

NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING
**Revised April 14, 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 **March 19, 2026, at 9:00 AM. (Items 1-4) and 1:30 PM (Items 5-10). 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
w/stips

9:00 AM

1. Application #: ZA-906-25-6
Existing Zoning: RE-35 ACSPD
Location: 5350 East Palomino Road
Quarter Section: Q18-40
Proposal: 1) Variance to allow over height retaining wall (6 feet) in the required front yard (northeast) setback. Maximum 40 inches permitted.
2) Use permit to allow over height retaining wall (6 feet) within 50 feet of the property line (northeast) of a subdivision perimeter. Maximum 40 inches permitted.
Ordinance Sections: 703.A.4.d 703.A.4.c
Applicant: Michael Berkner, The Michael G. Berkner and Laurinda L. Kwan Revocable Living Trust
Representative: Michael Berkner, The Michael G. Berkner and Laurinda L. Kwan Revocable Living Trust
Owner: Michael Berkner, The Michael G. Berkner and Laurinda L. Kwan Revocable Living Trust
Stipulations:
1) Per the location of the over height retaining wall as shown on site plan date stamped February 13, 2026.
2) 1 year to apply and pay for building permits.

Approved
w/stips

2. Application #: ZA-1-26-3
Existing Zoning: A-1
Location: 2525 West Beryl Avenue
Quarter Section: Q28-23
Proposal: Use permit to allow a residential use (community residence center). Use permit required.
Ordinance Sections: 627.C.1
Applicant: Taylor C. Earl, Earl & Curley, P.C.
Representative: Taylor C. Earl, Earl & Curley, P.C.
Owner: Mireille Mukiza, Mireille Wellness Clinic, LLC
Stipulations:
1) Visitor hours shall occur on no more than 2 days per calendar week.
2) Per the outdoor area as shown on site plan date stamped February 3, 2026.
3) Exterior security cameras shall be installed and maintained around the perimeter of the building and at all building entrances.
4) Applicant shall post "No Trespassing" signs on the property, and maintain an Authority to Arrest on file with the Phoenix Police

Department.

- 5) The operator shall obtain and maintain accreditation from the National Committee for Quality Assurance (NCQA) or an equivalent nationally recognized behavioral health accreditation organization, and from the Joint Commission, or an equivalent nationally recognized health accreditation organization.
- 6) The operator shall provide the name and telephone number of a local contact person responsible for facility operations in a publicly accessible format.
- 7) Maximum number of beds is 50.
- 8) Applicant shall submit a security plan to the Planning and Development Department prior to commencing the use to be added to the casefile.
- 9) Applicant shall conform to the City of Phoenix and A-1 district landscaping standards in regards to plantings.
- 10) 2 years to apply and pay for building permits or commence the use.

**Approved
w/stips**

3. Application #: ZA-40-26-5-5
Existing Zoning: S-1 SP
Location: 10710 West Camelback Road
Quarter Section: Q19-2
Proposal: Use permit to allow a temporary use (5k race) for up to 36 months. Use permit required.
Ordinance Sections: 708.D
Applicant: Alex Deymonaz, Event Lab LLC
Representative: Steve Pump, Camelback Spring Training, LLC
Owner: City of Glendale
Stipulations:
1) Approved for 2, one day events per year.
2) Hours will be 9:00 AM – 5:00 PM or 6:00 PM – 11:00 PM.
3) Setup shall occur no earlier than 2 days prior to the event.
Teardown will occur the same day as the event.
4) 1 year review of use permit.

**Approved
w/stips**

4. Application #: ZA-111-26-7
Existing Zoning: DTC-Commercial Corridor
Location: 747 West Roosevelt Street
Quarter Section: Q11-26(F8)
Proposal: 1) Use permit to allow multiple temporary outdoor events (four days per month) for up to 36 months. Use permit required.
2) Use permit to allow a farmer's market with food or beverage dispensed from a vehicle. Use permit required.
Ordinance Sections: 708.D.1; 1203.D.26.b
Applicant: Ryan Tucknott, Walter Studios
Representative: Ryan Tucknott, Walter Studios
Owner: Kirk Strawn, 141, LLC
Stipulations:
1) Hours of outdoor temporary events shall be 9:00 AM – 11:00 PM.
2) Hours of the farmers market shall be 7:00 AM – 5:00 PM.
3) Setup will occur 2 hours prior to the event and teardown will be completed no later than 1 hour after the event.

