



# City of Phoenix

DEVELOPMENT SERVICES DEPARTMENT

## APPEALS TO DEVELOPMENT REVIEW PROCESS

### INITIAL APPEAL BODIES:

### SUBSEQUENT APPEALS:

#### APPEAL TO BUILDING OFFICIAL:

Hears appeals of **Phoenix City Code, Chapter 9, Building Code:**  
- Modifications  
- Interpretations

Fees range from \$180 - \$900  
Single Family/Non-Single Family

Subsequent appeal must be made within 10 days of final decision by Building Official

**Development Advisory Board**  
Fee: \$300  
FINAL APPEAL

#### APPEAL TO CITY MANAGER'S REPRESENTATIVE (CMR)/ DSD DIRECTOR/DESIGNEE:

Hears appeals of:  
**Phoenix City Code, Chapter 31, Streets/Sidewalks, 31-45, 31-92:**  
- Variances (private development projects)  
- Driveway/alley standards or access requirements (private dev. proj.)  
- Modifications of off-site improvements

\$300 first appeal item plus  
\$150 each additional item

Subsequent appeal must be made within 30 days of CMR/DSD Director/Designee's decision.

**Development Advisory Board**  
\$300 first appeal item plus  
\$150 each additional item

#### **Phoenix City Code, Chapter 32, Subdivisions, 32-40, 32-42,** - Technical Appeals

*Appeal of technical or policy issues may be appealed within 15 calendar days to the City Manager's Representative if:*

- 1) *From stipulation(s) which are not required by the City Ordinance;*
- 2) *are beyond the requirements of City Ordinance;*
- 3) *interpretations of City Council stipulations;*
- 4) *is from a determination that a building addition will have impact and be subject to development review.*

\$300 first appeal item plus  
\$150 each additional item

Subsequent appeal must be made within 20 days of Director's Decision.

**Development Advisory Board**  
\$300 first appeal item plus  
\$150 each additional item

FINAL APPEAL TO  
SUPERIOR COURT

- Special Design Standards
- Grading Standards for Lots/PRD Sites
- Modifications

#### **Phoenix City Code, Chapter 32A, Grading/Drainage**

- Minor Variances
- Modifications

\$300 first appeal item plus  
\$150 each additional item

Subsequent appeal must be made within 10 days of final decision by CMR.

**Development Advisory Board**  
\$300  
FINAL APPEAL

#### **Phoenix City Code, Chapter 32-32 Hillside**

- Hillside Grading Waivers
- Design & Grading Standards

\$300 first appeal item plus  
\$150 each additional item

Appeal may be made by applicant or interested parties.

**Development Advisory Board**  
\$300 first appeal item plus  
\$150 each additional item

FINAL APPEAL TO  
SUPERIOR COURT

**APPEAL TO CITY MANAGER'S REPRESENTATIVE (CMR)/  
DSD DIRECTOR/DESIGNEE: (Continued)**

Phoenix City Code Chapter 37, Water  
- Backflow Requirements

No Fee

**Development Advisory Board**  
No Fee  
FINAL APPEAL

**Zoning Ordinance, Site Plans, Section 507.6.2**  
- Technical Appeal

\$300 first appeal item plus  
\$150 each additional item

Subsequent appeal to City  
Council. Appeal must be  
made within 15 calendar days  
of City Manager's Rep.  
decision date.

**City Council**  
\$300 first appeal item plus  
\$150 each additional item  
FINAL APPEAL

**APPEAL TO PROPORTIONALITY HEARING OFFICER**

Proportionality Appeals

No Fee

Appeal must be made within  
15 calendar days of  
preliminary staff decision.  
Council/Hearing within 30  
days of receipt by Hearing  
Officer.

**Hearing Officer**  
appointed by City Council  
No Fee  
FINAL APPEAL

**APPEAL TO PLANNING DIRECTOR**

**Development Fee Impact Ordinance, Section 29-9**  
-Fee Appeal

No Fee

Appeal must be made within 7  
calendar days of final fee  
determination.

**Hearing Officer**  
appointed by City Council  
No Fee  
FINAL APPEAL TO CITY  
COUNCIL

**APPEAL TO WATER SERVICES DIRECTOR**

**Water Resource Acquisition Fee, Section 30-11**  
- Fee Appeal

No Fee

Appeal must be made within  
10 working days of final fee  
determination. Subsequent  
appeals must be filed within  
10 working days of initial  
appeal decision.

**Hearing Officer**  
appointed by City Council  
No Fee  
FINAL APPEAL TO CITY  
COUNCIL

**APPEAL TO DESIGN REVIEW APPEALS BOARD**

Hears appeals of:  
**Phoenix City Code, Chapter 32, Subdivisions, Section 32-41**  
- Development Review Presumptions/Design Issues

DSD staff makes the preliminary  
review decision.

Appeal must be made within  
15 days of preliminary review  
decision by staff.

**Design Review Appeals Board**  
\$1200 first appeal item plus  
\$600 each additional item  
FINAL APPEAL

**APPEAL TO ARCHITECTURAL APPEALS BOARD**

Hears appeals of:  
**Zoning Ordinance - Subdivisions, Section 507,  
Architectural Diversity Standards**  
- Subdivision Design/Diversity Standards

DSD staff makes the preliminary  
review decision.

Appeal must be made within  
15 days of preliminary review  
decision by staff.

**Architectural Appeals Board**  
\$300 first appeal item plus  
\$150 each additional item  
FINAL APPEAL TO  
SUPERIOR COURT

This publication can be made available in alternate formats (Braille, large print, computer diskette, or audiotape) upon request. Contact the Development Services Department at (602) 262-7811 (voice) or (602) 534-5500 (TTY).