

NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING
**Revised May 7, 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 **April 9, 2026, at 9:00 AM. (Items 1-6) and 1:30 PM (Items 7-13). 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 | 1. 9:00 AM | Application #: ZA-39-26-6 (Continued from February 26, 2026)
Existing Zoning: R1-10 ACSPD
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 May 14, 2026 at 9:00 AM. | |
| Approved w/stips | 2. | Application #: ZA-913-25-8
Existing Zoning: A-2 RSIO MH
Location: 2402 South 7th Avenue
Quarter Section: Q7-26
Proposal: Variance to allow outdoor uses, outdoor storage, or open buildings 61 feet from a public street (Watkins Street). Minimum 75 feet required.

Ordinance Sections: 628.E.2.b.(3)
Applicant: Ryan Halder, Maverik
Representative: David Pendleton, Olsson
Owner: Michael Rubio, Western States Decking Holding, LLC

Stipulations:
1) 1 year to apply and pay for building permits.
2) Per the reduction as shown on site plan date stamped March 3, 2026. |
| Approved w/stips | 3. | Application #: ZA-141-26-8
Existing Zoning: IND. PK.
Location: 5208, 5209, 5218, 5219, 5228, 5231, 5238, 5243, 5248 South 24th Place
Quarter Section: Q3-33(D9)
Proposal: 1) Variance to allow a building height of 38 feet at 74 feet of setback from a perimeter line (north). Minimum 90 foot setback required. |

2) Variance to reduce the streetscape (Roeser Road) landscape setback (north) to 8 feet. Minimum 30 feet required.

Ordinance Sections:

626.H.1.Table 626.H.2.b

Applicant:

Erik Anderson, Scannell Properties

Representative:

Timothy Thielke, DLR Group, Inc.

Owner:

Gregory Hing, Hing Properties South Gardens, LLC

Stipulations:

- 1) 1 year to apply and pay for building permits.
- 2) Per the reductions as shown on the site plan date stamped March 3, 2026.

**Approved
w/stips**

4.

Application #:

ZA-149-26-6

Existing Zoning:

R-4

Location:

719 and 733 East Marlette Avenue

Quarter Section:

Q21-29(I8)

Proposal:

1) Variance to reduce the required front perimeter setback (north) to 7 feet. Minimum 20 feet required.

2) Variance to reduce the common open space to 2 percent. Minimum 5 percent required.

Ordinance Sections:

617.B.Table 617.1 617.B.Table 617.1

Applicant:

Lauren Proper Potter, Huellmantel & Affiliates

Representative:

Lauren Proper Potter, Huellmantel & Affiliates

Owner:

719 Marlette, LLC

Taken out from under advisement on April 30, 2026 and approved with the following stipulations:

- 1) 2 years to apply and pay for building permits.
- 2) Per the front perimeter setback reduction as shown on the site plan date stamped March 9, 2026.

**# 1
Approved
w/stips**

5.

Application #:

ZA-153-26-6

Existing Zoning:

C-1

Location:

1851 West Northern Avenue

Quarter Section:

Q24-25(J7)

Proposal:

1) Variance to reduce the landscape setback (north) adjacent to a public street (Northern Avenue) to 2 feet. Average 25 feet required, minimum 20 feet permitted for up to 50% of the frontage

2) Variance to reduce the landscape setback (west) along a public street (19th Avenue) to 0 feet. Average 25 feet required, minimum 20 feet permitted for up to 50% of the frontage.

Ordinance Sections:

622.E.4.e 622.E.4.e

Applicant:

Joshua Oehler, Arc One Associates LLC

Representative:

Joshua Oehler, Arc One Associates LLC

Owner:

Vaneet Sapra, Sapra Northern Investment LLC

Stipulations:

- 1) Request 2 approved for 5 feet.
- 2) Per the reduction on the north side as shown on site plan date stamped March 10, 2026.

**#2
Denied as
Filed**

- 3) Along the west side adjacent to the existing sidewalk along 19th Avenue a minimum of 3 large canopy shade trees shall be planted from the list provided in Section 1309.1 of the Phoenix Zoning Ordinance. A minimum of 1 tree should be minimum 4-inch caliper and other 2 must be 3-inch caliper.
- 4) 1 year to apply and pay for building permits.

**Approved
w/stips**

6. Application #: ZA-156-26-6
Existing Zoning: R1-10
Location: 555 West Glendale Avenue
Quarter Section: Q22-27(I8)
Proposal: Use Permit to allow a dependent care facility (Church of the Beatitudes) for seven to 12 dependents. Use Permit required.