- 4) Amplified sound shall be recorded music only. No DJ's or live entertainment. Amplified sound will cut off by 10:00 PM.
- 5) Farmers Market shall include no more than 4 food trucks.
- 6) 1 year to commence the temporary events or farmers market.
- 7) 1 year review of use permit.
- 8) No more than 4 days per month for farmers markets and temporary events.

Approved w/stips	1:30 PM		
	5.	Application #:	ZA-857-25-2 (SIGN)
		Existing Zoning:	C-2
		Location:	16420 North 32nd Street
		Quarter Section:	Q36-34
		Proposal:	1) Use permit to rebuild a nonconforming off premise sign not requesting digital. Use permit required. 2) Use permit to rebuild a nonconforming off premise sign to a height of 34 feet. Use permit required. 3) Use permit to reduce the spacing to 59 feet from residential district and residential use. Minimum 500 feet required. Use permit required.
		Ordinance Sections:	705.2.G.5 705.2.B.4.a 705.2.A.5.c
		Applicant:	Brent Wood, Outfront Media, LLC.
		Representative:	Sarah Sawyer, Berry Riddell, LLC
		Owner:	Zuhier Salti, AMZ Food Market, Inc.
		Stipulations:	
			1) Maximum height of the off-premise sign shall be 34 feet.
			2) The maximum sign face square footage shall be no greater than 300 square feet (10 feet by 30 feet) per static sign face.
			3) Install a Planning and Development Department design-approved metallic screen treated with a graffiti resistant coating on the west end of the sign towards the residential uses.
			4) Install a Planning and Development Department (PDD) design-approved, decorative pole cover on the sign from the ground up on all four sides.
			5) Electric service shall utilize underground connections to the off-premise sign where feasible, as determined by the Planning and Development Department. Any approved above ground service lines shall be placed in electrical conduit.
			6) The applicant shall have 24 months to apply and pay for permits for the subject sign.

Approved w/stips	6.		
		Application #:	ZA-916-25-4 (SIGN)
		Existing Zoning:	C-2 HGT/WVR
		Location:	1350 North 43rd Avenue
		Quarter Section:	Q12-18(G6)
		Proposal:	Use permit to adopt the Dutch Bros Coffee Comprehensive Sign Plan. Use permit required.
		Ordinance Sections:	705.2.E.2
		Applicant:	Jon Zamora, Royal Sign Company
		Representative:	Mitchell Reynolds, CVP-43rd McDowell AZ, LLC
		Owner:	Zach Bonsall, Cole Valley Partners, Martin Suman, Smart & 43rd, LLC

Stipulation:

- 1) Sign design and location shall be in accordance with the sign drawings submitted to the Hearing Officer date-stamped March 19, 2026.
- 2) Maximum sign height shall be 60 feet (facing freeway) and 14 feet along 43rd Avenue. Obtain Design Review approval for both ground signs prior to sign permit issue.
- 3) Maximum square footage shall be 245 square feet (freeway sign) and 116 square feet (ground sign along 43rd Avenue).
- 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 pay for and obtain sign permits.

**Approved
w/stips**

7. Application #: ZA-23-26-4 (SIGN)
Existing Zoning: C-2
Location: 905 North 43rd Avenue
Quarter Section: Q11-19(F6); Q11-19(F6)
Proposal: Use permit to allow an electronic message display (EMD) for a ground sign. Use permit required.

Ordinance Sections: 705.C.13
Applicant: Steve Skye, Christy Signs
Representative: Steve Skye, Christy Signs
Owner: Three JS 43rd and Roosevelt, LLC

Stipulations:

- 1) The maximum sign height shall be 20 feet above grade.
- 2) The maximum EMD square footage shall be no greater than 40 square feet.
- 3) Sign illumination shall be automatically shut off daily at 10:00 PM via an automatic dimming device.
- 4) The copy shall be displayed for a minimum of eight (8) seconds per code Section 705.C.13.b.
- 5) The intensity of lighting shall not exceed three hundred (300) nits from dusk until dawn per code Section 705.C.13.c.
- 6) 12 months to obtain sign permits for the ground sign.

