

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, February 5, 2026 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 – January 8, 2026

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

Approved B. Approval of Agenda – March 5, 2026

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

C. Requests for Continuance and/or Withdrawal

Continued

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| 1. Application #: | ZA-248-25-3 (SIGN) (Auto-Continued to March 5, 2026) |
| Existing Zoning: | C-2 SP |
| Location: | 8833 North Black Canyon Highway |
| Quarter Section: | Q26-23 (J7) |
| Proposal: | 1) Use permit to rebuild a non-conforming off-premise sign to digital. Use permit required. 2) Use permit to rebuild a non-conforming off-premise sign to add a static north face. Use permit required. 3) Use permit to increase the height of non-conforming off-premise sign to 70 feet. Use permit required. 4) Use permit to reduce off-premise sign separation from a residential district and residential use to 200 feet. Use permit required. 5) Variance to reduce required spacing between off-premise signs to 270 feet. Minimum 1,000 foot spacing required. 6) Variance to increase 672 square |

Ordinance Sections:	feet of sign area by adding a static north face (14 feet by 48 feet). 705.2.G.4; 705.2.G.5; 705.2.B.4.b; 705.2.A.5.c; 705.2.B.2; 705.2.G.2
Applicant:	Brent Wood, Outfront
Representative:	Cassandra Ayres, Berry Riddell, LLC
Owner:	Denise Caleb Kaugman, Outfront Easement
Appellant #1:	Darin Garcia
Appellant #2:	Brent Wood, Outfront

D. Items for Consideration

Upheld approval of Requests 1, 2, 4, 8, 9, 10, 11, 12 with modified stipulations; Upheld denial of Requests 5, 6, 7; Overturned denial and approved Request 3 with a stipulation

2. Application #: **ZA-686-25-7**
Existing Zoning: A-1 CMOD
Location: 317 South 9th Avenue
Quarter Section: Q10-26 (F8)
Proposal: 1) Variance to allow outdoor uses, outdoor storage, or open buildings 10 feet from a public street (9th Avenue). Minimum 75 feet required. 2) Variance to allow outdoor uses, outdoor storage, or open buildings 0 feet from a public street (Jackson Street). Minimum 75 feet required. 3) Variance to reduce the required parking to 0 spaces. Minimum 426 parking spaces required. 4) Variance to delete the street tree improvements along 9th Avenue. Street tree improvements required. 5) Variance to delete the street tree improvements along Jackson Street. Street tree improvements required. 6) Variance to delete landscape treatment for the entire site. Landscape treatment required. 7) Variance to delete the 5% landscaping for the parking area. Minimum 5% landscaping required. 8) Use permit to allow an assembly/ banquet hall of less than 25,000 square feet in gross floor area. Use permit required. 9) Use permit to allow outdoor uses as an accessory use to a public assembly hall. Use permit is required. 10) Use permit to allow a stage greater than

200 square feet. Use permit required.
 11) Use permit to allow the noise level to exceed 55 dBa at any point on the property. Use permit required. 12) Use permit to allow a bar and cocktail lounge in the Capitol Mall Overlay District. Use permit required.

Ordinance Sections: 627.F.2.b.(3); 627.F.2.b.(3);
 702.C.Table; 507 Tab A.II.A.3.1.6;
 507 Tab A.II.A.3.1.6; 507 Tab
 A.II.3.2.2; 507 Tab A.II.6.1.1;
 623.D.9.a; 623.D.9.b; 624.D.112.a.(1);
 624.D.112.a.(2); 646.G.1.a

Applicant: Korhan Kaftanoglu, 9th and Jackson
 Real Estate Holding, LLC

Representative: Jordan Greenman, Greenman Law
 Firm

Owner: Korhan Kaftanoglu, 9th and Jackson
 Real Estate Holding, LLC

Appellant: Jordan Greenman, Greenman Law
 Firm

Upheld the Zoning Adjustment Hearing Officer's decision and approved Requests 1, 2, 4, 8, 9, 10, 11, and 12, subject to modified stipulations; upheld the Zoning Adjustment Hearing Officer's decision and denied Requests 5, 6, and 7; and overturned the Zoning Adjustment Hearing Officer's decision and approved Request 3 with a stipulation.

- 1) 18 months to apply and pay for building permits.***
- 2) Outdoor assembly/entertainment shall be limited to the size and location delineated as "~~Outdoor Assembly Space 16,890 Square Feet in the southeast portion of the site, as depicted on the site plan date stamped JANUARY 26, 2026 September 15, 2025.~~***
- 3) Limited to one outdoor stage, ~~per the size and location of the outdoor stage adjacent to the area delineated as "~~Outdoor Assembly Space 16,890 Square Feet in the southeast portion of the site, as depicted on the site plan date stamped JANUARY 26, 2026 September 15, 2025.~~~~***
- 4) Indoor assembly space shall be limited to no greater than 14,000 square feet as ~~DEPICTED shown~~ on the site plan date stamped JANUARY 26, 2026 September 15, 2025.***
- 5) A maximum of two indoor stages, exceeding 200 square feet, are permitted.***

- 6) *Outdoor amplified sound shall be limited to 2:00 ~~4:00~~ AM on Friday and Saturday and 10:00 PM on Sunday through Thursday.*
- 7) *1 year review OF THE USE PERMITS FROM THE DATE OF THE FIRST EVENT FOLLOWING EXPIRATION OF THE TEMPORARY USE PERMIT (i.e., DECEMBER 28, 2026). THE DEVELOPER SHALL NOTIFY THE PLANNING AND DEVELOPMENT DEPARTMENT OF THE DATE OF THIS EVENT.*
- 8) *MINIMUM 20 PARKING SPACES SHALL BE PROVIDED.*

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

E. Other Business

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| 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.

February 5, 2026