Ordinance Sections: 608.E.16
Applicant: Church of the Beatitudes of Phoenix, Arizona
Representative: Jack Marks, Church of the Beatitudes of Phoenix, Arizona
Owner: Church of the Beatitudes of Phoenix, Arizona
Stipulations:
 - 1) Approved for 12 dependents.
 - 2) Hours will be limited to Monday – Friday 7:00 AM - 4:30 PM.
 - 3) 90 days to commence the use.

**Approved
w/stips**

7. **1:30 PM**
Application #: ZA-144-26-6 (SIGN)
Existing Zoning: R1-6
Location: 11002 South 48th Street
Quarter Section: Q05-38(C11)
Proposal: Use permit to allow an electronic message display (EMD) for a ground sign. Use permit required.

Ordinance Sections: 705.C.13
Applicant: Taryn Wilson, Sign Connection LLC
Representative: Taryn Wilson, Sign Connection LLC
Owner: Charles Mackey, Mountain View Lutheran Church
Stipulations:
 - 1) The maximum ground sign height shall be 7 feet 5 inches above grade.
 - 2) The maximum EMD square footage shall be no greater than 14 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/stip**

8. Application #: ZA-44-26-3 (Continued from February 26, 2026)
Existing Zoning: R1-10
Location: 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
Taken out from under advisement on April 30, 2026 and approved with the following stipulation:
1) 18 months to apply and pay for building permits.

Continued 9. Application #: ZA-160-26-1
Existing Zoning: S-1
Location: 27840 North 33rd Avenue
Quarter Section: Q50-21(P6)
Proposal: Variance to reduce the required side yard setback (south) for a detached accessory structure to 17 feet. Minimum 50 feet required.

Ordinance Sections: 603.B.3
Applicant: David and Lori Spreitzer, Spreitzer Living Trust
Representative: David and Lori Spreitzer, Spreitzer Living Trust
Owner: David and Lori Spreitzer, Spreitzer Living Trust
Continued to May 14, 2026 at 1:30 PM.

Approved w/stip 10. Application #: ZA-171-26-3
Existing Zoning: R-3
Location: 1339 West Peoria Avenue
Quarter Section: Q28-26(K8)
Proposal: Time extension for ZA-599-24-3, variance to reduce the required front yard setback (north) to 6 feet. Minimum 25 feet required.

Ordinance Sections: 615.B.Table B
Applicant: Jeff Wagner, Wagner Architects, LLC
Representative: Jeff Wagner, Wagner Architects, LLC
Owner: James Lee, G & J Capital, LLLP
Stipulation:
1) 90 days to apply and pay for building permits.

***Approved w/stips** 11. Application #: ZA-166-19-7 (1 Year Review of Use Permit)
Existing Zoning: DTC-West Evans Churchill HP
Location: 1121 North 2nd Street
Quarter Section: 12-28(G8)
Proposal: 1) Use permit to allow a bar (Pemberton House). Use permit required.
2) Use permit to allow outdoor liquor service accessory to a bar. Use permit required.
3) Use permit to allow liquor service accessory to a restaurant. Use permit required.
4) Use permit to allow alcohol sales and service within 300-feet of a church in an entertainment district. Use permit required.
5) Use permit to allow outdoor entertainment (amplified music or loudspeakers) between the hours of 7:00 AM and 12:00 AM on Friday through Sunday. Use permit required.
6) Use permit to allow outdoor entertainment between the hours of 7:00 AM and 12:00 AM on Friday through Sunday. Use permit required.

7) Variance to allow outdoor entertainment Monday through Thursday, between 7:00 AM and 12:00 AM. Outdoor entertainment permitted on Friday through Sunday only.

Ordinance Sections: 1204.D.Table 1204.D.Table 1204.D.Table
307.A.17.a 1204.C.5 1204.C.18 1204.C.16

Applicant: Nick Wood, Snell & Wilmer, LLP

Representative: Nick Wood, Snell & Wilmer, LLP

Owner: True North Holdings, LLC

Taken out from under advisement on May 7, 2026 and approved with the following stipulations:

