

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 17, 2026, at 9:00 AM. (Items 1-7) and 1:30 PM (Items 8-11). 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-227-20-8 (1 Year Review of Use Permit)
 Existing Zoning: A-2 RSIOD
 Location: 951 West Watkins Street
 Quarter Section: 7-26(E8)
 Proposal: 1) Time extension for ZA-517-18, use permit to permit a medical marijuana cultivation facility. Use permit required.
 2) Time extension for ZA-517-18, use permit to allow a medical marijuana infusion facility. Use permit required.
 3) Time extension for ZA-517-18, variance to permit a medical marijuana cultivation facility within 5,280 feet from another medical marijuana use. Minimum separation of 5,280 feet from another medical marijuana use required.
 4) Time extension for ZA-517-18, variance to permit a medical marijuana infusion facility within 5,280 feet of another medical marijuana use. Minimum separation of 5,280 feet from another medical marijuana use required.
 Ordinance Sections: 627.D.91.a. 627.D.93.a. 627.D.91.c. 627.D.93.b.
 Applicant: Jesse Francoeur, Story Companies, LLC
 Representative: Lindsay C. Schube, Gammage & Burnham, PLC
 Owner: Watkins 951 W., LLC

2. Application #: ZA-605-26-8
 Existing Zoning: DTC-Evans Churchill East HP
 Location: 1117 North 5th Street
 Quarter Section: Q12-28
 Proposal: Time extension for ZA-658-24, variance to allow maneuvering in the right-of-way (alley). Maneuvering must be located on private property.
 Ordinance Sections: 702.A.1.b
 Applicant: Lauren Proper Potter, Huellmantel & Affiliates

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| | Representative: | Lauren Proper Potter, Huellmantel & Affiliates |
| | Owner: | Roberto Miranda, Roberto A. Miranda, PLLC |
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| Application #: | ZA-577-26-2 |
| Existing Zoning: | C-2 DRSP |
| Location: | 5415 East High Street |
| Quarter Section: | Q41-40 |
| Proposal: | Use permit to allow a temporary use (USA TODAY Wine & Food Experience) for up to 36 months. Use permit required. |
| Ordinance Sections: | 708.D.1 |
| Applicant: | Beth Fiorenza, NourishPHX |
| Representative: | Michael Walter, Alonge Liquor Consulting LLC and Ida Alonge, Alonge Liquor Consulting LLC |
| Owner: | Gary Rood, RI East County HS Owner, LLC |
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| Application #: | ZA-527-26-6 |
| Existing Zoning: | C-1 |
| Location: | 4418 East Osborn Road |
| Quarter Section: | Q16-38 |
| Proposal: | 1) Use permit to allow sales of alcoholic beverages as an accessory to restaurant (The Olive Farmer). Use permit required.
2) Use permit to allow outdoor dining as an accessory use to a restaurant (The Olive Farmer). Use permit required.
3) Use permit to allow outdoor alcohol consumption as an accessory use to a restaurant (The Olive Farmer). Use permit required.
4) Variance to reduce the required parking to 31 spaces. Minimum 54 spaces required. |
| Ordinance Sections: | 622.D.150.a 622.D.150.d 622.D.150.d 702.C.Table |
| Applicant: | Andrew Fritz, IGS Oliver Farmer Arcadia LLC |
| Representative: | Robert Leavitt, Arizona Liquor Industry Consultants |
| Owner: | Aaron Klusman, KFH Santo LLC |
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| Application #: | ZA-399-26-6 |
| Existing Zoning: | R1-10 |
| Location: | 2436 North 56th Street |
| Quarter Section: | Q14-40 |
| Proposal: | Use permit to allow a detached accessory structure to be located between the primary dwelling unit and the front property line. Use permit required. |
| Ordinance Sections: | 706.B.1 |
| Applicant: | Nathan Korkki, NKD |
| Representative: | Nathan Korkki, NKD |
| Owner: | Kirk Strawn, 4 Peaces Trust |
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| Application #: | ZA-586-26-4 |
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Existing Zoning: R-5 MH
Location: 39 East Monte Vista Road
Quarter Section: Q13-28
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: Wendy Riddell, Berry Riddell, LLC
Representative: Wendy Riddell, Berry Riddell, LLC
Owner: Dan Wilhelm, DOXA UC, LLC

