

NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING
**Revised October 23, 2025*

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** held a meeting open to the public on **September 30 2025, at 9:00 AM. (Items 1-6) and 1:30 PM (Items 7-10). Located in Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona 85003**

The results of the meeting were as follows:

RESULTS

**Approved
w/stips**

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: | Benjamin Graff, Quarles & Brady, LLP One Renaissance Square |
| | Owner: | Parkway 2001, LLC |

Stipulations:

- 1) The Use Permit shall be reviewed within 365 days of the issuance of the dispensary certificate for a medical marijuana use or approval to operate the cultivation and/or infusion from the Arizona Department of Health Services.
- 2) The applicant has 1 year to apply and pay for building permits.
- 3) Obtain a certificate for medical marijuana use from the Arizona Department of Health Services or approval to operate. If no certificate or approval to operate is granted within 18 months of the approval of this Variance/Use Permit, the Zoning Administrator shall schedule a revocation hearing for this Use Permit.
- 4) The applicant shall submit a security plan provided to the Arizona Department of Health Services to the Planning and Development Department.
- 5) The applicant shall notify in writing the area's Police Precinct Commander of establishing such facility. Notice of this contact shall be submitted in writing to the Planning and Development Department.
- 6) Applicant shall install and maintain per manufacturer's specifications an odor control system within 1 year of today's hearing. Applicant shall submit an odor control plan identifying contact person for odor complaints to the Planning and Development Department.
- 7) Applicant shall notify the Planning and Development Department in writing within 30 days of when there is a change in the operator or entity's name

Approved w/stips	2.	Application #: Existing Zoning: Location: Quarter Section: Proposal: Ordinance Sections: Applicant: Representative: Owner: Stipulations: 1) 1 year to apply and pay for building permits. 2) Per the location of the drive-through as shown on site plan date stamped August 27, 2025.	ZA-306-25-6 C-1 PCD 3131 East Lincoln Drive Q21-34 Use permit to allow a drive-through facility accessory to a restaurant (Starbucks) within 300 feet from a residential zoning district. Use permit required. 622.D.150.e.(2) Bryan Wright, Kimley-Horn Jeffrey Spencer, Starbucks 32nd & Lincoln Holdings, LLC
*Denied	3.	Application #: Existing Zoning: Location: Quarter Section: Proposal: Ordinance Sections: Applicant: Representative: Owner: Taken out from under advisement on October 23, 2025 and denied	ZA-573-25-3 S-1 1401 East Sandra Terrace Q36-30 1) Variance to reduce the required side yard setback (west) for a detached accessory structure to 15 feet. Minimum 50 feet required. 2) Variance to reduce the required rear yard setback (south) for a detached accessory structure to 10 feet. Minimum 50 feet required. 603.B.3 603.B.3 Brent Powers, Faith Law, PLC Brent Powers, Faith Law, PLC Stephen and JoAnn Godfrey, Godfrey Family Trust
Approved w/stip	4.	Application #: Existing Zoning: Location: Quarter Section: Proposal: Ordinance Sections: Applicant: Representative: Owner: Stipulation: 1) 1 year to apply and pay for building permits.	ZA-630-25-4 R-3 HP 4722 North 3rd Avenue Q18-27 1) Time extension for ZA-559-24, variance to reduce the surface parking lot landscape to 0 percent. Minimum 5 percent required. 2) Time extension for ZA-559-24, variance to reduce the landscape setback (south) to 0 feet. Minimum 5 feet required. 703.B.3.b.(3) 507 Tab A.II.A.6.1.1 Stephanie Espinoza, Fix Design Build, LLC Stephanie Espinoza, Fix Design Build, LLC Stephanie Espinoza, Pierson Place Bungalows, LLC
Approved w/stip	5.	Application #: Existing Zoning:	ZA-636-25-4 R-5 TOD-1

Location: 170 East Monterey Way
 Quarter Section: 15-28
 Proposal: Variance to allow maneuvering in the right-of-way (alley). Maneuvering must be located on private property.
 Ordinance Sections: 702.A.1.b
 Applicant: Charles Stocks, Realestate Capital Investment, LLC
 Representative: Charles Stocks, Realestate Capital Investment, LLC
 Owner: Charles Stocks, Realestate Capital Investment, LLC

Stipulation:

- 1) 9 months to apply and pay for building permits.

**Approved
w/stip**

6. Application #: ZA-639-25-4
 Existing Zoning: R-3
 Location: 1001 East Campbell Avenue
 Quarter Section: 17-29
 Proposal: Variance to allow the required covered parking spaces to front on perimeter street right-of-way (Campbell Avenue). Required covered parking spaces shall not front on perimeter street rights-of-way.
 Ordinance Sections: 608.F.6.d.(2)
 Applicant: Alan Perry, USWCAT Construction, LLC
 Representative: Alan Perry, USWCAT Construction, LLC
 Owner: Ryan Kruse, Campbell 1001, LLC

Stipulation:

- 1) 9 months to apply and pay for building permits.

