

NOTICE OF PUBLIC HEARING ZONING ADJUSTMENT HEARING

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** will hold a meeting open to the public on **July 2, 2026, at 9:00 AM. (Items 1-8) and 1:30 PM (Items 9-13)**. Located in **Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona 85003**

Notes:

1. Agenda items may be taken out of order.
2. Anyone wishing to address an agenda item must complete a speaker card.
3. Comments may be limited due to time constraints and to ensure all viewpoints are heard.

The agenda for the meeting is as follows:

9:00 AM

1. Application #: ZA-976-25-8
 Existing Zoning: R-5 RI ACOD MH
 Location: 818 East Roosevelt Street
 Quarter Section: Q12-29
 Proposal: Variance to allow an over height wall (7 feet) in the required front yard setback (east). Maximum 40 inches permitted.

 Ordinance Sections: 703.A.2.a
 Applicant: Angelica Armenta, ProCaDesign, LLC
 Representative: Janeth Armenta, ProCaDesign, LLC
 Owner: Brian Dircks, 8th and Row NSMM, LLC
2. Application #: ZA-248-26-6
 Existing Zoning: C-2
 Location: 3939 East Camelback Road
 Quarter Section: Q18-36(H10)
 Proposal: Variance to reduce the streetscape landscape setback (east) to 4 feet. Average 25 feet, minimum 20 feet permitted for up to 50% of the frontage required.

 Ordinance Sections: 623.E.4.e
 Applicant: Tony Halsey, KRG Phoenix Arcadia Village
 Representative: Heather Roberts, Kimley-Horn & Associates, Inc.
 Owner: Mark Jenkins, KRG Phoenix Arcadia Village
3. Application #: ZA-318-26-2
 Existing Zoning: RE-24
 Location: 6612 East Sweetwater Avenue
 Quarter Section: Q32-43
 Proposal: Variance to reduce the side yard (east) setback to 5 feet. Minimum 10 feet required.

 Ordinance Sections: 606.B.4.c
 Applicant: Christina Krieger, Platinum Design Studio & Consulting, LLC
 Representative: Christina Krieger, Platinum Design Studio & Consulting, LLC
 Owner: Eva Aida Crocco

4. Application #: ZA-352-26-6
Existing Zoning: R-5
Location: 727 East Maryland Avenue
Quarter Section: Q21-29(I8)
Proposal: Use permit to allow a biomedical or medical research laboratory as an accessory use to a biomedical and medical research office. Use permit required.
- Ordinance Sections: 618.D.2.a
Applicant: Maverix Medical, LLC
Representative: David Mallery, Maverix Medical, LLC
Owner: AZ Innovations Labs, LLC
5. Application #: ZA-409-26-3
Existing Zoning: R1-6
Location: 9009 North 14th Street
Quarter Section: Q27-30(J9)
Proposal: 1) Variance to allow a minimum lot width of 50 feet (Lot 1). Minimum lot width of 60 feet required.
 2) Variance to allow a minimum lot width of 50 feet (Lot 2). Minimum lot width of 60 feet required.
- Ordinance Sections: 613.Table 613.1
Applicant: Rafael Cancino, Imagine Design Solutions, LLC
Representative: Rafael Cancino, Imagine Design Solutions, LLC
Owner: Trailview Homes, LLC
6. Application #: ZA-415-26-4
Existing Zoning: R-5 HP MHOD
Location: 1710 West McDowell Road
Quarter Section: Q13-25(G7)
Proposal: Use permit to allow a temporary use (Interim Surface Parking) for up to 36 months. Use permit required.
- Ordinance Sections: 708.D.1
Applicant: Bryan Watkins, LRA Real Estate group, LLC
Representative: Bryan Watkins, LRA Real Estate group LLC
Owner: Patricia Evron-Snyder
7. Application #: ZA-418-26-3
Existing Zoning: R1-8
Location: 728 West Topeka Drive
Quarter Section: Q39-26
Proposal: Variance to reduce the side yard setback (west) for an accessory structure to 0 feet. Minimum 3 feet required.
- Ordinance Sections: 706.B.2.a
Applicant: James Hood
Representative: James Hood
Owner: James Hood and Lila Stevens
8. Application #: ZA-277-20-4 (1 Year Review of Use Permit)
Existing Zoning: A-2
Location: 2825 West Thomas Road
Quarter Section: 14-22(G7)
Proposal: 1) Use permit to allow a medical marijuana cultivation facility. Use permit required.

