

**NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING**

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 **February 12, 2026, at 9:00 AM. (Items 1-5) and 1:30 PM (Items 6-9). 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

**#1 and 2
Denied**

9:00 AM

1. Application #: ZA-830-25-8
Existing Zoning: C-2
Location: 155 West Baseline Road
Quarter Section: Q01-28
Proposal: 1) Variance to reduce the building setback (north) adjacent to public street (Baseline Road) to 10 feet. Average 25 feet required, minimum 20 feet permitted for up to 50% of the structure, including projections.
2) Variance to reduce the landscape setback (north) adjacent to public street (Baseline Road) to 10 feet. Average 25 feet required, minimum 20 feet permitted for up to 50% of the frontage.
3) Use Permit to allow outdoor dining as an accessory to a restaurant within 500 feet of a residential zoning district. Use Permit required.
4) Use permit to allow a drive-through facility as an accessory to a restaurant within 300 feet from a residential zoning district. Use permit required.
Ordinance Sections: 623.E.4.d 623.E.4.e 623.D.157.c 623.D.157.d.(2)
Applicant: Dane Astle, EDIFICE Architecture
Representative: Connie Fox, Red Mountain Asset Fund II, LLC
Owner: Michael Mugel, Red Mountain Asset Fund II, LLC, Red Mountain Group

Stipulation:

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

**Approved
w/stips**

2. Application #: ZA-938-25-6
Existing Zoning: R-3
Location: 4830, 4832, 4840, and 4846 East Virginia Avenue
Quarter Section: Q14-39(G11)
Proposal: Use permit to use the Planned Residential Development (PRD) option. Use permit required.
Ordinance Sections: 608.G.1.c
Applicant: Leodra Bowdell, Phoenix Permit Service, LLC
Representative: Mahmoud Mohammed, Camelback View Apartments, LLC
Owner: Camelback View Apartments, LLC, 4832 Virginia, LLC

Stipulations:

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

- 2) North-facing windows on the second stories of the units number 10-16 shall be screened with louvers or other materials to protect the privacy of adjacent homes. Design to be approved the Planning and Development Department.
- 3) Per the site plan date stamped January 8, 2026.

**Approved
w/stip**

3. Application #: ZA-14-26-3
 Existing Zoning: R-3
 Location: 1339 West Peoria Avenue
 Quarter Section: Q28-26
 Proposal: 1) Time extension for ZA-450-24, variance to reduce the required combined depth of the parking space and the drive aisle to 23 feet for a single loaded drive aisle. Minimum 25 feet required.
 2) Time extension for ZA-450-24, variance to reduce the required side yard landscape setback (East) from 5 feet to 2 feet. Minimum 5 feet required.
 Ordinance Sections: 702.B.2.b.5; 703.B.3.a
 Applicant: Jeff Wagner, Wagner Architects, LLC
 Representative: Jeff Wagner, Wagner Architects LLC
 Owner: James Lee, G & J Capital LLLP
Stipulation:
 1) 18 months to apply and pay for building permits.

Continued

4. Application #: ZA-18-26-3
 Existing Zoning: C-1 RPSPD, C-1 RPSPD HP
 Location: 1810 West Northern Avenue
 Quarter Section: Q25-25(J7)
 Proposal: Use permit to allow sales of alcoholic beverages as an accessory to a restaurant (Girasol Breakfast & Brunch). Use permit required.
 Ordinance Sections: 622.D.150.a
 Applicant: Miguel Rocha, Girasol Breakfast & Brunch, LLC
 Representative: Miguel Rocha, Girasol Breakfast & Brunch, LLC
 Owner: Jeff Nelson, JLJN, LLC
Continued to March 26, 2026 at 9:00 AM.

