

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, March 5, 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 – February 5, 2026

(Dodds/James - Vote of 7-0).

Approved B. Approval of Agenda – March 5, 2026

(Dodds/Beuerlein - Vote of 7-0).

No Action C. Requests for Continuance and/or Withdrawal

D. Items for Consideration

Overtaken
approval and
denied
Requests 1
and 3;
Upheld
denial of
Requests 2,
4, 5 and 6

1. Application #:

Existing Zoning:

Location:

Quarter Section:

Proposal:

**ZA-248-25-3 (SIGN) (Auto-
Continued from February 5, 2026)**

C-2 SP

8833 North Black Canyon Highway

Q26-23 (J7)

1) Use permit to rebuild a non-conforming off-premise sign to digital. Use permit required. 2) Use permit to Rebuild a non-conforming off-premise sign to add a static north face. Use permit required. 3) Use permit to increase the height of non-conforming off-premise sign to 70 feet. Use permit required. 4) Use permit to reduce off-premise sign separation from a residential district and residential use to 200 feet. Use permit required. 5) Variance to reduce required spacing between off-premise signs to 270 feet. Minimum 1,000 foot spacing required.

6) Variance to increase 672 square feet of sign area by adding a static north face (14 feet by 48 feet).

Ordinance Sections: 705.2.G.4; 705.2.G.5; 705.2.B.4.b; 705.2.A.5.c; 705.2.B.2; 705.2.G.2

Applicant: Brent Wood, Outfront

Representative: Michael Zimmerman, Berry Riddell, LLC

Owner: Denise Caleb Kaugman, Outfront Easement

Appellant #1: Darin Garcia

Appellant #2: Brent Wood, Outfront

Overturned the Zoning Adjustment Hearing Officer's decision and denied Requests 1 and 3, and upheld the Zoning Adjustment Hearing Officer's decision and denied Requests 2, 4, 5 and 6.

(Graham/Hill - Vote of 4-3) (Ammon, Beuerlein, Dodds).

**Upheld
ZAHO**

2. Application #: **ZA-947-25-8 (SIGN)**

Existing Zoning: PUD

Location: 5750 West Carver Road

Quarter Section: Q05-15 (C5)

Proposal: Use permit to reduce off premise sign separation from a residential district and residential use to 120 feet. Minimum 500 feet 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

Appellant: William F. Allison, Withey Morris Baugh, PLC

Upheld the Zoning Adjustment Hearing Officer's decision and denied the use permit.

(Beuerlein/Graham - Vote of 6-1) (Ammon).

**Overturned
ZAHO**

3. Application #: **ZA-767-25-2**

Existing Zoning: R1-10

Location: 6550 East Phelps Road

Quarter Section: Q36-43 (M12)
Proposal: Variance to reduce the side yard setback (west) for a detached accessory structure to 1 foot. Minimum 3 feet required.
Ordinance Sections: 706.B.2.a
Applicant: Kevin Debuire
Representative: Kevin Debuire
Owner: Kevin Debuire and Melody Cmybor
Appellant: Kevin Debuire

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

Stipulations:

- 1) Approved for minimum 2-foot setback for the residential accessory structure from the west property line, as depicted on the site plan date stamped March 5, 2026.***
- 2) Applicant shall install a gutter and French drain on the west side of the residential accessory structure to mitigate drainage on adjacent property, as depicted on the site plan date stamped March 5, 2026.***
- 3) 12 months to apply and pay for building permits.***

(Eigo/Beuerlein - Vote of 4-3) (Graham, Dodds, Hill).

**Upheld
ZAHO**

- 4 Application #: **ZA-959-25-6**
Existing Zoning: RE-35
Location: 6230 East Hillcrest Boulevard
Quarter Section: Q18-42 (H12)
Proposal: 1) Variance to allow an over height wall (20 feet) in the required rear yard setback (north). Maximum 6 feet permitted. 2) Variance to allow an over height wall (20 feet) in the required side yard setback (west). Maximum 6 feet permitted.
Ordinance Sections: 703.A.2.c; 703.A.2.c
Applicant: Justin Adams, Patterson Homes, LLC
Representative: Marvin Lunt, Illini Design Group, LLC
Owner: Rebecca McClure, Grey Collective, LLC
Appellant: Julie Skoglund

Upheld the Zoning Adjustment Hearing Officer's decision and approved the variances with stipulations:

Stipulations:

- 1) 12 months to apply and pay for permits.***
- 2) Per site plan date stamped December 4, 2025 for golf net.***

(Beuerlein/James - Vote of 7-0).

E. Other Business

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| Updated | 5. Update on the Next Board of Adjustment Agenda. |
| Updated | 6. Update on Pending Appeals of the Board of Adjustment. |
| No Action | 7. 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.

March 5, 2026