

NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING
**Revised December 3, 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 **October 23 2025, at 9:00 AM. (Items 1-3) and 1:30 PM (Items 4-11). 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-16-24-7 (Continued from September 11, 2025)
Existing Zoning: R-3
Location: 1425 South 29th Avenue
Quarter Section: Q8-22(F7)
Proposal: Variance to reduce the rear yard setback (east) to 3 feet. Minimum 15 feet required.
Ordinance Sections: 615.B.Table B
Applicant: Hever Lopez, Professional CAD Design, LLC
Representative: Hever Lopez, Professional CAD Design, LLC
Owner: Saguaro Cactus Properties, LLC

Continued to December 18, 2025 at 1:30 PM.

Continued

2. Application #: ZA-651-25-8
Existing Zoning: R-3 RSIO
Location: 2521 East Illini Street
Quarter Section: Q5-33
Proposal: Variance to reduce the side (west) building setback to 1 foot. Minimum 3 feet required.
Ordinance Sections: 615.B.Table B
Applicant: Marsean Chestnut
Representative: Marsean Chestnut
Owner: Kimberly Smith

Continued to November 20, 2025 at 9:00 AM.

**Approved
w/stip**

3. Application #: ZA-688-25-3
Existing Zoning: R-5
Location: 2102 West Dunlap Avenue
Quarter Section: Q27-24
Proposal: Variance to reduce the required parking to 160 spaces. Minimum 213 parking spaces required.
Ordinance Sections: 702.C
Applicant: Wendy Riddell, Berry Riddell, LLC
Representative: Wendy Riddell, Berry Riddell, LLC
Owner: Dan Appello, 4053 Mission Canyon Crest, LP

Stipulation:

- 1) 2 years to apply and pay for building permits.

**Approved
w/stips**

1:30 PM

4. Application #: ZA-566-25-3 (SIGN)
Existing Zoning: C-3
Location: 17404 North Cave Creek Road

Quarter Section: Q37-32
Proposal: 1) Use permit to rebuild a nonconforming off-premise sign not requesting digital. Use permit required.
2) Use permit to rebuild an off-premise sign 245 feet from residential district. Minimum 500 feet is required.
Ordinance Sections: 705.2.G.5 705.2.A.5.c
Applicant: Jacob Zonn, Becker Board Small, LLC
Representative: Garry D Hays, The Law Offices of Garry D. Hays
Owner: Steven Watson, MR5FISH, LLC

Stipulations:

- 1) Maximum height of the off-premise sign shall be 40 feet.
- 2) The maximum sign face square footage shall be no greater than 300 square feet (8 feet 4 inches by 36 feet) per static sign face.
- 3) Install a Planning and Development Department design-approved metallic screen treated with a graffiti resistant coating on the west end of the sign towards the residential uses.
- 4) Electric service shall utilize underground connections to the off-premise sign where feasible as determined by the Planning and Development Department. Any approved above ground service lines shall be placed in electrical conduit.
- 5) The applicant shall have 12 months to apply and pay for permits for the subject sign.
- 6) Location as shown (distance and dimensions) on "Revisions" site plan date stamped October 23, 3035.

**Approved
w/stips**

5. Application #: ZA-607-25-7 (SIGN)
Existing Zoning: R-5 SPVTABDO
Location: 102 West Southern Avenue
Quarter Section: Q3-27
Proposal: Use permit to allow an electronic message display (EMD) for a ground sign. Use permit required.

Ordinance Sections: 705.C.13
Applicant: Carlos Hernandez, Summit West Signs
Representative: Carlos Hernandez, Summit West Signs
Owner: Mark Binelli, City of Phoenix

Stipulations:

- 1) The maximum sign height shall be 16 feet above grade.
- 2) The maximum EMD square footage shall be no greater than 36 square feet.
- 3) Sign illumination shall be automatically shut off daily at 9:00 PM via an automatic dimming device.
- 4) 12 months to obtain sign permits for the ground sign.

**Approved
w/stips**

6. Application #: ZA-640-25-2 (SIGN)
Existing Zoning: C-2 DRSP
Location: 20650 North 56th Street
Quarter Section: Q41-40
Proposal: Use permit for a major amendment to the City North Comprehensive Sign Plan (MA to the Desert Ridge). Use permit required.

Ordinance Sections: 705.E.2
Applicant: Ana Jones, Trademark Visual, Inc.
Representative: Ana Jones, Trademark Visual, Inc.
Owner: Build to Fruit Property, LLC, US Realty Advisors

Stipulations:

- 1) Sign design shall be in general conformance with the sign drawings submitted to the Hearing Officer date-stamped October 23, 2025.
- 2) Submittal of a revised 'final' version of the CSP document to the Planning and Development Department incorporating any ZAH0 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.
- 3) 12 months to pay for and obtain sign permits.

