

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, October 2, 2025 at 2:00 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 – August 7, 2025**
 Approval of Minutes – September 4, 2025

(Dodds/Graham - Vote of 6-0) (Beuerlein absent).

Approved B. **Approval of Agenda – October 2, 2025**

(Dodds/James - Vote of 6-0) (Beuerlein absent).

No Action C. **Requests for Continuance and/or Withdrawal**

D. **Items for Consideration**

**Upheld
ZAH0 with
stipulations**

1. Application #: **ZA-430-25-4 (SIGN)**
 Existing Zoning: C-2
 Location: 1039 East Camelback Road
 Quarter Section: Q18-29 (H8)
 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
 Appellant: Larry Whitesell, The Peak Neighborhood Association

Upheld the Zoning Adjustment Hearing Officer's decision and approved the use permits with stipulations.

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.***

(Dodds/James - Vote of 4-2) (Graham, Hill) (Beuerlein absent).

E. Other Business

Denied

2. Application #: **ZA-340-25-6 (SIGN) (Request for Reconsideration)**
 Existing Zoning: C-1 & P-1
 Location: 1219 East Glendale Avenue
 Quarter Section: Q22-30(I9)
 Proposal: Use permit to allow 50 square feet of an electronic message display (EMD) on a wall sign at 15 feet of height. Use permit required

 Ordinance Sections: 705.C.13
 Applicant: Darshan Dawson, Arizona Commercial Signs
 Representative: Carl Hawke, Arizona Commercial Signs
 Owner: Andrew Klemmer, Stratford, LLC
 Appellant: James Carpentier, International Sign Association

Motion to reconsider the Board of Adjustment's decision to uphold the Zoning Adjustment Hearing Officer's decision to deny the use permit, due to the lack of a successful vote, failed.

(Ammon/Hill - Vote of 3-3) (Eigo, Graham, Dodds) (Beuerlein absent)

No further motion made.

Updated

3. Update on the Next Board of Adjustment Agenda.

Updated

4. Update on pending appeals of the Board of Adjustment.

No Action

5. 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.

October 2, 2025