

NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING
**Revised March 12, 2026*

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 26, 2026, at 9:00 AM. (Items 1-4) and 1:30 PM (Items 5-12). 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

**Approved
w/stips**

9:00 AM

1. Application #: ZA-954-25-4 (Continued from January 15, 2026)
Existing Zoning: R1-6 CNSPD
Location: 2206 North 14th Street
Quarter Section: Q13-30
Proposal: Variance to reduce the side yard (south) setback for an accessory dwelling unit to 0 feet. Minimum 3 feet required.

Ordinance Sections: 706.A.4.b.(2)
Applicant: Joshua Oehler, Arc One Associates, LLC
Representative: Joshua Oehler, Arc One Associates, LLC
Owner: Shiela Taylor
Stipulations:
 - 1) 6 months to apply and pay for building permits.
 - 2) Per the location of the ADU as shown on site plan date stamped December 3, 2025.

**Revocation
Requested**

2. Application #: ZA-36-13-7 (1 Year Review of Use Permit) (Continued from January 15, 2026)
Existing Zoning: A-1
Location: 2836 South 49th Avenue
Quarter Section: 6-17(E5)
Proposal:
 - 1) Use permit to allow a Medical Marijuana Cultivation Facility. Use permit required.
 - 2) Use permit to allow a Medical Marijuana Infusion Production Facility. Use permit required.
Ordinance Sections: 627.D.91.a 627.D.93.a
Applicant: The Holistic Center
Representative: James D. Harrison, Harrison Properties
Owner: James D. Harrison, Harrison Properties

**Review
Withdrawn**

3. Application #: ZA-902-24-6 (1 Year Review of Use Permit)
Existing Zoning: PCD
Location: 14617 South 1st Street
Quarter Section: Q09-28(B8)
Proposal: Use permit for official approval of a home occupation (Federal Firearms License). Use permit required.

Ordinance Sections: 608.E.3.h.(5)
Applicant: Anastasia Sherman
Representative: William Sherman

Owner: William Sherman

**Approved
w/stip**

4. Application #: ZA-50-26-1
Existing Zoning: RE-43 DVAO
Location: 2850 West Williams Drive
Quarter Section: Q44-22(O7)
Proposal: 1) Time extension for ZA-879-24, use permit to allow public assembly residential uses with vehicular access on local or minor collector streets. Use permit required.
2) Time extension for ZA-879-24, variance to reduce the required parking to 78 spaces. Minimum 94 spaces required.
- Ordinance Sections: 608.E.22 702.C.Table
Applicant: LeRoy Livingston II, Living Design Construction
Representative: Mary Lozevski, MPC Sveti Arhangel Mihail
Owner: Mary Lozevski, MPC Sveti Arhangel Mihail
Stipulation:
1) 2 years to apply and pay for building permits.

**Approved
w/stips**

- 1:30 PM**
5. Application #: ZA-907-25-6 (SIGN)
Existing Zoning: A-1
Location: 5108 East Taylor Street
Quarter Section: Q11-39
Proposal: 1) Use permit to build a new off-premise sign with two digital faces. Use permit required.
2) Use permit to reduce off premise sign separation from a residential district and residential use to 80 feet, minimum 500 feet required. Use permit required.
- Ordinance Sections: 705.2.E.3 705.2.A.5.c
Applicant: Paige Leuer, Lamar Advertising of Phoenix
Representative: William F. Allison, Withey Morris Baugh, PLC
Owner: Mary Hundelt, Blue Box Holdings, LLC
Stipulations:
1) Maximum height of the off-premise sign shall be 48 feet.
2) The maximum sign face square footage shall be no greater than 672 square feet per digital sign face (14 feet by 48 feet).
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 from the ground up on all four sides.
5) Off-premise sign illumination shall be extinguished daily from 11:00 PM to sunrise via an automatic timer device.
6) The applicant shall have 12 months to apply and pay for permits for the subject sign.
7) The applicant shall install louvers on the north sign face and a 3 foot wide shield on the west ends of the both sign faces.

***Approved
w/stips**

6. Application #: ZA-815-25-4 (SIGN) (Continued from January 15, 2026)
Existing Zoning: C-2
Location: 2342 East Thomas Road
Quarter Section: Q15-32
Proposal: 1) Use permit to rebuild two faces of a nonconforming off premise sign to digital display and to a height of 40 feet. Use permit required.
2) Use permit to reduce off premise sign separation from a residential district and residential use within 500 feet. Use permit required.
3) Variance to reduce spacing between off premise signs to 705 feet. Minimum 1,000-foot separation required.
Ordinance Sections: 705.2.G.4 705.2.A.5 705.2.B.2
Applicant: Taylor C. Earl, Earl & Curley, P.C.
Representative: Taylor C. Earl, Earl & Curley, P.C.
Owner: Scott Levine, Pacific Outdoor Systems Limited Partnership

Taken out from under advisement on March 12, 2026 and approved with the following stipulations:

- 1) Maximum height of the off-premise sign shall not exceed 40 feet.
- 2) The maximum sign face square footage shall be no greater than 672 square feet per digital sign face (14 feet by 48 feet).
- 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 from the ground up on all four sides.
- 5) Off-premise sign illumination shall be extinguished daily from 11:00 PM to sunrise via an automatic timer device.
- 6) The applicant shall have 12 months to apply and pay for permits for the subject sign.
- 7) The applicant shall install louvers on both sign faces to assure there is no light spillage into the residential districts near the sign.
- 8) The final location of the sign structure shall be located as close as possible to north boundary of the sign easement envelope.

