

NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING
***Revised February 19, 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 **January 22, 2026, at 9:00 AM. (Items 1-6) and 1:30 PM (Items 7-10). 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-648-23-4 (2 Year Review of Use Permit)
Existing Zoning: R-3
Location: 2843 West Almeria Road
Quarter Section: Q13-22(G7)
Proposal: 1) Use permit to allow a community residence center. Use permit required.
2) Variance to allow 27 percent lot coverage for a community residence center. Maximum 25 percent allowed.
Ordinance Sections: 608.E.14 608.E.14.d
Applicant: Susan Phelan, SSD Investments, LLC
Representative: Susan Phelan, SSD Investments, LLC
Owner: Susan Phelan, SSD Investments, LLC
Stipulations:
1) 5 year review.
2) All previous stipulations shall remain in effect.

**Approved
w/stips**

2. Application #: ZA-817-25-4
Existing Zoning: C-2 TOD-1
Location: 120, 128, and 130 West Osborn Road
Quarter Section: Q16-27(H8); Q16-27(H8); Q16-27(H8); Q16-27(H8)
Proposal: 1) Use permit to allow outdoor dining or seating as an accessory to a restaurant or bar with alcoholic beverage consumption. Use permit required.
2) Use permit to allow outdoor recreational uses. Use permit required.
Ordinance Sections: 662.F.1.d 662.F.1.e
Applicant: Boondocks
Representative: Lauren Proper Potter, Huellmantel and Affiliates
Owner: 130 W Osborn Rd, LLC
Stipulations:
1) Speakers shall be oriented inward and downward towards patio.
2) Hours of operation for the outdoor entertainment shall cease Sunday – Thursday by 10:00 PM and Friday - Saturday by 12:00 AM.
3) Noise from an observing property shall not exceed 55 decibels.
4) 2 years to apply and pay for building permits.
5) Per the site plan date stamped December 23, 2025 for outdoor dining and seating and outdoor recreational use.

6) 5 year review of use permits.

Approved w/stips	3.	Application #: Existing Zoning: Location: Quarter Section: Proposal: Ordinance Sections: Applicant: Representative: Owner: Stipulations: 1) 6 months to apply and pay for building permits. 2) Per the site plan date stamped December 22, 2025 for over height ADU.	ZA-927-25-2 RE-35 6346 East Mountain View Road Q28-42 Use permit to allow an over height (18 feet) detached accessory dwelling unit located in the rear yard setback (north). Maximum 15 feet in height permitted. 706.A.4.c.(1) Todd Thompson, ETODDT Design, Inc. Todd Thompson, ETODDT Design, Inc. Ziver Birg, Mountain View House, LLC
	4.	Application #: Existing Zoning: Location: Quarter Section: Proposal:	ZA-956-25-6 C-2 CEPCSP 1802 East Camelback Road Q19-31 1) Variance to reduce the landscape setback (north) not adjacent to a public street to 4 feet. Minimum 10 feet required. 2) Variance to reduce the landscape setback (west) adjacent to a public street (18th Street) to 0 feet. Average 25 feet required, minimum 20 feet permitted for up to 50% of the frontage 3) Variance to reduce the landscape setback (south) adjacent to public street (Camelback Road) to 15 feet. Average 25 feet required, minimum 20 feet permitted for up to 50% of the frontage. 4) Variance to reduce the landscape setback (east) not adjacent to a public street to 1 foot. Minimum 10 feet required. 5) Variance to reduce the surface parking lot landscape area to 7%. Minimum 10% required. 6) Variance to reduce the number of streetscape trees (south) to 4. Minimum 6 trees required. 7) Variance to reduce the required parking to 27 spaces. Minimum 33 parking spaces required. 8) 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. 9) Use Permit to allow outdoor dining as an accessory to a restaurant within 500 feet of a residential zoning district. Use Permit required. 10) Variance to reduce the building setback (west) adjacent to public street (18th Street) to 0 feet. Average 25 feet required, minimum 20 feet

permitted for up to 50% of the structure, including projections.