**Approved
w/stips**

7. Application #: ZA-702-25-7 (SIGN)
Existing Zoning: DTC-Townsend Park
Location: 1202 North 3rd Street
Quarter Section: Q12-28
Proposal: Use permit to allow an electronic message display (EMD) for a ground sign. Use permit required.

Ordinance Sections: 705.C.13
Applicant: James Rogers, Davis Signs
Representative: James Rogers, Davis Signs
Owner: Romeo Rabusa, State of Arizona

Stipulations:

- 1) The maximum sign height shall be 8 feet.
- 2) The maximum EMD square footage shall be no greater than 24 square feet.
- 3) Sign illumination shall be automatically shut off daily at 10:30 PM via an automatic dimming device.
- 4) 12 months to obtain sign permits for the ground sign.

**Approved
w/stips**

8. Application #: ZA-608-25-2
Existing Zoning: C-2 DRSP
Location: Southwest corner of 53rd Street and Deer Valley Road
Quarter Section: Q41-40
Proposal: Use permit to allow a temporary use (USA Today Wine and Food Event) for up to 36 months. Use permit required.

Ordinance Sections: 708.D.1
Applicant: Beth Fiorenza, NourishPHX
Representative: Beth Fiorenza, NourishPHX
Owner: James Paul, High Street Buildings, LLC

Stipulations:

- 1) For 3 events one per year: November 8, 2025, November 14, 2026, and November 13, 2027.
- 2) Set up will begin no earlier than 8:00 AM the day before the event and end by 9:00 PM the same evening.
- 3) Take down shall begin no earlier than 4:00 PM the day of the

- event and end by 10:00 PM the day of (Saturday).
- 4) Take down shall continue the day after the event at 8:00 AM (Sunday).
 - 5) Hours of the event limited to 12:00 PM – 4:00 PM Saturday.
 - 6) No amplified music of sound above conversation level.
 - 7) 6 months to commence use.
 - 8) Per layout of site plan submitted date stamped September 19, 2025.

***Approved
w/stip**

9. Application #: ZA-638-25-2
 Existing Zoning: RE-35 DRSP
 Location: 6000 East Deer Valley Road
 Quarter Section: Q41-42
 Proposal: 1) Use permit to allow outdoor game court lights. Use permit required.
 2) Use Permit to allow public assembly residential uses with vehicular access on local or minor collector streets (60th Street and Cobble Way). Use permit required.
 Ordinance Sections: 608.E.34 608.E.22
 Applicant: Wendy Riddell, Berry Riddell, LLC
 Representative: Wendy Riddell, Berry Riddell, LLC
 Owner: Russ Whitlock, 60th Street & Deer Valley Road, LLC

Taken out from under advisement on December 3, 2025 and approved with the following stipulations:

- 1) Maximum 50-foot height of the light poles supporting the lighting fixtures.
- 2) Compliance with the lighting fixtures technology and dimensions depicted in applicant's presentation date stamped October 23, 2025.
- 3) Outdoor game court lights shall be turned off between 10:00 PM and sunrise.
- 4) Applicant shall install a "swing arm gate" or similar barrier across the full width of the curb cut on Cobble Way. The barrier shall be locked between 10:00 PM and 8:00 AM. Cobble Way is not to be used for vehicular ingress or egress to the campus between these hours.
- 5) 2 years to apply and pay for building permits.

**Approved
w/stip**

10. Application #: ZA-687-25-8
 Existing Zoning: DTC-Evans Churchill West
 Location: 821 North 3rd Street
 Quarter Section: Q11-28
 Proposal: Use Permit to allow a bar. Use Permit required.
 Ordinance Sections: 1203.C.Table
 Applicant: Andrew Mirtich, Chamber Six LLC
 Representative: Andrea Lewkowitz, Lewkowitz Law Office, PLC
 Owner: Andrew Mirtich, 4Gracie, LLC

Stipulation:

- 1) Per site plan date stamped September 15, 2025 for seating and bar.

**Approved
w/stips**

11. Application #: ZA-711-25-1
Existing Zoning: R1-8
Location: 2320 West Meadow Drive
Quarter Section: Q37-23
Proposal: Variance to reduce the required side yard setback (north) to 5 feet. Minimum 10 feet required.

Ordinance Sections: 612.B.Table B
Applicant: Nolan Ludwig
Representative: Nolan and Becky Ludwig
Owner: Nolan Ludwig
Stipulations:
1) Per site plan date stamped September 22, 2025 for the proposed garage.
2) 9 months to apply and pay for building permits.

**ZONING ADJUSTMENT HEARING OFFICER: MICHAEL WIDENER
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.

December 3, 2025