

**NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to 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 27, 2025, at 9:00 AM (Items 1-5) and 1:30 PM (Items 6-11) 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-661-23-3 (1 Year Review of Use Permit)
(Continued from February 13, 2025)
- Existing Zoning: C-2
- Location: 13805 North 19th Avenue
- Quarter Section: Q33-25(L7)
- Proposal: Use permit to allow package liquor sales accessory to a convenience market (M & M Convenience Store) located within 300 feet of a residential zoning district. Use permit required.
- Ordinance Sections: 622.D.102.a
- Applicant: Alvin Oraha
- Representative: Alvin Oraha
- Owner: Moon Mountain Plaza, LLC
- Continued to May 22, 2025 at 9:00 AM**

**Approved
w/stip**

2. Application #: ZA-70-25-6
- Existing Zoning: R-4
- Location: 836 East Maryland Avenue
- Quarter Section: Q22-29(I8)
- Proposal: Use permit to allow a dependent care facility (Kindertots Preschool) for 13 or more dependents (30 dependents). Use permit required.
- Ordinance Sections: 608.E.17
- Applicant: Cassandra Ayres, Berry Riddell LLC
- Representative: Cassandra Ayres, Berry Riddell LLC
- Owner: Garbielle Friedman, 836 E Maryland, LLC
- Stipulation:**
- 1) Two years to apply and pay for building permits.

**Approved
w/stip**

3. Application #: ZA-101-25-4
- Existing Zoning: R-3 HP
- Location: 1731 East Earll Drive
- Quarter Section: Q15-31(G9)
- Proposal: 1) Time extension for ZA-155-23, variance to reduce the side setback (east) to 1-foot. Minimum 3 feet required.
2) Time extension for ZA-155-23, variance to reduce the side setback (east) for a detached

		accessory structure to 1-foot. Minimum 3 feet required.
	Ordinance Sections:	615.B.Table B 706.B
	Applicant:	Brendan Beggs
	Representative:	Brendan Beggs
	Owner:	Brendan Beggs
	Stipulation:	
		1) Eighteen months to apply and pay for building permits.
Withdrawn	4.	Application #: ZA-138-25-6 Existing Zoning: R1-6 Location: 1127 East Georgia Avenue Quarter Section: Q19-29(H8) Proposal: Variance to reduce the side yard setback (west) to 3 feet. Minimum 10 feet required. Ordinance Sections: 613.B.Table B Applicant: Jose Aguirre. Architierra Design, LLC Representative: Jose Aguirre. Architierra Design, LLC Owner: Ryan Arellano
Approved w/stip	5.	Application #: ZA-149-25-8 Existing Zoning: A-2 Location: 3225 East Elwood Street Quarter Section: Q5-35(E10) Proposal: Time Extension for ZA-98-22, Use permit to allow an 80-foot-tall building. Use permit required. Ordinance Sections: 628.E.2.a Applicant: Wesley Balmer, Balmer Architectural Group, Inc. Representative: Wesley Balmer, Balmer Architectural Group, Inc. Owner: Phoenix NAP, LLC Stipulation: 1) One year to apply and pay for building permits.
Approved w/stips	6.	1:30 PM Application #: ZA-893-24-3 (SIGN) Existing Zoning: C-3 Location: 10402 North 19th Avenue Quarter Section: Q28-24(K7) Proposal: Variance to install a primary ground sign for 66.5 feet street frontage. Minimum 300 feet required. Ordinance Sections: 705.D.1 Table D-1 Applicant: Karanbir Sandhu, Sandhu Investments, LLC Representative: Akram Rosheidat, MRT Design, LLC Owner: Karanbir Sandhu, Sandhu Investments, LLC Stipulations: 1) Sign design and general sign locations shall be in accordance with the sign drawings submitted to the Hearing Officer and date-stamped March 27, 2025. 2) The maximum sign height shall be 15 feet.

- 3) The maximum sign copy area shall be no greater than 15 square feet.
- 4) Twelve months to obtain sign permits for the ground sign.

