-10 NCASPD
	Location:	1 East Northview Avenue
	Quarter Section:	Q23-28(I8)
	Proposal:	1) Use permit for official approval of a home occupation (Federal Firearms License). Use permit required. 2) Use permit to allow the generation of traffic for a home occupation (Federal Firearms License). Use permit required.
	Ordinance Sections:	608.E.27.h.(5); 608.E.27.h.(1)
	Applicant:	Mark Benz, Weaponry by Benz, LLC
	Representative:	Mark Benz, Weaponry by Benz, LLC
	Owner:	M&B Trust, Weaponry By Benz, LLC
	Appellant:	Michelle Mills Thorpe

***Overtured the Zoning Adjustment Hearing Officer's decision and denied Request #1 and upheld the denial of Request #2.
(Eigo/Beuerlein - Vote of 7-0).***

E. Other Business

Updated	4.	Update on the next Board of Adjustment agenda.
Updated	5.	Update on pending appeals of the Board of Adjustment.
No Action	6.	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.

June 5, 2025