

NOTICE OF PUBLIC HEARING ZONING ADJUSTMENT HEARING

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to 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 24, 2026, at 9:00 AM (Items 1-8) and 1:30 PM (Items 9-12) 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-100-14-8 (1 Year Review of Use Permit)
 Existing Zoning: A-2 RSIO AIO
 Location: 2424 South 24th Street
 Quarter Section: Q7-32
 Proposal: Time extension for ZA-242-13 (Use Permit and Variance for Medical marijuana cultivation and infusion facility).
 Ordinance Sections: 307.A.12
 Applicant: Brig Burton, Agricann, LLC
 Representative: Lindsay C. Schube, Gammage & Burnham, PLC
 Owner: 2424 S. 24th Street, LLC

2. Application #: ZA-463-16-4 (1 Year Review of Use Permit)
 Existing Zoning: C-2 TOD-1
 Location: 2918 North Central Avenue
 Quarter Section: 15-27(G8)
 Proposal: 1) Variance to allow a Medical Marijuana Dispensary to be located within 500 feet of a residentially zoned district. Minimum 500 foot separation from a residential zoning district required.
 2) Use Permit to allow a Medical Marijuana Dispensary. Use Permit required.
 Ordinance Sections: 623.D.122.f 623.D.122.a
 Applicant: Thunderbird Partners III, LLC
 Representative: Larry Lazarus, Lazarus, Silvyn & Bangs
 Owner: Larry Furlong, Pamala, Inc.

3. Application #: ZA-127-23-6 (1 Year Review of Use Permit)
 Existing Zoning: C-2
 Location: 2710 East Indian School Road

Quarter Section: 17-33(H9)
 Proposal: 1) Use permit to allow a medical marijuana dispensary facility. Use permit required.
 2) Variance to allow a medical marijuana dispensary facility within 5,280 feet (one mile) of another similar type of use. Minimum 5,280 feet of separation required.
 3) Variance to allow a medical marijuana dispensary facility within 500 feet of a residentially zoned district. Minimum 500 feet of separation required.
 4) Variance to allow a medical marijuana dispensary within 1,320 feet of a public park. Minimum 1,320 feet of separation required.
 5) Variance to allow a medical marijuana dispensary within 1,320 feet of a public community center. Minimum 1,320 feet of separation required.
 Ordinance Sections: 623.D.124.a 623.D.124.e 623.D.124.f 623.D.124.g 623.D.124.g
 Applicant: Lindsay C. Schube, Gammage & Burnham, PLC
 Representative: Lindsay C. Schube, Gammage & Burnham, PLC
 Owner: Chis Fotopoulos and Kyra Tracy, Verano Arizona, LLC dba Zen Leaf

4. Application #: ZA-626-26-1
 Existing Zoning: C-2
 Location: 4250 West Anthem Way
 Quarter Section: Q69-19
 Proposal: Use permit to allow a temporary use (Arts and Crafts Show) for up to 36 months. Use permit required.
 Ordinance Sections: 708.D.1
 Applicant: Marlo Johnson, Oak Creek Arts and Crafts Show LLC
 Representative: Marlo Johnson, Oak Creek Arts and Crafts Show LLC
 Owner: Craig Realty Group Anthem LLC

5. Application #: ZA-631-26-4
 Existing Zoning: A-1, IND. PK.
 Location: 2814 North 35th Avenue
 Quarter Section: Q14-20
 Proposal: Use permit to allow a temporary use (Los Portales Restaurant - Outdoor Concert Series with Dining) for up to 36 months. Use permit required.
 Ordinance Sections: 708.D.1
 Applicant: Sarkawt Shwani, Los Portales Restaurant
 Representative: Michael Walter, Alonge Liquor Consulting LLC and Ida Alonge, Alonge Liquor Consulting LLC
 Owner: Sarkawt Shwani, Los Portales Restaurant

