

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 **October 1, 2026, at 9:00 AM. (Items 1-7) and 1:30 PM (Items 8-10). Located in Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona 85003**

Pursuant to A.R.S. § 9-462.04(D), “a party who gives testimony or who submits written comments at [this public] hearing...shall declare whether the party has received compensation in any form to testify at the hearing or to submit written comments.”

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-604-17-7 (1 Year Review of Use Permit)
 Existing Zoning: RSC
 Location: 2330 North 75th Avenue
 Quarter Section: 14-10(G4)
 Proposal: 1) Use permit to allow a medical marijuana dispensary.
 Use permit required.
 2) Variance to allow a medical marijuana dispensary
 within 5,280 feet of another medical marijuana facility.
 Minimum 5,280 feet required.
 Ordinance Sections: 623.D.124.a 623.D.124.e
 Applicant: Sheraz Warraich, SSW Investments I, LLC
 Representative: Giovanni Dolleton, Nirvana Center
 Owner: Parkway 2001, LLC

2. Application #: ZA-608-26-8
 Existing Zoning: R1-10
 Location: 3843 East Coronado Road
 Quarter Section: Q13-36
 Proposal: Use permit to allow a 23 foot tall projection of the main
 building into the required rear yard (west). Maximum 15
 foot tall projection permitted.
 Ordinance Sections: 701.A.3.a.(2).(d).(iii)
 Applicant: Rodney Sherrard, RS Architecture, LLC
 Representative: Rodney Sherrard, RS Architecture, LLC
 Owner: Robert Staich

3. Application #: ZA-647-26-1
 Existing Zoning: PSC
 Location: 4322 West Bell Road

- Quarter Section: Q37-18
 Proposal: 1) Use permit to allow second hand or used merchandise sales. Use permit required.
 2) Variance to allow second hand or used merchandise sales within 1,320 feet of a similar use. Minimum 1,320 foot separation required.
- Ordinance Sections: 622.D.154.c 622.D.154.b
 Applicant: Zed's Games, dba Fallout Games
 Representative: Zedekiah Masters, Fallout Games
 Owner: B&L Properties LLC
4. Application #: ZA-657-26-1
 Existing Zoning: A-1 DVAO
 Location: 2275 West Pinnacle Peak Road
 Quarter Section: Q45-24
 Proposal: Use permit to allow package liquor sales as an accessory use to a convenience market (7-Eleven) located within 300 feet of a residential zoning district. Use permit required.
- Ordinance Sections: 622.D.102.a
 Applicant: Peter Clement, 7-Eleven, Inc.
 Representative: William Allison, Withey Morris Baugh, PLC
 Owner: Lightning Cove Properties, LLC
5. Application #: ZA-627-26-8
 Existing Zoning: R-3 BAOD
 Location: 7500 South 32nd Street
 Quarter Section: Q1-34
 Proposal: Variance to allow an over height fence (6 feet) in the required front yard (south). Maximum 40 inches permitted.
- Ordinance Sections: 703.A.2.a
 Applicant: Lauren Proper Potter, Huellmantel & Affiliates
 Representative: Lauren Proper Potter, Huellmantel & Affiliates
 Owner: Michael Smith, Phoenix Native on Baseline LP
6. Application #: ZA-500-26-8
 Existing Zoning: C-1 BAOD
 Location: 2570 East Baseline Road
 Quarter Section: Q1-33
 Proposal: Use permit to allow a drive-through facility accessory to a restaurant (Culver's) within 300 feet from a residential zoning district. Use permit required.
- Ordinance Sections: 622.D.150.e.(2)
 Applicant: Ally Fedor, Kimley-Horn & Associates, Inc.
 Representative: Ally Fedor, Kimley-Horn & Associates, Inc.
 Owner: Randy Raskin, Baseline 25 LLC

7. Application #: ZA-636-26-5
Existing Zoning: PUD PCD
Location: 9410 West Thomas Road
Quarter Section: Q15-6
Proposal: 1) 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.
 2) Use permit to allow outdoor dining as an accessory use to a restaurant within 500 feet of a residential zoning district. Use permit required.
 3) Variance to allow a drive-through facility with access from a local street. Access from an arterial or collector street required.

Ordinance Sections: 623.D.157.d.(2) 623.D.157.c 623.D.157.d.(1)
Applicant: Michelle Santoro, Gammage & Burnham, PLC
Representative: Lindsay Schube, Gammage & Burnham, PLC
Owner: John F. Long Properties, LLLP

1:30 PM

8. Application #: ZA-584-26-4 (SIGN)
Existing Zoning: C-2 TOD-1 MH, P-1 TOD-1 MH
Location: 61 West Thomas Road
Quarter Section: Q14-27
Proposal: Variance to increase wall sign letter height to 24 inches. Maximum 12 inches permitted.

Ordinance Sections: 662.k.1.b
Applicant: Victoria Boardman, Above All Signs, LLC
Representative: Victoria Boardman, Above All Signs, LLC
Owner: Andrea Apatow, Childs Gardener Management
9. Application #: ZA-306-24-5 (1 Year Review) (Continued from August 27, 2026)
Existing Zoning: C-2
Location: 7550 West Indian School Road
Quarter Section: Q17-10
Proposal: Use permit to allow a temporary use (Farmers Market) for up to 36 months. Use permit required.

Ordinance Sections: 708.D.1
Applicant: Jose M. Cazarez, Legends Event Center
Representative: Jose M. Cazarez
Owner: Jose M. Cazarez
10. Application #: ZA-680-26-1
Existing Zoning: R1-6
Location: 3544 West Libby Street
Quarter Section: Q38-20
Proposal: 1) Variance to reduce the side yard (east) setback to 0 feet. Minimum 3 feet required.
 2) Variance to allow an over height fence (6 feet) in the

required front yard (south). Maximum 40 inches permitted.

Ordinance Sections:	613.B.Table 613.1 703.A.2.a
Applicant:	Anna Marie Garduno-Garcia, Wheels of Care LLC
Representative:	Anna Marie Garduno-Garcia, Wheels of Care LLC
Owner:	Anna Marie Garduno-Garcia, Wheels of Care LLC

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.

September 16, 2026