**Approved
w/stips**

7. Application #: ZA-95-25-8 (SIGN)
Existing Zoning: C-2
Location: 1003 North 32nd Street
Quarter Section: Q12-35(G10)
Proposal: Use permit to allow an electronic message display (EMD) on a ground sign. Use permit required.
Ordinance Sections: 705.C.13
Applicant: Kylie Tersakian, Image 48
Representative: Kylie Tersakian, Image 48
Owner: Salim Saad Saad, In the Zone III, Two Brothers III, Inc.

Stipulations:

- 1) Sign design and general sign location shall be in accordance with the sign drawings submitted to the Hearing Officer and date-stamped March 27, 2025.
- 2) Maximum sign height shall be 19 feet.
- 3) The maximum EMD square footage shall be no greater than 18 square feet.
- 4) Sign illumination shall be automatically shut off daily at 10 p.m. via an automatic dimming device.
- 5) Twelve months to obtain sign permits for the ground sign.

Denied

8. Application #: ZA-644-24-2
Existing Zoning: RE-35
Location: 12240 North Scottsdale Road
Quarter Section: Q31-44(K12)
Proposal: Variance to reduce the required side yard setback (south) to 15 feet. Minimum 20 feet required.
Ordinance Sections: 609.B.Table
Applicant: Daniel Lage
Representative: Daniel Lage
Owner: Eric Leslie

**Approved
w/stip**

9. Application #: ZA-898-24-8
Existing Zoning: R-5 RI HP ACOD
Location: 909 North 8th Street
Quarter Section: Q11-29(F8)
Proposal: 1) Variance to reduce the required combined depth of the parking space and the drive aisle to 37 feet. Minimum 43 combined feet required.
2) Variance to reduce the length of a parking space to 16 feet for each space. Minimum 18 feet required.

3) Variance to reduce the required parking to 8 spaces. Minimum 9 spaces required.
4) Variance to reduce front yard setback (west) to 12 feet. Minimum 20 feet required.

Ordinance Sections: 702.B.2.b.(5) 702.B.2.b.(1).(b) 702.C.Table 618.B.Table B

Applicant: Tyler Green, Green Studio

Representative: Tyler Green, Green Studio

Owner: Tanguy Beyens, Kwack Real Estate, LLC

Stipulation:

1) 1 year to pay and apply for building permits.

Approved w/stips 10. Application #: ZA-143-25-4

Existing Zoning: R1-6 HP

Location: 2207 North 9th Avenue

Quarter Section: Q13-26(G8)

Proposal: Use permit to allow an over height (25 feet) detached accessory dwelling unit located in the rear yard (east) setback. Maximum 15 feet in height permitted.

Ordinance Sections: 706.A.4.c.(1)

Applicant: Ken Cheuvront, Cheuvront Construction Inc

Representative: Ken Cheuvront, Cheuvront Construction Inc

Owner: Ken Cheuvront and Matthew Stein

Stipulations:

1) Eighteen months to apply and pay for building permits.

2) Per the location of the proposed ADU as shown on the site plan date stamped March 7, 2025.

Approved w/stips 11. Application #: ZA-146-25-4

Existing Zoning: R1-6

Location: 1255 West Solano Drive

Quarter Section: Q20-26(I8)

Proposal: 1) Variance to allow an over height wall (8 feet) in the required rear yard (south) setback. Maximum 6 feet permitted.
2) Variance to allow an over height wall (8 feet) in the required side yard (west) setback along 15th Avenue. Maximum 6 feet permitted.

Ordinance Sections: 703.A.2.c

Applicant: The V&V Dodge Revocable Living Trust

Representative: The V&V Dodge Revocable Living Trust

Owner: The V&V Dodge Revocable Living Trust

Stipulations:

1) Six months to apply and pay for building permits.

2) Per the location of the proposed walls as shown on the site plan signed and dated March 27, 2025 by the Hearing Officer.

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.

March 28, 2025