- 1) 1 year review.
- 2) The business owner and business management shall be jointly and severally responsible for ensuring compliance with all stipulations governing activities at the site, including amplified sound, live entertainment, and security.
- 3) General conformance to the location of the outdoor patio spaces shown on the site plan signed and dated May 30, 2019.
- 4) The business owner shall provide property owners within 300 feet and neighborhood associations within 600 feet, the current contact information (name, telephone, and email) of daytime and evening premises managers. Management must respond to identified concerns within 7 business days in writing. Changes to management shall require new notifications to be delivered within 15 days. Evidence of completion, including a copy of the letter and a copy of an updated mailing list, shall be submitted to the Planning and Development Department for inclusion in the case file.
- 5) Employees shall maintain a clear and unobstructed line of sight to all outdoor and entertainment areas while patrons are present in those areas.
- 6) The area shall be sufficiently illuminated and contained to discourage any unlawful activity.
- 7) "No Trespassing" signs must be conspicuously posted at all public-facing entrances and along all exterior perimeter fencing or walls.
- 8) An Authority to Arrest form (ATA) must be submitted to and maintained on file with the City of Phoenix Central City Police Precinct.
- 9) Speakers are not permitted within 20 feet of the west property line. All speakers shall be oriented toward the interior of the site.
- 10) Amplified sound and loudspeakers are limited to 1:00 PM to 11:00 PM on Sunday through Thursday and 9:00 AM to midnight (12:00 AM) on Friday and Saturday.
- 11) The sound/noise levels, measured at the west, south, and east property line, shall not exceed 55 dBa. An occurrence where the sound level increases up to 60 dBa for five continuous seconds or less shall not be deemed a violation of this stipulation, provided there are no more than five such occurrences within a one-hour interval.
- 12) Flashing or strobe-type lighting is prohibited.
- 13) Live entertainment and/or stages are permitted on Friday and Saturday only, limited to the hours of 9:00 AM to midnight (12:00 AM).

14) Live performances and/or stages are not permitted within 50 feet of the west property line.

***Approved
w/stips**

12. Application #: ZA-808-24-7 (6 Month Review of Use Permit)
Existing Zoning: DTC-Evans Churchill West
Location: 1115 North 2nd Street
Quarter Section: Q12-28(G8)
Proposal: 1) Use permit to allow a bar (Pemberton PHX). Use permit required.
2) Use permit to allow outdoor liquor service accessory to a bar (Pemberton PHX). Use permit required.
3) Use permit to allow liquor service accessory to a restaurant (Pemberton PHX). Use permit required.
4) Use permit to allow alcohol sales and service within 300-feet of a church in an entertainment district. Use permit required.
5) Use permit to allow outdoor entertainment (amplified music or loudspeakers) between the hours of 7:00 AM and 12:00 AM on Friday through Sunday. Use permit required.
6) Use permit to allow outdoor entertainment between the hours of 7:00 AM and 12:00 AM on Friday through Sunday. Use permit required.
7) Use Permit to allow outdoor entertainment Monday through Thursday, between 7:00 AM and 12:00 AM. Outdoor entertainment permitted on Friday through Sunday only. Use Permit required.
Ordinance Sections: 1204.D.Table 1204.D.Table 1204.D.Table 307.A.17.a 1204.C.5 1204.C.18 1204.C.16
Applicant: Jonathan Vento, True North Holdings, LLC
Representative: Michael Maerowitz, Snell & Wilmer, LLP
Owner: Jonathan Vento, True North Holdings, LLC

Taken out from under advisement on May 7, 2026 and approved with the following stipulations:

- 1) 1 year review.
- 2) The business owner and business management shall be jointly and severally responsible for ensuring compliance with all stipulations governing activities at the site, including amplified sound, live entertainment, and security.
- 3) General conformance to the location of the outdoor patio spaces shown on the site plan signed and dated May 30, 2019.
- 4) The business owner shall provide property owners within 300 feet and neighborhood associations within 600 feet, the current contact information (name, telephone, and email) of daytime and evening premises managers. Management must respond to identified concerns within 7 business days in writing. Changes to management shall require new notifications to be delivered within 15 days. Evidence of completion, including a copy of the letter and a copy of an updated mailing list, shall be submitted to the Planning and Development Department for inclusion in the case file.

- 5) Employees shall maintain a clear and unobstructed line of sight to all outdoor and entertainment areas while patrons are present in those areas.
- 6) The area shall be sufficiently illuminated and contained to discourage any unlawful activity.
- 7) "No Trespassing" signs must be conspicuously posted at all public-facing entrances and along all exterior perimeter fencing or walls.
- 8) An Authority to Arrest form (ATA) must be submitted to and maintained on file with the City of Phoenix Central City Police Precinct.
- 9) The total number of speakers shall not exceed 27.
- 10) Speakers are not permitted within 20 feet of the west property line. All speakers shall be oriented toward the interior of the site.
- 11) Amplified sound and loudspeakers are limited to 1:00 PM to 11:00 PM on Sunday through Thursday and 9:00 AM to midnight (12:00 AM) on Friday and Saturday.
- 12) The sound/noise levels, measured at the west, south, and east property line, shall not exceed 55 dBa. An occurrence where the sound level increases up to 60 dBa for five continuous seconds or less shall not be deemed a violation of this stipulation, provided there are no more than five such occurrences within a one-hour interval.
- 13) Flashing or strobe-type lighting is prohibited.
- 14) Live entertainment and/or stages are permitted on Friday and Saturday only, limited to the hours of 9:00 AM to midnight (12:00 AM).
- 15) Live performances and/or stages are not permitted within 50 feet of the west property line.