6. Application #: ZA-630-26-6
 Existing Zoning: R1-10
 Location: 3634 North 52nd Place

Quarter Section: Q16-40
Proposal: 1) Variance to delete Stipulation No. 2 of Case No. ZA-785-89, to allow an over height wall (6 feet) within the required front yard setback (south and east).
2) Variance to allow an over height wall (6 feet) within the required front setback (south and east). Maximum 40 inches permitted.
Ordinance Sections: 307.A 703.A.2.a
Applicant: Sterling David Andlein, Andlein Family Trust
Representative: Sterling David Andlein, Andlein Family Trust
Owner: Sterling David Andlein, Andlein Family Trust

7. Application #: ZA-522-26-6
Existing Zoning: R1-10
Location: 5331 East Lewis Avenue
Quarter Section: Q14-40
Proposal: 1) Variance to reduce the front yard (north) setback to 9 feet. Minimum 25 feet required.
2) Use permit to allow detached accessory dwelling unit located between the primary dwelling unit and the front (north) property line. Use permit required.
Ordinance Sections: 611.B.Table 611.1 706.A.5
Applicant: Abraham Moreno, Integrity Construction Services, LLC
Representative: Abraham Moreno, Integrity Construction Services, LLC
Owner: Carissa Vivirito & Angel Reyes Camacho

8. Application #: ZA-640-26-5
Existing Zoning: R1-6
Location: 8444 West Encanto Boulevard
Quarter Section: Q13-8
Proposal: Use permit to allow a temporary use (Religious Events) for up to 36 months. Use permit required.
Ordinance Sections: 708.D.1
Applicant: Lydielt Esparza, Faith United Pentecostal Church
Representative: Lydielt Esparza, Faith United Pentecostal Church
Owner: Deborah Hutterer, Grand Canyon Synod - ELCA

1:30 PM

9. Application #: ZA-328-26-5 (SIGN)
Existing Zoning: RSC
Location: 2770 North 75th Avenue
Quarter Section: Q14-10
Proposal: Variance to allow a sign to break the silhouette of the building. Not permitted.
Ordinance Sections: 705.D.3.g.
Applicant: Erik Baker, Chick-fil-A
Representative: Patrick Faranal, National Sign & Marketing Corporation
Owner: Andrew Calcagno, RL AZ Enterprises LLC

10. Application #: ZA-634-26-2
 Existing Zoning: C-2
 Location: 20235 North Cave Creek Road
 Quarter Section: Q41-33
 Proposal: Variance to allow a tobacco-oriented retailer to be
 located within 1,320 feet of a park. Minimum 1,320 feet of
 separation required.
 Ordinance Sections: 623.D.194.b
 Applicant: Abbas Choukeir
 Representative: Abbas Choukeir
 Owner: Jeff Levine
11. Application #: ZA-638-26-3
 Existing Zoning: R1-6
 Location: 9421 North 17th Street
 Quarter Section: Q27-31
 Proposal: Use permit to allow an over height (22 feet) detached
 accessory dwelling unit located in the rear yard setback
 (west). Maximum 15 feet in height permitted.
 Ordinance Sections: 706.A.4.c.(1)
 Applicant: Stephen E. Sedor AIA NCARB, Stephen E. Sedor
 Architect LLC
 Representative: Stephen E. Sedor AIA NCARB, Stephen E. Sedor
 Architect LLC
 Owner: Robert Casquejo
12. Application #: ZA-639-26-6
 Existing Zoning: C-2
 Location: 1227 East Northern Avenue
 Quarter Section: Q24-30
 Proposal: 1) 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.
 2) 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.
 Ordinance Sections: 623.D.157.c 623.D.157.c
 Applicant: Stephen Sedor AIA NCARB, Stephen E. Sedor Architect
 LLC
 Representative: Stephen Sedor AIA NCARB, Stephen E. Sedor Architect
 LLC
 Owner: David Biliack, DLLR PROPERTIES 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 9, 2026