

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, July 2, 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 – June 4, 2026

(James/Manoil - Vote of 6-0) (Hill absent).

Approved B. Approval of Agenda – July 2, 2026

(James/Anglin - Vote of 6-0) (Hill absent).

No Action C. Requests for Continuance and/or Withdrawal

D. Items for Consideration

**Overtured
ZAH0**

1. Application #: **ZA-238-26-6 (SIGN)**
 Existing Zoning: R-5 CEPCSP
 Location: 4510 North 24th Street
 Quarter Section: Q18-32(H9)
 Proposal: Variance to increase the height of a
 wall sign for non-residential activity in
 a residential district up to a height of
 45 feet above grade. Maximum 15
 feet permitted.

 Ordinance Sections: 705.D.1 Table D-1
 Applicant: Edwin C. Bull, Burch & Cracchiolo,
 P.A.
 Representative: Edwin C. Bull, Burch & Cracchiolo,
 P.A.
 Owner: St. Thomas The Apostle Roman
 Catholic Parish Phoenix
 Appellant: Neighborhood Coalition of Greater
 Phoenix, Larry Whitesell

***Overtured the Zoning Adjustment Hearing Officer's
decision and denied the variance.***

(Eigo/Anglin - Vote of 4-2) (James, Manoil) (Hill absent).

**Upheld
ZAHO**

2. Application #: **ZA-965-25-3 (Auto-Continued from June 4, 2026)**
Existing Zoning: RE-43
Location: 9249 North 40th Street
Quarter Section: Q27-37(J10)
Proposal: 1) Variance to reduce lot width (parcel 1) to 147 feet. Minimum of 165 feet required. 2) Variance to reduce lot width (parcel 2) to 18 feet. Minimum of 165 feet required.
Ordinance Sections: 605.B.2
Applicant: Jon Tilburt, Tilburt Family Trust
Representative: Jordan Greenman, Greenman Law Firm
Owner: Jon Tilburt, Tilburt Family Trust
Appellant: Jon Tilburt, Tilburt Family Trust

Motion to uphold the Zoning Adjustment Hearing Officer's decision to deny the variances failed.

(Eigo/Manoil - Vote of 3-3) (Anglin, Graham, Lothner) (Hill absent).

Motion to continue to August 6, 2026 failed for lack of a second.

(Anglin, no second)

No further motion made. The Zoning Adjustment Hearing Officer's decision to deny the variances was upheld due to lack of a successful vote.

**Overtured
ZAHO with a
stipulation**

3. Application #: **ZA-101-26-5**
Existing Zoning: R-3
Location: 2221 West Hayward Avenue
Quarter Section: Q24-24(J7)
Proposal: Variance to allow a minimum lot width of 55 feet. Minimum lot width of 60 feet required.
Ordinance Sections: 615.B.Table 615.1
Applicant: Denisa Istrate, Kontexture, LLC
Representative: Daniel Istrate, Kontexture, LLC
Owner: Adam Hunt

Appellant: Daniel Istrate, Kontexture, LLC

Overturned the Zoning Adjustment Hearing Officer's decision and approved the variance with a stipulation:

1) 18 months to obtain final approval of the lot split.

(Manoil/Eigo - Vote of 6-0) (Hill absent).

**Continued
by Motion**

4. Application #: **ZA-103-26-6**
Existing Zoning: R1-6
Location: 3423 East Campbell Avenue
Quarter Section: Q17-35(H10)
Proposal: Variance to reduce the front yard setback (north) to 5 feet. Minimum 20 feet required.

Ordinance Sections: 613.B.Table B
Applicant: Maximo Cabellos, MXD Solutions, LLC
Representative: Maximo Cabellos, MXD Solutions, LLC
Owner: Alan Larraza, EMPAZ, Inc.
Appellant: Suraj Akotia, EMPAZ, Inc.

Continued by motion to August 6, 2026.

(Manoil/Anglin - Vote of 6-0) (Hill absent).

**Overturned
ZAHO with
stipulations**

5. Application #: **ZA-140-26-6**
Existing Zoning: R1-10
Location: 132 East Tuckey Lane
Quarter Section: Q22-28(I8)
Proposal: Variance to reduce the front yard (south) setback to 15 feet. Minimum 25 feet required.

Ordinance Sections: 611.B.Table 611.1
Applicant: Nicole Brown, Copper Star Drafting, LLC
Representative: Randy Barnes, RBA Architecture
Owner: Dustin and Elizabeth Kredit
Appellant: Stephen Anderson, Gammage & Burnham PLC

Overturned the Zoning Adjustment Hearing Officer's decision and approved the variance with stipulations:

- 1) Approved for front yard setback reduction as depicted on the site plan date stamped July 2, 2026.**
- 2) 12 months to apply and pay for building permits.**

(Manoil/Anglin - Vote of 6-0) (Hill absent).

E. Other Business

- | | |
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| Updated | 6. Update on the Next Board of Adjustment Agenda. |
| Updated | 7. Update on Pending Appeals of the Board of Adjustment. |
| No Action | 8. 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.

July 2, 2026