**Approved
w/stip**

8. Application #: ZA-102-26-6
Existing Zoning: R-3
Location: 6223 North 12th Street, Unit #6
Quarter Section: Q21-30(I9)
Proposal: Variance to reduce the side setback (south) to 0 feet. Minimum 3 feet required.

Ordinance Sections: 615.Table 615.1
Applicant: Michael P. Colosimo
Representative: Michael P. Colosimo
Owner: Michael P. Colosimo

Stipulation:

- 1) 1 year to apply and pay for building permits.

**Approved
w/stips**

9. Application #: ZA-117-26-7
Existing Zoning: C-3 RSIO
Location: 3919, 3923, 3927 South Central Avenue
Quarter Section: Q5-28(E8); Q5-28(E8); Q5-28(E8)
Proposal: 1) Variance to reduce the landscape setback (west) adjacent to a public street (Central Avenue) to 3 feet. Average 25 feet required, minimum 20 feet permitted for up to 50% of the frontage.
2) Use permit to allow outdoor dining as an accessory use to a restaurant (Pete's Fish and Chips) within 500 feet of a residential district. Use permit required.
3) Use permit to allow a drive-through facility as an accessory use to a restaurant within 300 feet of a residential use. Use Permit required.
4) Variance to reduce the building setback (west) adjacent to public street (Central Avenue) to 8 feet. Average 25 feet required, minimum 20 feet permitted for up to 50% of the structure, including projections
5) Variance to reduce the building setback (south) adjacent to public street (Jones Avenue) to 17 feet. Average 25 feet required, minimum 20 feet permitted for up to 50% of the structure, including projections.
6) Variance to reduce the landscape setback (south) adjacent to a public street (Jones Avenue) to 1 foot. Average 25 feet required, minimum 20 feet permitted for up to 50% of the frontage.
7) Variance to reduce the required parking to 11 spaces. Minimum 20 parking spaces required.
Ordinance Sections: 624.E.4.e 624.D.112.c 624.D.112.d 624.E.4.d 624.E.4.d 624.E.4.e 702.C.Table
Applicant: Mark Abel, Mark Abel Architects P.C.
Representative: Mark Abel, Mark Abel Architects P.C.
Owner: GKP&B, LLLP, DBA Pete's Fish and Chips
Stipulations:
1) 2 years to apply and pay for building permits.
2) Per the building setback reductions, location of the patio, and drive through as shown on site plan date stamped February 19, 2026.
3) Per the landscape setback reductions as shown on the landscape plan dated February 19, 2026.

***Withdrawn**

10. Application #: ZA-120-26-6
Existing Zoning: C-1
Location: 7100 North 12th Street
Quarter Section: Q22-29(I8)
Proposal: 1) Use Permit to remove Stipulation No. 4 of Case No. ZA-416-12-6 regarding outdoor speaker use. No outdoor speaker use allowed per ZA-416-12-6.

2) Use Permit to remove Stipulation No. 5 of Case No. ZA-416-12-6 regarding valet parking. Valet parking required at no cost per ZA-416-12-6.

3) Use Permit to remove stipulation 6 of Case No. ZA-416-12-6 regarding gating after business hours. Gating after business hours required per ZA-416-12-6.

4) Use permit to allow outdoor recreation (amplified music and loudspeakers) as an accessory use to a restaurant (Luci's at the Orchard). Use permit required.

5) Use permit to allow outdoor dining as an accessory use to a restaurant (Luci's at the Orchard and Orchard Tavern). Use permit required.

6) Use permit to allow outdoor alcohol consumption as an accessory use to a restaurant (Luci's at the Orchard and Orchard tavern). Use permit required.

Ordinance Sections: 622.D.150.d 307.A 307.A 307.A 307.A
622.D.150.d

Applicant: Kenneth Schnitzer, KLJ Orchard Venues, LLC

Representative: Michael Maerowitz, Snell & Wilmer, LLP

Owner: Daniel Leung, Treeline Orchard, LLC

Taken out from under advisement on April 14, 2026 and withdrawn at the request of the applicant/representative.

**ZONING ADJUSTMENT HEARING OFFICER: BETTY DRAKE
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.

April 15, 2026