7. Application #: ZA-596-26-7
Existing Zoning: C-2 HGT/WVR
Location: 7900 and 8000 South 59th Avenue
Quarter Section: Q01-15
Proposal: 1) Variance to reduce the required building setback (north) to 30 feet. Minimum 60 feet required.
2) Use permit to allow a drive-through facility as an accessory use to a restaurant (Pad A, Pad B, and Pad C) within 300 feet of a residential use. Use Permit required.
3) Use permit to allow outdoor dining as an accessory use to a restaurant (Shops A, Pad A, Pad B, Pad C) within 500 feet of a residential zoning district. Use permit required.
4) Use permit to allow outdoor alcoholic beverage consumption as an accessory use to a restaurant (Shops A) within 500 feet of a residential zoning district. Use permit required.
5) Variance to eliminate the required landscaped planters in the parking lot area (Site A). Landscaped planters required at ends of each row of parking and approximately every 110 feet.
Ordinance Sections: 623.E.5.a 623.D.157.d.(2) 623.D.157.c 623.D.157.c 623.E.5.a
Applicant: Wendy Riddell, Berry Riddell, LLC
Representative: Wendy Riddell, Berry Riddell, LLC
Owner: Laveen Baseline, LLC and Harkins Laveen, LLC

1:30 PM

8. Application #: ZA-587-26-4 (SIGN)
Existing Zoning: C-2
Location: 1935 East Indian School Road
Quarter Section: Q16-31
Proposal: Use permit to rebuild a non-conforming off-premise sign converting west face to digital display. Use permit required.
Ordinance Sections: 705.2.G.4
Applicant: Ric Toris, Earl & Curley, P.C.
Representative: Taylor C. Earl, Earl & Curley, P.C.
Owner: Paul Hickman, Clear Channel Outdoor

9. Application #: ZA-606-26-8
Existing Zoning: A-2 RSIO
Location: 3205 South 24th Street
Quarter Section: Q6-33
Proposal: Use permit to allow development within 500 feet of the Rio Salado Habitat Restoration Project. Use permit required.

Ordinance Sections: 655.E.4
Applicant: Michelle Santoro, Gammage and Burnham PLC
Representative: Michelle Santoro, Gammage and Burnham PLC
Owner: Arizona Sand and Rock Company
10. Application #: ZA-619-26-4
Existing Zoning: WU Code T6:HWR MT
Location: 3110 North Central Avenue
Quarter Section: Q15-27
Proposal: Use permit to allow a temporary use (Kobalt outdoor events) for up to 36 months. Use permit required.

Ordinance Sections: 708.D.1
Applicant: Jeffery Perales, Wileyman Enterprises, LLC dba Kobalt Bar
Representative: Jeffery Perales, Wileyman Enterprises, LLC dba Kobalt Bar
Owner: HPPC, LLC and HPPC II, LLC
11. Application #: ZA-628-26-4
Existing Zoning: R-3
Location: 4241 North 23rd Avenue
Quarter Section: Q17-23
Proposal: 1) Use permit to allow Community Residence Center. Use permit is required.
 2) Variance to allow vehicular access from a local street (Glenrosa Avenue). Vehicular access from an arterial or collector street required.
 3) Variance to reduce required open space to 1,415 square feet. 2,800 square feet required.
 4) Variance to reduce the surface parking lot landscape to 0 percent. Minimum 5 percent required.

Ordinance Sections: 608.E.14 608.E.14.f 608.E.14.e 507 Tab A.II.A.6.1.1
Applicant: Jessica Owens, Fight 4 Me Service, LLC
Representative: Jessica Owens, Fight 4 Me Service, LLC
Owner: Jessica Owens, Wier Home Group, 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 2, 2026