

NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING
**Revised April 17, 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 **March 20, 2025, at 9:00 AM. (Items 1-5) and 1:30 PM (Items 6-13). 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

Withdrawn

9:00 AM

- | | | |
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| 1. | Application #: | ZA-106-25-2 |
| | Existing Zoning: | RE-35 |
| | Location: | 6145 East Gold Dust Avenue |
| | Quarter Section: | Q28-42(K12) |
| | Proposal: | Use permit to allow a 21 foot tall projection of the main building into the required rear yard (east). Maximum 15 foot tall projection permitted. |
| | Ordinance Sections: | 701.A.3.a.(2).(d).(iii) |
| | Applicant: | Thomas James Homes, AZ23X, LLC |
| | Representative: | Ben Patton, Thomas James Homes |
| | Owner: | Thomas James Homes, AZ23X, LLC |

**Approved
w/stips**

- | | | |
|----|---------------------|---|
| 2. | Application #: | ZA-117-25-7 |
| | Existing Zoning: | R1-6 |
| | Location: | 5411, 5419, and 5421 South 14th Avenue |
| | Quarter Section: | Q3-26(D8) |
| | Proposal: | Variance to reduce the minimum lot width (Lots 13 and 14) to 56 feet. Minimum 60 feet required. |
| | Ordinance Sections: | 613.B.Table B |
| | Applicant: | Nick R. Otero |
| | Representative: | Nick R. Otero |
| | Owner: | Sonia Otero-Hanley, Martin R. Otero Living Trust |
- Stipulations:**
- 1) Per the lot widths as shown on site plan date stamped February 13, 2025.
 - 2) 6 months to complete the lot split process.

Withdrawn

- | | | |
|----|---------------------|--|
| 3. | Application #: | ZA-120-25-4 |
| | Existing Zoning: | C-2 TOD-1 |
| | Location: | 4700 North Central Ave, Suite 117 and 118 |
| | Quarter Section: | Q18-27(H8) |
| | Proposal: | Use permit to allow a tattoo shop (The Afterparty). Use permit required. |
| | Ordinance Sections: | 623.D.187 |
| | Applicant: | Ryce Thiel and Sierra Sussha, The Afterparty, LLC |

		Representative:	Ryce Thiel and Sierra Sussha, The Afterparty, LLC
		Owner:	Davis Enterprises, 4700 N Central, LLC
Approved w/stips	4.	Application #:	ZA-129-25-1
		Existing Zoning:	R1-6,C-2
		Location:	11839 North 28th Drive
		Quarter Section:	Q30-22(K7)
		Proposal:	1) Variance to allow an over height fence (6 feet) in the required front yard (south) setback. Maximum height of 40 inches permitted. 2) Variance to allow an over height fence (6 feet) in the required front yard (west) setback. Maximum height of 40 inches permitted. 3) Variance to allow an over height fence (6 feet) in the required front yard (west) setback. Maximum height of 40 inches permitted.
		Ordinance Sections:	703.A.3.a 703.A.3.a 703.A.2.a
		Applicant:	Jack Santoro, Red Rock Design Build
		Representative:	Jack Santoro, Red Rock Design Build
		Owner:	Eric Askins, HBI Properties, LLC
		Stipulations:	
			1) Fence color must match the color of the existing building.
			2) Per the location of the fence as shown on site plan date stamped February 12, 2025.
			3) 1 year to apply for and obtain building permits.
Approved w/stip	5.	Application #:	ZA-130-25-3
		Existing Zoning:	R-4
		Location:	1223 West Vogel Avenue
		Quarter Section:	Q27-26(J8)
		Proposal:	Use permit to use the Average Lot development option. Use permit required.
		Ordinance Sections:	608.B
		Applicant:	Tana Nichols, Habitat for Humanity Central Arizona
		Representative:	Tana Nichols, Habitat for Humanity Central Arizona
		Owner:	Habitat for Humanity Central Arizona
		Stipulation:	
			1) 1 year to apply for and obtain building permits.
Approved w/stips	6.	1:30 PM	
		Application #:	ZA-58-25-7 (SIGN)
		Existing Zoning:	DTC-Business Core
		Location:	300 North Central Avenue
		Quarter Section:	Q11-27(F9)
		Proposal:	Use permit to adopt the Central Station Comprehensive Sign Plan. Use permit required.
		Ordinance Sections:	705.E.2

Applicant: Joy Gunay, Signs of the Times
Representative: Lindsay Hanson, Signs of the Times
Owner: Central Station Project, GMH Communities

Stipulations:

- 1) Sign design shall be in general conformance with the sign drawings submitted to the Hearing Officer date-stamped March 20, 2025.
- 2) Any hi-rise signs (signs at or over 56 feet) shall be automatically dimmed to a maximum of 80 Nits luminance at 10:30pm daily until sunrise.
- 3) For hi-rise signs (signs at or over 56 feet) that emit white light, prior to sign installation, a signed statement from the sign fabricator verifying correlated color temperature (in degrees Kelvin) lighting modules not exceeding 4,000K were used shall be submitted to the Planning and Development Department (PDD).
- 4) 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.
- 5) 12 months to pay for and obtain sign permits.

**Approved
w/stips**

7. Application #: ZA-75-25-7 (SIGN)
Existing Zoning: DTC-Rosevelt East
Location: 625 North 2nd Avenue
Quarter Section: Q11-27
Proposal: Use permit to adopt the X Roosevelt Rosie Comprehensive Sign Plan. Use permit required.
- Ordinance Sections: 705.E.2
Applicant: Joy Gunay, Signs of the Times
Representative: Joy Gunay, Signs of the Times
Owner: Jeremy Jacinth, XSC Basecamp Investment, LLC

Stipulations:

- 1) Sign design shall be in general conformance with the sign drawings submitted to the Hearing Officer date-stamped March 20, 2025.
- 2) Any hi-rise signs (signs at or over 56 feet) shall be automatically dimmed to a maximum of 80 Nits luminance at 10:30pm daily until sunrise.
- 3) For hi-rise signs (signs at or over 56 feet) that emit white light, prior to sign installation, a signed statement from the sign fabricator verifying correlated color temperature (in degrees Kelvin) lighting modules not exceeding 4,000K were used shall be submitted to the Planning and Development Department (PDD).
- 4) 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.

