

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 **September 8, 2026, at 9:00 AM. (Items 1-4). 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-39-22-7 (1 Year Review of Use Permit)
 Existing Zoning: A-1
 Location: 4101 West Gibson Lane
 Quarter Section: Q7-19
 Proposal: 1) Time extension for ZA-730-20; Use permit to allow a medical marijuana cultivation facility. Use permit required. 2) Time extension for ZA-730-20; Use permit to allow a medical marijuana infusion facility. Use permit required. 3) Time extension for ZA-730-20; Variance to allow a medical marijuana cultivation facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet of separation required. 4) Time extension for ZA-730-20; Variance to allow a medical marijuana infusion facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet of separation required.
 Ordinance Sections: 627.D.91.a 627.D.93.a 627.D.91.c 627.D.93.b
 Applicant: A&R Consultants
 Representative: Lindsay Schube, Gammage & Burnham, PLC
 Owner: Sindbad, LLC

2. Application #: ZA-598-26-6
 Existing Zoning: C-2 SP HGT/WVR
 Location: 736 East Flynn Lane
 Quarter Section: Q22-29
 Proposal: 1) Time Extension for ZA-515-24, variance to allow 10 foot building setback adjacent to street (south). Average 30 feet required. 2) Time Extension for ZA-515-24, variance to allow 10 foot landscape setback adjacent to street (south). Average 30 feet required. 3) Time Extension for ZA-515-24, variance to allow 10 foot building setback adjacent to R-4 zoning (east). Minimum 30 feet required. 4) Time Extension for ZA-515-24, variance to allow maneuvering in right-of-way (alley). Maneuvering must be located on private property. 5)

Time Extension for ZA-515-24, variance to enable access from a street not considered an arterial or collector. Arterial or collector street required. 6) Time Extension for ZA-515-24, variance to allow 4% parking lot landscaping. Minimum 10% required. 7) Time Extension for ZA-515-24, variance to allow 63% lot coverage. Maximum 50% lot coverage permitted.

Ordinance Sections: 623.E.4.d 623.E.4.e 623.E.4.d 702.A.1.b 647.2.A.1.4
623.E.4.e 623.E.4.h
Applicant: George Pasquel III
Representative: George Pasquel III
Owner: James Fijan/Jeff Clements, Flynn 720, LLC

3. Application #: ZA-591-26-3
Existing Zoning: C-2 HRO, R1-6 HRO
Location: 46 West Hatcher Road
Quarter Section: Q27-27
Proposal: Use permit to allow a tattoo shop (Cage Free Tattoos, LLC). Use permit required.
Ordinance Sections: 623.D.187
Applicant: Dustin McDaniel, Cage Free Tattoos
Representative: Dustin McDaniel, Cage Free Tattoos
Owner: Srinivasan, Pawgo, LLC
4. Application #: ZA-597-26-3
Existing Zoning: C-2
Location: 12620 North Cave Creek Road, Suite 1
Quarter Section: Q31-32
Proposal: 1) Variance to allow a tobacco-oriented retailer to be located within 1,320 feet of a school. Minimum 1,320 feet of separation required. 2) Variance to allow a tobacco-oriented retailer to be located within 1,320 feet of three places of worship. Minimum 1,320 feet of separation required.
Ordinance Sections: 623.D.194.b 623.D.194.b
Applicant: Sean Krieg, Gammage & Burnham, PLC
Representative: Sean Krieg, Gammage & Burnham, PLC
Owner: Roseann Chiulli

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.

August 26, 2026