

NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING
**Revised August 13, 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 **July 16, 2026, at 9:00 AM (Items 1-6) and 1:30 PM (Items 7-14). 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

9:00 AM

1. Application #: ZA-246-26-1
Existing Zoning: CP/GCP PCD
Location: 42212 North 41st Drive
Quarter Section: Q68-19(U6)
Proposal: Use permit to allow outdoor uses as an accessory use to a building and landscape contractor. Use permit required.

Ordinance Sections: 626.F.2.z
Applicant: Titan Landscape Services
Representative: Aaron Eubank, Titan Landscape Services
Owner: Aaron and Donna Eubank Anchor Properties, LLC

Continued

2. Application #: ZA-298-26-1 (Continued from June 4, 2026)
Existing Zoning: PAD-9, PAD-9 SP
Location: 17223 North 45th Avenue
Quarter Section: Q37-18
Proposal:
1) Time extension for ZA-149-24, use permit to allow outdoor dining as an accessory to a restaurant (Bellair Golf Park Snack Shack). Use permit required.
2) Time extension for ZA-149-24, use permit to allow outdoor alcoholic beverage consumption as an accessory use to a restaurant (Bellair Golf Park Snack Shack). Use permit required.
3) Time extension for ZA-149-24, use permit to allow outdoor dining as an accessory to a restaurant (Bellair Golf Park Clubhouse). Use permit required.
4) Time extension for ZA-149-24, use permit to allow outdoor alcoholic beverage consumption as an accessory use to a restaurant (Bellair Golf Park Clubhouse). Use permit required.

Ordinance Sections: 622.D.150.d 622.D.150.d 622.D.150.d 622.D.150.d
Applicant: Weston Gibson, Bellair Golf Park, LLC
Representative: Weston Gibson, Bellair Golf Park, LLC
Owner: Michael Bennett, Bellair Golf Park, LLC

Continued to August 27, 2026 at 9:00 AM.

3. Application #: ZA-391-26-6
Existing Zoning: C-O
Location: 3200, 3202, and 3230 East Camelback Road
Quarter Section: Q19-35(H10)
Proposal: 1) Use permit to allow outdoor dining as an accessory use to a cafeteria/restaurant within the C-O Zoning District. Use permit required.
2) Use permit to allow outdoor alcoholic beverage consumption as an accessory use to a cafeteria/restaurant within the C-O Zoning District. Use permit required.
Ordinance Sections: 621.B.1.h.(6) 621.B.1.h.(6)
Applicant: Christopher Collins, CGC Bond #1, LLC
Representative: Christopher Collins, CGC Bond #1, LLC
Owner: Jay Sciarani, 3200 East Camelback Road, LP
Stipulations:
1) Per the location indicated on site plan date stamped May 29, 2026.
2) Patio area not to exceed 2,000 square feet.
3) Outdoor occupancy not to exceed 100 people.

4. Application #: ZA-401-26-7
Existing Zoning: R-5 RI HP MH
Location: 1326 and 1402 West Polk Street
Quarter Section: Q11-26(F8)
Proposal: 1) Variance to reduce the perimeter landscape setback (east) to 0 feet. Minimum 5 feet required.
2) Variance to reduce the perimeter landscape setback (west) to 0 feet. Minimum 5 feet required.
3) Variance to reduce the front perimeter landscape setback (south) to 0 feet. Minimum 20 feet required.
4) Variance to reduce the side setback (west) to 0 feet. Minimum 10 feet required.
5) Variance to reduce the surface parking lot landscape to 0 percent. Minimum 5 percent required.
6) Variance to reduce the required open space to 4 percent. Minimum 5 percent required.
7) Variance to reduce the perimeter landscape setback (north) to 0 feet. Minimum 5 feet required.

Ordinance Sections: 703.B.3.B.(3) 703.B.3.B.(3) 703.B.3.a
615.B.Table 615.1 507 Tab A.II.A.6.1.1
703.B.4.a.(1) 703.B.3.b.(3)
Applicant: Nicholas Tsontakis, Dwell Boldly
Representative: Nicholas Tsontakis, Dwell Boldly
Owner: Panda 1402, LLC
Stipulations:
1) Per site plan date stamped June 10, 2026.
2) 180 days to apply and pay for building permits.