**Approved
w/stips**

5. Application #: ZA-19-26-5
 Existing Zoning: RSC
 Location: 7829 West Thomas Road
 Quarter Section: Q14-10(G4)
 Proposal: 1) Use permit to allow outdoor alcohol consumption as an accessory use to a restaurant (El Nuevo Altata) within 500 feet of a residential zoning district. Use permit required.
 2) Use permit to allow outdoor dining as an accessory use to a restaurant (El Nuevo Altata) within 500 feet of a residential zoning district. Use permit required.
 Ordinance Sections: 623.D.157.c 623.D.157.c
 Applicant: Rafael Aviles Galaviz, RPRGA Property of Restaurants, LLC

Representative: Rafael Aviles Galaviz, RPRGA Property of Restaurants, LLC
Owner: Guillermo Gomez Vega

Stipulations:

- 1) 90 days to commence the use.
- 2) Per the patio area as shown on the site plan date stamped January 12, 2026.

**Approved
w/stips**

- 1:30 PM**
6. Application #: ZA-941-25-8 (SIGN)
Existing Zoning: C-2
Location: 2309 East Indian School Road
Quarter Section: Q16-32
Proposal: Use permit to rebuild a nonconforming off premise sign not digital display to a height of 38 feet. Use permit required.
- Ordinance Sections: 705.2.G.5
Applicant: Jacob Zonn, Becker Boards Small, LLC
Representative: Garry Hays, The Law Offices of Garry D. Hays
Owner: EQS Indian School 2303, LLC
- Stipulations:**
- 1) Maximum height of the off-premise sign shall be 38 feet.
 - 2) The maximum sign face square footage shall be no greater than 238 square feet (10.5 feet by 22.5 feet) per static sign face.
 - 3) 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.
 - 4) Install a Planning and Development Department (PDD) design-approved, decorative pole cover on the sign.
 - 5) The applicant shall have 12 months to apply and pay for permits for the subject sign.

**Approved
w/stips**

7. Application #: ZA-1006-25-6 (SIGN)
Existing Zoning: R-4 CEPCSP
Location: 1750 East Highland Avenue
Quarter Section: Q18-31
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 15 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**

8. Application #: ZA-932-25-2
Existing Zoning: CP/GCP PCD

Location: 16260 North 71st Street
Quarter Section: Q36-44
Proposal: 1) Use permit to allow sale of alcoholic beverages as an accessory use to a restaurant (Doubles Cafe). Use permit required.
2) Use permit to allow outdoor dining as an accessory use to a restaurant (Doubles Cafe). Use permit required.
3) Use permit to allow outdoor alcoholic beverage consumption as an accessory use to a restaurant (Doubles Cafe). Use permit required.
Ordinance Sections: 626.F.2.k.(1) 626.F.2.k.(4) 626.F.2.k.(4)
Applicant: Ken Leetch, Infuse Hospitality
Representative: Wendy Riddell, Berry Riddell, LLC
Owner: Andrew Stone, Kierland Collection Building Owner, LLC

Stipulations:

- 1) 2 years to apply and pay for building permits.
- 2) Hours of operation shall be 7:00 AM – 7:00 PM Monday – Friday.
- 3) Per the patio area as shown on site plan date stamped January 6, 2026.

**Approved
w/stip**

9. Application #: ZA-16-26-4
Existing Zoning: R-3 RI MH
Location: 359 and 363 East Windsor Avenue
Quarter Section: Q14-28(G8)
Proposal: 1) Variance to reduce the minimum lot width (Lot 1A and Lot 2A) to 55 feet. Minimum 60 feet required.
2) Variance to reduce the minimum lot width (Lot 1B and Lot 2B) to 50 feet. Minimum 60 feet required.
3) Variance to allow a lot (Lot 2A and Lot 2B) with no public street frontage. Frontage on a public street is required.
Ordinance Sections: 615.B.Table 615.1
Applicant: Marcia Karasek. Karasek Companies
Representative: Marcia Karasek. Karasek Companies
Owner: Marcia Karasek. Karasek Companies, Windsor Gardens I, LLC

Stipulation:

- 1) 6 months to complete the lot split process.

**ZONING ADJUSTMENT HEARING OFFICER: BETTY DRAKE
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.

February 12, 2026