Ordinance Sections: 623.E.4.e 623.E.4.e 623.E.4.e 623.E.4.e
623.E.4.e 623.E.4.e 702.C.Table 623.D.157.d.(2)
623.D.157.c 623.E.4.d

Applicant: KB Devco, LLC

Representative: Rob Lane, Gammage & Burnham, PLC

Owner: DLH 1802 E Camelback, LLC

Stipulations:

- 1) 2 years to apply and pay for building permits.
- 2) 2 year review shall be required for use permit upon commencement of the use for noise or area disruption.
- 3) General conformance to site plan date stamped December 30, 2025.
- 4) Onsite lighting shall be a maximum of 20 feet in height, including lamp pole and base.
- 5) Outdoor lighting shall be designed, installed and maintained to prevent light trespass glare and skyglow.
- 6) Outdoor lighting shall be full-cutoff ensuring zero light output above the horizontal 90-degrees plane.

**Approved
w/stip**

5. Application #: ZA-973-25-3
Existing Zoning: R1-10 RPSPD
Location: 8807 North 11th Avenue
Quarter Section: Q26-26
Proposal: Use permit to allow outdoor game court lights.
Use permit required.
Ordinance Sections: 608.E.34
Applicant: Michelle Lake
Representative: Michelle Lake
Owner: Michelle Lake and Phil Lake

Stipulation:

- 1) Per site plan dated December 15, 2025.

Approved

6. Application #: ZA-1002-25-6
Existing Zoning: R1-10
Location: 2207 East Nicolet Avenue
Quarter Section: Q23-32(19)
Proposal: Variance to allow an over height wall (9 feet) in the required rear yard setback (south). Maximum 6 feet permitted.
Ordinance Sections: 703.A.2.c
Applicant: Peter Cook
Representative: Peter Cook
Owner: Peter and Marilyn Cook Trust

**Withdrawn
to Amend**

- 1:30 PM**
7. Application #: ZA-907-25-6 (SIGN)
Existing Zoning: A-1
Location: 5108 East Taylor Street
Quarter Section: Q11-39
Proposal: Use permit to build a new off-premise sign with two digital faces. Use permit required.
Ordinance Sections: 705.2.E.3

	Applicant:	Paige Leuer, Lamar Advertising of Phoenix
	Representative:	William F. Allison, Withey Morris Baugh, PLC
	Owner:	Mary Hundelt, Blue Box Holdings, LLC
Denied	8.	Application #: ZA-947-25-8 (SIGN) Existing Zoning: PUD Location: 5750 West Carver Road Quarter Section: Q05-15 Proposal: Use permit to reduce off premise sign separation from a residential district and residential use to 120 feet, minimum 500 feet required. Use permit required. Ordinance Sections: 705.2.A.5.c Applicant: Jesse Laizure, Arc Media Group Representative: Jason Morris. Withey Morris Baugh, PLC Owner: Jordan Gaither, Laveen, LLC, IDM Longview, LLC, TPC Management Group, LLC
*Denied	9.	Application #: ZA-964-25-2 Existing Zoning: RE-24 Location: 6202 East Charter Oak Road Quarter Section: Q31-42 Proposal: Variance to reduce the side yard setback (east) for a detached accessory structure to 0 feet. Minimum 3 feet required. Ordinance Sections: 706.B.2.a Applicant: Victoria Castillo Representative: Victoria Castillo Owner: Victoria Castillo, Victoria S. Castillo Trust Taken out from under advisement on February 19, 2026, and denied.
Approved w/stip	10.	Application #: ZA-992-25-7 Existing Zoning: DTC-Roosevelt South HP Location: 822 North 6th Avenue Quarter Section: Q11-27 Proposal: Time extension for ZA-797-24, use permit to allow outdoor liquor service as an accessory use to a restaurant. Use permit required. Ordinance Sections: 1204.D Applicant: Taylor Earl, Earl & Curley, P.C. Representative: Taylor Earl, Earl & Curley, P.C. Owner: Chuckie Duff, EQ Sixth and Roosevelt, LLC Stipulation: 1) 6 months to apply and pay for building permits.

ZONING ADJUSTMENT HEARING OFFICER: CRAIG TRIBKEN
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.

February 19, 2026