5. Application #: ZA-402-26-8

w/stips

Existing Zoning: R-5 RSIOD
Location: 1616 East Wood Street
Quarter Section: Q5-31(E9)
Proposal: 1) Variance to reduce the front yard (south) setback to 10 feet. Minimum 20 feet required.
2) Variance to reduce the required front yard landscape setback (south) to 10 feet. Minimum 20 feet required.
3) Variance to reduce perimeter landscape setback (east) not adjacent to a street to 0 feet. Minimum 5 feet required.
4) Variance to reduce perimeter landscape setback (north) not adjacent to a street to 2 feet. Minimum 5 feet required.
5) Variance to reduce perimeter landscape setback (south) adjacent to a street to 10 feet. Minimum 25 feet required.
6) Variance to reduce the required parking to 20 spaces. Minimum 24 parking spaces required.
7) Variance to reduce the length of a parking space to 17 feet for each space. Minimum 18 feet required.

Ordinance Sections: 618.B.Table 618.1 703.B.3.a 703.B.3.b.(3) 703.B.3.b.(3) 703.B.3.b.(3) 702.C.Table 702.B.2.b.(1).(b)

Applicant: Ravin Crosby, Cre8ive T3ch, LLC
Representative: Ravin Crosby, Cre8ive T3ch, LLC
Owner: Ivan Herrera, Pacific Heights Investments, LLC
Stipulations:
1) One year to apply and pay for building permits.
2) Per site plan date stamped June 24, 2026.

***#1
Approved
w/stips
#2 Denied
as filed
w/stips**

6. Application #: ZA-425-26-3
Existing Zoning: R-3 DNS/WVR
Location: 1417 and 1425 East Cinnabar Avenue
Quarter Section: Q28-30(K9); Q28-30(K9)
Proposal: 1) Variance to allow 28 percent hillside lot coverage. Maximum 25 percent permitted.
2) Variance to reduce the required unreserved parking spaces to 5 spaces. Minimum 18 spaces required.

Ordinance Sections: 710.C.Table 710.C.2. 702.C.Table
Applicant: Fred Woods, Woods Associates Architects
Representative: Fred Woods, Woods Associates Architects
Owner: Erik Langhofer, E and C Enterprises, LLC
Taken out from under advisement on August 13, 2026, and decided as follows: #1 approved and #2 denied as filed, with stipulations:
1) Two years to apply and pay for building permits.
2) A minimum of 9 unreserved parking spaces shall be provided.

**Approved
w/stips**

1:30 PM
7. Application #: ZA-392-26-1 (SIGN)
Existing Zoning: IND.PK

Location: 2402 West Beardsley Road
Quarter Section: Q41-23(N7)
Proposal: Use permit to adopt the ReDiscover Logistics Park Comprehensive Sign Plan. Use permit required.
Ordinance Sections: 705.E.2
Applicant: Julie Kulka, Airpark Signs & Graphics
Representative: Julie Kulka, Airpark Signs & Graphics
Owner: Rodney Boden, Rediscover, LLC

Stipulations:

- 1) Sign design and location shall be in accordance with the sign drawings submitted to the Hearing Officer date-stamped July 16, 2026.
- 2) Maximum sign height shall be 15 feet and maximum area 127 square feet illuminated for a multi-tenant ground sign.
- 3) Submittal of a revised 'final' version of the CSP document to the Planning and Development Department incorporating any 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. East facing signs shall have Halo lighting.
- 4) Twelve months to pay for and obtain sign permits.

***Approved
w/stips**

8. Application #: ZA-411-26-7 (SIGN)
Existing Zoning: A-1
Location: 1236 North 55th Avenue
Quarter Section: Q12-16
Proposal: Variance to reduce required spacing between off premise signs to 615 feet. 1,000 foot separation required.
Ordinance Sections: 705.2.B.2
Applicant: Taylor C. Earl, Earl & Curley, P.C.
Representative: Taylor C. Earl, Earl & Curley, P.C.
Owner: Ryder Truck Rental, Inc.

Take out from under advisement on August 13, 2026, and approved with the following stipulations:

- 1) Maximum height shall not exceed 48 feet.
 - 2) The maximum sign face square footage shall not exceed 672 square feet per sign face.
 - 3) Sign illumination shall be extinguished daily no later than 10:30 p.m
- Twelve months to apply for and pay for all necessary permits.

