

**RESULTS OF PUBLIC MEETING
BOARD OF ADJUSTMENT**

*** REVISED 5/19/26**

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, May 7, 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 – March 5, 2026
 Approval of Minutes – April 2, 2026**

(Beuerlein/Ammon - Vote of 5-0) (Eigo absent) (Anglin abstained).

Approved B. Approval of Agenda – May 7, 2026

(James/Ammon - Vote of 6-0) (Eigo absent).

No Action C. Requests for Continuance and/or Withdrawal

D. Items for Consideration

**Upheld
ZAHO with
stipulations**

2. Application #: **ZA-815-25-4 (SIGN)**
Existing Zoning: C-2
Location: 2342 East Thomas Road
Quarter Section: Q15-32 (G9)
Proposal: 1) Use permit to rebuild two faces of a nonconforming off premise sign to digital display and to a height of 40 feet. Use permit required. 2) Use permit to reduce off premise sign separation from a residential district and residential use within 500 feet. Use permit required. 3) Variance to reduce spacing between off premise signs to 705 feet. Minimum 1,000-foot separation required.
Ordinance Sections: 705.2.G.4; 705.2.A.5; 705.2.B.2
Applicant: Taylor C. Earl, Earl & Curley, P.C.

Representative: Taylor C. Earl, Earl & Curley, P.C.
Owner: Scott Levine, Pacific Outdoor Systems
Limited Partnership
Appellant: Larry Whitesell

Upheld the Zoning Adjustment Hearing Officer's decision and approved the use permits and variance with stipulations:

- 1) Maximum height of the off-premise sign shall not exceed 40 feet.***
- 2) The maximum sign face square footage shall be no greater than 672 square feet per digital sign face (14 feet by 48 feet).***
- 3) 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.***
- 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) Off-premise sign illumination shall be extinguished daily from 11:00 PM to sunrise via an automatic timer device.***
- 6) The applicant shall have 12 months to apply and pay for permits for the subject sign.***
- 7) The applicant shall install louvers on both sign faces to assure there is no light spillage into the residential districts near the sign.***
- 8) The final location of the sign structure shall be located as close as possible to north boundary of the sign easement envelope.***

*

(Beuerlein/James - Vote of 4-2) (Graham, Hill) (Eigo absent).

E. Other Business

Approved

2. Nomination and Election of Vice Chair.

Mr. Eigo was nominated and elected as Vice Chair.

(James/Beuerlein - Vote of 6-0) (Eigo absent).

Updated

3. Update on the Next Board of Adjustment Agenda.

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| Updated | 4. Update on Pending Appeals of the Board of Adjustment. |
| No Action | 5. 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.

May 7, 2026