***Approved
w/stips**

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| 13. | <p>Application #: ZA-68-25-7 (6 Month Review of Use Permit)</p> <p>Existing Zoning: DTC-Evans Churchill West</p> <p>Location: 1109 North 2nd Street</p> <p>Quarter Section: Q12-28(G8)</p> <p>Proposal:</p> <ol style="list-style-type: none"> 1) Use permit to allow a bar (Pemberton PHX). Use permit required. 2) Use permit to allow outdoor liquor service accessory to a bar (Pemberton PHX). Use permit required. 3) Use permit to allow liquor service accessory to a restaurant (Pemberton PHX). Use permit required. 4) Use permit to allow alcohol sales and service within 300-feet of a church in an entertainment district. Use permit required. 5) Use permit to allow outdoor entertainment Monday through Thursday, between 9:00 AM and 12:00 AM. Outdoor entertainment permitted on Friday through Sunday only. Use permit required. 6) Use permit to allow outdoor entertainment (amplified music or loudspeakers) between the hours of 1:00 PM and 11:00 PM on Sunday through Thursday. Use permit required. 7) Use permit to allow outdoor entertainment |
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(amplified music or loudspeakers) between the hours of 9:00 AM and 12:00 AM on Friday and Saturday. Use permit required.

8) Use permit to allow outdoor entertainment between the hours of 9:00 AM and 12:00 AM on Friday and Saturday. Use permit required.

Ordinance Sections: 1204.D.Table 1204.D.Table 1204.D.Table
307.A.17.a 1204.C.16 1204.C.5 1204.C.5
1204.C.18

Applicant: Jonathan Vento, True North Holdings, LLC

Representative: Michael Maerowitz, Snell & Wilmer, LLP

Owner: Jonathan Vento, True North Holdings, LLC

Taken out from under advisement on May 7, 2026 and approved with the following stipulations:

- 1) 1 year review.
- 2) The business owner and business management shall be jointly and severally responsible for ensuring compliance with all stipulations governing activities at the site, including amplified sound, live entertainment, and security.
- 3) General conformance to the location of the outdoor patio spaces shown on the site plan signed and dated May 30, 2019.
- 4) The business owner shall provide property owners within 300 feet and neighborhood associations within 600 feet, the current contact information (name, telephone, and email) of daytime and evening premises managers. Management must respond to identified concerns within 7 business days in writing. Changes to management shall require new notifications to be delivered within 15 days. Evidence of completion, including a copy of the letter and a copy of an updated mailing list, shall be submitted to the Planning and Development Department for inclusion in the case file.
- 5) Employees shall maintain a clear and unobstructed line of sight to all outdoor and entertainment areas while patrons are present in those areas.
- 6) The area shall be sufficiently illuminated and contained to discourage any unlawful activity.
- 7) "No Trespassing" signs must be conspicuously posted at all public-facing entrances and along all exterior perimeter fencing or walls.
- 8) An Authority to Arrest form (ATA) must be submitted to and maintained on file with the City of Phoenix Central City Police Precinct.
- 9) The total number of speakers shall not exceed 31.
- 10) Speakers are not permitted within 20 feet of the west property line. All speakers shall be oriented toward the interior of the site.
- 11) Amplified sound and loudspeakers are limited to 1:00 PM to 11:00 PM on Sunday through Thursday and 9:00 AM to midnight (12:00 AM) on Friday and Saturday.
- 12) The sound/noise levels, measured at the west, south, and east property line, shall not exceed 55 dBa. An occurrence where the sound level increases up to 60 dBa for five continuous seconds or less shall not be deemed a violation of this stipulation, provided there are no more than five such occurrences within a one-hour interval.

- 13) Flashing or strobe-type lighting is prohibited.
- 14) Live entertainment and/or stages are permitted on Friday and Saturday only, limited to the hours of 9:00 AM to midnight (12:00 AM).
- 15) Live performances and/or stages are not permitted within 50 feet of the west property line.

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.

May 7, 2026