NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to 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 30, 2026 at 9:00 AM (Items 1-5) and 1:30 PM (Items 6-9) 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 **9:00 AM**

Approved w/stip 1.

Application #:	ZA-502-26-4
Existing Zoning:	R-3
Location:	1001 East Campbell Avenue
Quarter Section:	Q17-29
Proposal:	Time Extension for ZA-639-25, variance to allow the required covered parking spaces to front on perimeter street right-of-way (Campbell Avenue). Required covered parking spaces shall not front on perimeter street rights-of-way.
Ordinance Sections:	608.F.6.d.(2)
Applicant:	Alan Perry, USWCAT Construction, LLC
Representative:	Alan Perry, USWCAT Construction, LLC
Owner:	Ryan Kruse, Campbell 1001, LLC

Stipulation:

1) 9 months to apply and pay for building permits.

Approved w/stip 2.

Application #:	ZA-503-26-4
Existing Zoning:	R-3
Location:	1001 East Campbell Avenue
Quarter Section:	Q17-29
Proposal:	1) Time Extension for ZA-844-24, use permit to utilize the Single-Family Infill (SFI) development option. Use permit required. 2) Time Extension for ZA-844-24, variance to reduce the front yard setback (north) to 5 feet. Minimum 10 feet required.
Ordinance Sections:	608.F.6 615.B.Table B
Applicant:	Alan Perry, USWCAT Construction, LLC
Representative:	Alan Perry, USWCAT Construction, LLC
Owner:	Ryan Kruse, Campbell 1001, LLC

Stipulation:

1) 9 months to apply and pay for building permits

Continued 3.

Application #:	ZA-504-26-7
Existing Zoning:	S-1 (Approved C-2 CP-GCP)
Location:	6060 West Dobbins Road
Quarter Section:	Q02-14
Proposal:	1) Use permit to allow a medical marijuana dispensary facility. Use permit required. 2) Variance to allow a medical marijuana dispensary facility within 500 feet of a

residentially zoned district. Minimum 500 feet of separation required.

Ordinance Sections: 623.D.124.a 623.D.124.f
Applicant: Michelle Green, Lazarus & Silvyn P.C.
Representative: Larry Lazarus, Lazarus & Silvyn P.C.
Owner: Walt Brown, Dobbins & Loop 202 Retail, LLC

Continued to September 3, 2026 at 9:00 AM.

Approved w/stips

4. Application #: ZA-68-26-6
Existing Zoning: R1-6
Location: 1302 East Echo Lane
Quarter Section: Q25-30
Proposal: 1) Variance to allow a swimming pool within the required front yard setback (east). Swimming pool is not permitted within the required front yard setback.
2) Variance to allow an over height fence (6 feet) within the required front yard setback (east). Maximum 40 inches permitted.
Ordinance Sections: 706.C.1 703.A.2.a
Applicant: Christopher Garrett
Representative: Christopher Garrett
Owner: Christopher Garrett

Stipulations:

1) Wall located on the north and east portion of the property, per site plan date stamped June 8, 2026, with the bottom portion being solid material up to 36 inches and the remaining height (to 6 feet total) will be open wrought iron fencing. Applicant may elect to make the entire fence of wrought iron.
2) Wall located on the south, per site plan date stamped June 8, 2026, may be any material up to 6 feet in height.
3) Location of pool per site plan date stamped January 8, 2026.
4) One year to apply and pay for building permits.

Approved w/stips

5. Application #: ZA-507-26-1
Existing Zoning: PAD-7
Location: 3805 West Salter Drive
Quarter Section: Q42-20
Proposal: Use permit to allow an over height (18 feet) detached accessory structure located in the rear yard (south) setback. Maximum 15 feet in height permitted.
Ordinance Sections: 706.B.3.b
Applicant: Eric Pautsch
Representative: Eric Pautsch
Owner: Eric Pautsch

Stipulations:

1) 1 year to apply and pay for building permits.
2) Per site plan date stamped June 26, 2026, location of shed/workshop.