**Approved
w/stips**

7. Application #: ZA-846-25-6 (SIGN) (Continued from January 15, 2026)
Existing Zoning: C-2 PCD
Location: 15615 South Desert Foothills Parkway
Quarter Section: Q011-30
Proposal: Use permit for a major amendment to the Foothills Phase I and II PCD Comprehensive Sign Plan. Use permit required.
Ordinance Sections: 705.E.2
Applicant: Gina Penney, Atlas Signs Holdings, Inc.
Representative: Gina Penney, Atlas Signs Holdings, Inc.
Owner: Andrew Gharibian, Desert Foothills Box, LLC.

Stipulations:

- 1) Sign design shall be in general conformance with the sign drawings submitted to the Hearing Officer date-stamped February 19, 2026.
- 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**

8. Application #: ZA-901-25-4 (SIGN) (Continued from January 15, 2026)
- Existing Zoning: C-2
- Location: 2150 West Camelback Road
- Quarter Section: Q19-24
- Proposal: Use Permit to rebuild two faces of a non-conforming off-premise sign to digital display. Use permit required.
- Ordinance Sections: 705.2.G.4
- Applicant: Jacob Zonn, Becker Boards Small, LLC
- Representative: Garry D Hays, The Law Offices of Garry D. Hays
- Owner: LA Insurance Agency AZ6, LLC

Stipulations:

- 1) Maximum height of the off-premise sign shall be 35 feet.
- 2) The maximum sign face square footage shall be no greater than 236.25 square feet per digital sign face (22.5 feet by 10.5 feet).
- 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 from the ground up on all four sides.
- 5) Off-premise sign illumination shall be extinguished daily from 11:00 PM to sunrise via an automatic timer device.
- 6) The applicant shall have 12 months to apply and pay for permits for the subject sign.

Continued

9. Application #: ZA-39-26-6
- Existing Zoning: R1-10
- Location: 4717 East Calle Redonda
- Quarter Section: Q17-38(H11)
- Proposal: Time extension for ZA-605-25, variance to reduce side yard (west) setback to 3 feet. Minimum 10 feet required.
- Ordinance Sections: 611.B.Table.B
- Applicant: Cindy Campisi, Pestrivas Design Build, LLC
- Representative: Cindy Campisi, Pestrivas Design Build, LLC
- Owner: Alice Brangan, Richard Sim, Cynthia Robinson-Sim

Continued to April 9, 2026 at 9:00 AM.

- Approved w/stips**
10. Application #: ZA-43-26-7
 Existing Zoning: C-2
 Location: 7205 South 51st Avenue
 Quarter Section: Q1-17(D5)
 Proposal: Variance to reduce the required parking to 156 spaces. Minimum 160 spaces required.
 Ordinance Sections: 702.C.Table
 Applicant: Yadwinder Dhillon, Yadwinder Dhillon MD PC
 Representative: Yadwinder Dhillon, Yadwinder Dhillon MD PC
 Owner: Jeffery A. Johnson, CPT Simon MOB SPE, LLC
Stipulations:
 1) 6 months to apply and pay for building permits.
 2) Per the reductions as shown on site plan date stamped January 22, 2026.
- Continued**
11. Application #: ZA-44-26-3
 Existing Zoning: R1-10
 Location: 1516 and 1518 East Paradise Lane
 Quarter Section: Q36-30(M9)
 Proposal: Use permit to use the Planned Residential Development (PRD) option. Use permit required.
 Ordinance Sections: 611.B.Table 611.1
 Applicant: Edmir Dzudza, E-Project, LLC
 Representative: Jesus Salcedo, E-Project, LLC
 Owner: PHAZ 385 W Pierson St Unit C2, LLC
Continued to April 9, 2026 at 1:30 PM.
- Approved w/stips**
12. Application #: ZA-86-25-6 (1 Year Review of Use Permit)
 Existing Zoning: RE-35 SP, C-1, R1-6
 Location: 4700 East Warner Road
 Quarter Section: Q07-38(B11)
 Proposal: Use permit to allow a temporary use (outdoor fundraising event with amplified sound) for up to 36 months. Use permit required.
 Ordinance Sections: 708.D.1
 Applicant: Lisa Robinson, Ahwatukee Board of Management
 Representative: Lisa Robinson, Ahwatukee Board of Management
 Owner: Ahwatukee Board of Management
Stipulations:
 1) No more than 6 events per year.
 2) All events must end by 9:00 PM.
 3) Within 7 days prior to any event the event organizer, Ahwatukee Board Management, shall notify the adjacent businesses of the event date, event type, event hours, and the contact name and phone number in case they have issues with that event.

ZONING ADJUSTMENT HEARING OFFICER: CRAIG STEBLAY
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.

March 12, 2026