5) 12 months to pay for and obtain sign permits.

**Approved
w/stips**

8. Application #: ZA-852-24-2
Existing Zoning: R1-6
Location: 3206 East Campo Bello Drive
Quarter Section: Q37-35(M10)
Proposal: 1) Use permit to allow an over height outdoor game court fence (12 feet) in the required rear yard (north) setback. Use permit required.
2) Use permit to allow an over height outdoor game court fence (12 feet) in the required side yard (west) setback. Use permit required.
3) Use permit to allow outdoor game court lights. Use permit required.
Ordinance Sections: 608.E.34 608.E.34 608.E.34
Applicant: Ivan Lopez Ortega
Representative: Ivan Lopez Ortega
Owner: Ivan Lopez Ortega
Stipulations:
1) Lighting will be no higher than 12 feet and will not exceed ambient lighting conditions.
2) Per the location of the batting case as shown on site plan date stamped February 11, 2025.
3) 90 days to commence the use.
4) Lighting must be turned off no later than 10:30 PM daily.

Approved

9. Application #: ZA-53-25-8
Existing Zoning: A-2 AIO RSIOD
Location: 2424 South 24th Street
Quarter Section: Q7-32(E9)
Proposal: Revocation of ZA-654-20, use permit to allow Medical Marijuana Dispensary. Use permit required.
Ordinance Sections: 307.A.7.g
Applicant: 2424 S 24th Street, LLC
Representative: Lindsay Schube, Gammage & Burnham, PLC
Owner: 2424 S 24th Street, LLC

***Denied**

10. Application #: ZA-104-25-7
Existing Zoning: C-2 BAOD, R-3 BAOD
Location: 6640 South 7th Street
Quarter Section: Q2-28(D8)
Proposal: 1) Use permit to allow an extension of a use (north) which is permitted in a less restricted district (C-2) into a more restricted district (R-3) to a maximum of 25 feet. Use permit required.

2) Use permit to allow an extension of a use (west) which is permitted in a less restricted district (C-2) into a more restricted district (R-3) to a maximum of 25 feet. Use permit required.

3) Variance to allow an 85 foot encroachment (west) into a more restrictive zoning district. Maximum 25 feet encroachment allowed.

4) Variance to allow a 32 foot encroachment (north) into a more restrictive zoning district. Maximum 25 feet encroachment allowed.

5) Variance to reduce the building setback (south) to 20 feet. Average 25 feet required, minimum 20 feet permitted for up to 50% of the structure.

6) Variance to reduce the building setback adjacent to R-3 zoning (west) to 25 feet. Minimum 50 feet required.

Ordinance Sections: 307.A.8 307.A.8 307.A.8 307.A.8 623.E.4.d 623.E.4.d

Applicant: George Rozansky, Realty Asset Advisors Southwest, Inc.

Representative: George Rozansky, Realty Asset Advisors Southwest, Inc.

Owner: Valerie Johnson and Brayonna Harris, 1st Step to Greatness Learning Center

Taken out from under advisement on April 17, 2025 and denied.

**Approved
w/stips**

11. Application #: ZA-126-25-2
Existing Zoning: RE-35 PCD
Location: 4941 East Cascalote Drive
Quarter Section: Q53-39(Q11)
Proposal: 1) Variance to allow an over height fence (8 feet) within the required side yard setback (west). Maximum 6 feet permitted.
2) Variance to allow an over height fence (8 feet) within the required rear yard setback (south). Maximum 6 feet permitted.
Ordinance Sections: 703.A.2.c 703.A.2.c
Applicant: Vincent and LeeAnn Byron, Byron Living Trust
Representative: Vincent and LeeAnn Byron, Byron Living Trust
Owner: Vincent and LeeAnn Byron, Byron Living Trust

Stipulations:

- 1) Per the location of the over height wall as shown on site plan date stamped February 14, 2025.
- 2) 12 months to apply for an obtain building permits.

**Approved
w/stip**

12. Application #: ZA-134-25-2
Existing Zoning: RE-43
Location: 5731 East Shea Boulevard
Quarter Section: Q28-41(K11)

Proposal: Time extension of ZA-202-23, use permit to allow public assembly residential use with vehicular access on a local or minor collector street. Use permit required.

Ordinance Sections: 605.A.21

Applicant: Shaine Alleman, Tiffany & Bosco, P.A.

Representative: Shaine Alleman, Tiffany & Bosco, P.A.

Owner: Bellanca Viking Revocable Living Trust

Stipulation:

1) 18 months to apply for and obtain building permits.

***Denied** 13. Application #: ZA-135-25-2

Existing Zoning: RE-43

Location: 5731 East Shea Boulevard

Quarter Section: Q28-41(K11)

Proposal: Use permit to modify Stipulation No. 4 of Case No. ZA-202-03, regarding number of activities per year and hours of activity. Use permit required.

Ordinance Sections: 307.A

Applicant: Shaine Alleman, Tiffany & Bosco, P.A.

Representative: Shaine Alleman, Tiffany & Bosco, P.A.

Owner: Bellanca Viking Revocable Living Trust

Taken out from under advisement on April 17, 2025 and denied.

ZONING ADJUSTMENT HEARING OFFICER: CAROL BERRY
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.

April 18, 2025