1:30 PM

Approved w/stips

6. Application #: ZA-466-26-2 (SIGN)
Existing Zoning: PUD PCD
Location: 9330 West Thomas Road
Quarter Section: Q15-6
Proposal: 1) Use permit for a major amendment to the Algodon Comprehensive Sign Plan to add a ground sign. Use permit required.
2) Use permit to allow an electronic message display (EMD) for a ground sign. Use permit required.
Ordinance Sections: 705.E.2 705.C.13
Applicant: Lori Burgardt, Xcelerate Permits, LLC
Representative: William Hayes, Sign Dealz Corporation
Owner: Jeff Malmstone, Super Star Car Wash

Stipulations:

1) The maximum ground sign height shall be 12 feet above grade.
2) The maximum EMD square footage shall be no greater than 22 square feet.
3) Sign illumination shall be automatically shut off daily at 9:00 p.m. via an automatic dimming device.
4) 12 months to apply and pay for sign permits.

Approved w/stips

7. Application #: ZA-374-26-3 (SIGN)
Existing Zoning: C-1
Location: 4616 East Shea Boulevard
Quarter Section: Q29-38
Proposal: Use permit for a major amendment to the Shops at PV Marketplace Comprehensive Sign Plan to add a ground sign. Use permit required.
Ordinance Sections: 705.E.2
Applicant: Carlos Hernandez, Summit West Signs
Representative: Carlos Hernandez, Summit West Signs
Owner: Amber Lake, Mountain America Federal Credit Union

Stipulations:

1) Sign design shall in general conformance with the sign drawings submitted to the Hearing Officer date-stamped July 30, 2026.
2) Maximum sign height shall be 6 feet.
3) Maximum sign area shall be 24 square feet of electronic message display (EMD) for each sign face.
4) Submittal of a revised ‘final’ version of the CSP document to the Planning and Development Department incorporating any ZAHO 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.
5) 12 months to apply and pay for sign permits.

Approved w/stips

8. Application #: ZA-406-26-2
Existing Zoning: C-2
Location: 18500 North Allied Way
Quarter Section: Q38-44

		Proposal:	Use permit for a major amendment to add a wall sign over 56 feet in height to the Allied Waste Comprehensive Sign Plan. Use permit required.
		Ordinance Sections:	705.E.2
		Applicant:	Mel Corley, For Your Sign Permit Needs, LLC
		Representative:	Randy Ripps, Ripps enterprises DBA Epic Signs
		Owner:	Gail Lubin, Scottsdale Property LLC

Stipulations:

1) Maximum height of the sign shall be 66 feet 6 inches above grade.
2) The maximum sign area square footage shall be no greater than 372 square feet.
3) For hi-rise signs (signs over 56 feet) that emit white light, prior to sign installation, a signed statement from the sign fabricator verifying correlated color temperature (in degrees Kelvin) lighting modules not exceeding 4,000K were used shall be submitted to the Planning and Development Department (PDD).
4) The sign shall be automatically shut off daily between sunset and sunrise.
5) 12 months to apply and pay for sign permits.

Approved w/stips	9.	Application #:	ZA-403-26-8
		Existing Zoning:	R-3A
		Location:	3442 East Cambridge Avenue
		Quarter Section:	Q14-35
		Proposal:	1) Variance to allow 22 feet of building height at 10 feet of building setback adjacent to a single family zoning district (west). Minimum 17 feet required. 2) Variance to allow 22 feet of building height at 10 feet of building setback adjacent to a single family zoning district (east). Minimum 17 feet required. 3) Variance to reduce the garage door setback to 0 feet. Minimum 3 feet required. 4) Use permit to utilize Single Family Infill (SFI) subdivision standards. Use permit required.
		Ordinance Sections:	608.I.3.b.(1) 608.I.3.b.(1) 608.I.3.a.Table 608.I.3 608.I.1.d
		Applicant:	Dawn Augusta, HigherGround Consulting, LLC
		Representative:	Jerry Palmer, Palmer Architects, Ltd
		Owner:	3442 East Cambridge, LLC, Christian Relief Services Charities, Inc

Stipulations:

1) 18 months to apply and pay for building permits.
2) Per site plan date stamped June 17, 2026, for setbacks located on the east and west side.

ZONING ADJUSTMENT HEARING OFFICER: MICHAEL WIDENER
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.

July 30, 2026