**Approved
w/stips**

9. Application #: ZA-432-26-8 (SIGN)
Existing Zoning: PUD-Mixed Use
Location: 5750 West Carver Road
Quarter Section: Q05-15
Proposal: Use permit to build a new off-premise sign with two digital faces. Use permit required.
Ordinance Sections: 705.2.E.3
Applicant: Jesse Laizure, Arc Media Group
Representative: William F. Allison, Withey Morris Baugh, PLC

Owner: Jordan Gaither, AERO Laveen, LLC, IDM
Longview, LLC, TPC Management Group, LLC

Stipulations:

- 1) The Sign design and general sign location shall be in accordance with the sign drawings submitted to the Hearing Officer and date-stamped July 16, 2026.
- 2) Maximum height of both the off-premise signs shall be 48 feet.
- 3) The maximum sign face square footage shall be no greater than 672 square feet (14 feet by 48 feet) per digital sign face.
- 4) Off-premise sign illumination shall be extinguished daily at 10:30 p.m. via an automatic timer.
- 5) The applicant shall have 12 months to apply for permits for the subject sign.
- 6) Install directional louvers on both faces to mitigate light impacts toward the residential districts to the North, East and South.

***Denied** 10. Application #: ZA-446-26-6
Existing Zoning: R1-10
Location: 7211 North 1st Street
Quarter Section: Q23-28(I8)
Proposal: Variance to reduce the front yard (west) setback to 15 feet. Minimum 25 feet required.
Ordinance Sections: 611.B.Table 611.1
Applicant: Tyler Green, Green Studio
Representative: Tyler Green, Green Studio
Owner: Timothy and Rebecca Newman

Taken out from under advisement on August 13, 2026, and denied.

Withdrawn 11. Application #: ZA-459-26-3
Existing Zoning: RE-43
Location: 4060 East Via Estrella
Quarter Section: Q28-37(K10)
Proposal: 1) Use permit to allow an over height (16 feet) detached accessory dwelling unit (DADU 2) located in the rear yard setback (north). Maximum 15 feet in height permitted.
2) Use permit to allow an over height (17 feet) detached accessory dwelling unit (DADU 1) located in the side yard setback (east). Maximum 15 feet in height permitted.
Ordinance Sections: 706.A.4.c.(1) 706.A.4.c.(1)
Applicant: Jeremy Shough, Blueprint Capital Services
Representative: Jeremy Shough, Blueprint Capital Services
Owner: Tim McCormac, CJM Group LLC

Withdrawn 12. Application #: ZA-460-26-3
Existing Zoning: RE-43
Location: 4040 East Via Estrella
Quarter Section: Q28-37(K10)
Proposal: 1) Use permit to allow an over height (17 feet) detached accessory dwelling unit (DADU 1) located in the side yard setback (west). Maximum 15 feet in height permitted.

		2)Use permit to allow an over height (17 feet) detached accessory dwelling unit (DADU 2) located in the side yard setback (east). Maximum 15 feet in height permitted.
	Ordinance Sections:	706.A.4.c.(1) 706.A.4.c.(1)
	Applicant:	Jeremy Shough, Blueprint Capital Services
	Representative:	Jeremy Shough, Blueprint Capital Services
	Owner:	Tim McCormac, CJM Group LLC
Approved w/stips	13. Application #:	ZA-474-26-8
	Existing Zoning:	R-3 CCSIO MH
	Location:	1233 South 15th Avenue
	Quarter Section:	Q8-26(F8)
	Proposal:	Time Extension for ZA-427-25-8, Use Permit to use the Single-Family attached development option. Use Permit required.
	Ordinance Sections:	615.Table B
	Applicant:	Lee Crawford, Arizona Central Properties, LLC
	Representative:	Lee Crawford, Arizona Central Properties, LLC
	Owner:	Lee Crawford, Arizona Central Properties, LLC
	Stipulations:	
		1) One year to apply and pay for building permits.
		2) All other Stipulations of ZA-427-25 shall apply.
Approved w/stip	14. Application #:	ZA-477-26
	Existing Zoning:	R-5 RI
	Location:	960 West McKinley Street
	Quarter Section:	Q11-26(F8)
	Proposal:	1) Variance to reduce the open space requirement to 0%. Minimum 5% required. 2) Variance to reduce the perimeter street side setback (south) to 10 feet. Minimum of 15 feet required. 3) Variance to reduce the unreserved guest parking spaces required to 0 spaces. Minimum 1 unreserved guest parking spaces required.
	Ordinance Sections:	618.B.Table 618.1 608.I.3.Table 608.I.6.c
	Applicant:	Andersen Jang, PYC Drafting, LLC
	Representative:	Andersen Jang, PYC Drafting, LLC
	Owner:	Brad Kerr, Hard Hat Equities, LLC
	Stipulation:	
		1) One year to apply and pay for building permits.

ZONING ADJUSTMENT HEARING OFFICER: CRAIG STEBLAY
PLANNER: PATRICK H ZAIA-ROBERTS, 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.

August 13, 2026