**Approved
w/stips**

1:30 PM
 7. Application #: ZA-554-25-2
 Existing Zoning: C-2 PCD, C-2 M-R PCD
 Location: 15051, 15205, 15211, and 15215 North Kierland Boulevard and 15044 and 15210 North Scottsdale Road
 Quarter Section: Q34-44
 Proposal: Use permit to allow a temporary use (fine art and wine festival) for up to 36 months. Use permit required.
 Ordinance Sections: 708.D.1
 Applicant: Victoria Buscher, Kierland Commons, Macerich
 Representative: Michael Pigford, Arizona Wine Events, LLC
 Owner: Victoria Buscher, Kierland Greenway, LLC, Macerich, Kierland Commons

Stipulations:

- 1) No more than 2 events per year. The first event will be November 1st and November 2nd. The second event will be January 31st and February 1st, 2026.
- 2) Hours of the event will be 10:00 AM – 5:00 PM. Events shall be two days in duration.
- 3) Setup will occur no earlier than 7:00 AM the day prior to the

event. Tear down will be completed no later than 10:00 PM on the final day of the event.

- 4) Speakers will be oriented South towards Greenway Parkway.
- 5) Per the event area as shown is shown on site plan date stamped August 28, 2025.

Denied	8.	Application #: Existing Zoning: Location: Quarter Section: Proposal: Ordinance Sections: Applicant: Representative: Owner:	ZA-568-25-4 C-2 WSNSPD 5306 and 5314 North 7th Street Q19-28 Variance to reduce the required landscape setback (west) to 0 feet. Minimum 10 feet required. 623.E.4.e Grant Hildebrandt, Hobbs+Black Grant Hildebrandt, Hobbs+Black Chukwuemeka Ezeume, IHCS Phoenix, LLC
*Denied	9.	Application #: Existing Zoning: Location: Quarter Section: Proposal: Ordinance Sections: Applicant: Representative: Owner:	ZA-590-25-7 C-1 6740 & 6750 West Thomas Road Q15-12 1) Variance to reduce the required unreserved parking spaces to 15 spaces. Minimum 45 spaces required. 2) Variance to reduce the required open space to 3 percent. Minimum 5 percent required. 702.C.Table 703.B.4.a.(1) Rauf Moosavi, Moosavi Design Group Architects, Inc. Rauf Moosavi, Moosavi Design Group Architects, Inc. Alona Hassid, Star Property Holdings, LLC Taken out from under advisement on October 23, 2025 and denied
*Approved w/stips	10.	Application #: Existing Zoning: Location: Quarter Section: Proposal: Ordinance Sections: Applicant: Representative: Owner:	ZA-632-25-3 R1-10 1028 West Indian Hills Place Q32-26 Variance to reduce the required rear yard setback (northwest) to 19 feet. Minimum 25 feet required 611.B.Table B Nicholas Tsontakis, Dwell Boldly Nicholas Tsontakis, Dwell Boldly Oscar and Megan Terrazas Taken out from under advisement on October 23, 2025 and approved with the following stipulations: 1) The approval for 19 feet of setback is limited to the location of the existing encroachment as indicated on the site plan date stamped August 27, 2025 by the City of Phoenix. 2) 1 year to apply and pay for building permits.

**Approved
w/stips**

11. Application #: ZA-656-25-2
Existing Zoning: S-1 DRSP, RH DRSP
Location: 5350 East Marriott Drive
Quarter Section: Q42-40 Q43-41
Proposal: Use permit to allow a temporary event (The Lodging Conference, with amplified sound and reduced parking) for up to 36 months. Use permit required.

Ordinance Sections: 708.D.1
Applicant: Brandy Staab, JW Marriott Desert Ridge Resort & Spa
Representative: Brandy Staab, JW Marriott Desert Ridge Resort & Spa
Owner: Scott Lynn, RHP Operations AR, LLC

Stipulations:

- 1) Approved for one event to be held from October 6, 2025 – October 9, 2025.
- 2) Setup will commence on October 4, 2025. Tear down will be completed by October 10, 2025.
- 3) Outdoor activities will be limited to October 6, 2025 from 8:00 PM – 10:00 PM and October 8, 2025 from 6:00 PM – 8:30 PM.
- 4) Recorded music only in the event area.
- 5) Per the event area as shown on site plan date stamped September 9, 2025.

**ZONING ADJUSTMENT HEARING OFFICER: MICHAEL WIDENER
PLANNER: DOMINIC AMODIO, PLANNER II**

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.

October 24, 2025