- 2) Use permit to allow a medical marijuana dispensary facility. Use permit required.
- 3) Use permit to allow a medical marijuana infusion facility. Use permit required.
- 4) Variance to allow a medical marijuana cultivation facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet required from another medical marijuana facility.
- 5) Variance to allow a medical marijuana cultivation facility within 1,320 feet of a place of worship. Minimum 1,320 feet required from a place of worship.
- 6) Variance to allow a medical marijuana dispensary within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet required from another medical marijuana facility.
- 7) Variance to allow a medical marijuana dispensary within 1,320 feet of a place of worship. Minimum 1,320 feet required from a place of worship.
- 8) Variance to allow a medical marijuana infusion facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet required from another medical marijuana facility.
- 9) Variance to allow a medical marijuana infusion facility within 1,320 feet of a place of worship. Minimum 1,320 feet required from a place of worship.

Ordinance Sections: 627.D.91.a 627.D.92.a 627.D.93.a 627.D.91.c 627.D.91.f
 627.D.92.d 627.D.92.g 627.D.93.b 627.D.93.e
 Applicant: Chris Arnold, ACP Real Estate, LLC
 Representative: Justin M. Brandt, Esq., Bianchi & Brandt
 Owner: Chris Arnold, ACP Real Estate, LLC

1:30 PM

9. Application #: ZA-165-26-8 (Continued from June 4, 2026)
 Existing Zoning: R-3 BAOD
 Location: 6628 South 10th Street
 Quarter Section: Q2-29(D8)
 Proposal: 1) Variance to reduce the interior perimeter building setback (south) to 10 feet. Minimum 15 feet required.
 2) Variance to reduce the interior perimeter building setback (north) to 10 feet. Minimum 15 feet required.

Ordinance Sections: 615.B.Table 615.1
 Applicant: Javier Roque, Roque Architecture
 Representative: Javier Roque, Roque Architecture
 Owner: Pete Schnepf, 6628 S 10th St, LLC
 Herman Guardado, 6628 S 10th St, LLC

10. Application #: ZA-410-26-4
 Existing Zoning: R1-6
 Location: 1531 West Amelia Avenue
 Quarter Section: Q16-25(H7)
 Proposal: Use permit to allow detached accessory structure located between the primary dwelling unit and the front property line. Use permit required.
 Ordinance Sections: 706.B.1

Applicant: Gerardo Cruz, Desert Shade, LLC
Representative: Gerardo Cruz, Desert Shade, LLC
Owner: Ross Peck

11. Application #: ZA-413-26-2
Existing Zoning: RE-24
Location: 12602 North 62nd Street
Quarter Section: Q31-42
Proposal: 1) Variance to reduce the front yard setback (east) for a detached accessory dwelling unit to 0 feet. Minimum 30 feet required.
2) Use permit to allow detached accessory dwelling unit located between the primary dwelling unit and the front property line. Use permit required.
3) Variance to allow an over height fence (6 feet) in the required front yard (east). Maximum 40 inches permitted.
- Ordinance Sections: 606.B.4.a 706.A.5 703.A.2.a
Applicant: Randy Marks, Rezio Pro, LLC
Representative: Randy Marks, Rezio Pro, LLC
Owner: Stuart McPhearson, SB Dreams, Inc.
12. Application #: ZA-416-26-6
Existing Zoning: C-2 H-R, C-2 H-R SP
Location: 2425 and 2525 East Camelback Road
Quarter Section: Q18-33(H9)
Proposal: 1) Use permit to allow outdoor alcohol consumption as an accessory use to a bar, restaurant, and cocktail lounge within 500 feet of a residential zoning district. Use permit required.
2) Use permit to allow outdoor recreation as an accessory use to a bar, restaurant, and cocktail lounge within 500 feet of a residential zoning district. Use Permit required.
3) Use permit to allow outdoor dining as an accessory use to a bar, restaurant, and cocktail lounge within 500 feet of a residential zoning district. Use permit required.
- Ordinance Sections: 623.D.157.c 623.D.157.c 623.D.157.c
Applicant: Robert Marino, Esplanade, LLC
Representative: Andrea Lewkowitz, Lewkowitz Law Office, PLC
Owner: Robert Marino, Esplanade, LLC
13. Application #: ZA-427-26-5
Existing Zoning: PSC
Location: 6601 West Indian School Road
Quarter Section: Q16-13(H4)
Proposal: Use permit to allow sales of alcoholic beverages as an accessory to restaurant (Tacos Los Pochos). Use permit required.
- Ordinance Sections: 622.D.150.a
Applicant: Anita Nunez, Tacos Los Pochos
Representative: Theresa Morse, Altamirano Alcohol Industry Consulting, LLC
Owner: Waseem Hamadeh, Caesarland, Inc.

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.

June 17, 2026