

NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING
**Revised January 22, 2026*

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 **December 23, 2025, at 9:00 AM. (Items 1-8). 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-633-23-7 (1 Year Review of Use Permit)
Existing Zoning: A-1
Location: 317 South 9th Avenue
Quarter Section: Q10-26(F8)
Proposal: Use permit to allow a temporary event (arts fairs, festivals, farmers market with amplified sound and multiple vendors) for up to 36 months. Use permit required.

Ordinance Sections: 708.D.1
Applicant: Korhan Kaftanoglu, 9th And Jackson Real Estate Holding, LLC
Representative: Korhan Kaftanoglu, 9th And Jackson Real Estate Holding, LLC
Owner: Korhan Kaftanoglu, 9th And Jackson Real Estate Holding LLC

Stipulations:

- 1) Days of operation shall be Thursday – Sunday with up to 10 additional events per year on other days of the week.
- 2) Hours of operation shall be 7:00 AM – 3:30 AM.
- 3) 1 year review of use permit.

Approved
w/stips

2. Application #: ZA-855-25-8
Existing Zoning: C-2
Location: 2424 East Thomas Road
Quarter Section: Q15-33
Proposal: Use permit to allow a temporary use (Anvil Bar events) for up to 36 months. Use permit required.

Ordinance Sections: 708.D.1
Applicant: Mike McGarry, Anvil Bar
Representative: Mike McGarry, Anvil Bar, L & M McGarry, LLC
Owner: Mike McGarry, L & M McGarry, LLC

Stipulations:

- 1) Per site plan November 14, 2025.
- 2) 5 events per year.
- 3) Event hours will be from 9:00 PM to 2:00 AM.
- 4) No outdoor entertainment or music permitted.

Approved
w/stip

3. Application #: ZA-877-25-8
Existing Zoning: A-2
Location: 4030 East University Drive
Quarter Section: Q7-37

Proposal: Variance to allow an over height fence (6 feet) in the required front yard setback (south) adjacent to a public street (University Drive). Maximum 40 inches permitted.

Ordinance Sections: 703.A.3.a

Applicant: Maria Kieve, AMAROK

Representative: Kevin Imig, Mobile Air and Power Rentals

Owner: Ben Johnson, 4030 E University, LLC, Mobile Air and Power Rentals

Stipulation:

- 1) Per site plan November 14, 2025 for fencing.

**Approved
w/stips**

4. Application #: ZA-885-25-7
- Existing Zoning: A-2
- Location: 9 South 43rd Avenue
- Quarter Section: Q10-19
- Proposal: Variance to reduce the required front yard (north) setback to 12 feet. Minimum 25 feet required.
- Ordinance Sections: 701.D.3.a
- Applicant: Daniel Reardon, Obodo Energy Partners, LLC
- Representative: Elias Flake, deTodo Architecture, LLC
- Owner: Keith Bacon, Southwest Gas Corporation
- Stipulations:**
- 1) 120 days to apply and pay for building permits.
 - 2) Per site plan date stamped November 14, 2025.
 - 3) Submitted of landscape plan.

Denied

5. Application #: ZA-900-25-5
- Existing Zoning: C-2
- Location: 8425 West Indian School Road
- Quarter Section: Q16-8
- Proposal: 1) Use permit to allow a medical marijuana dispensary facility. Use permit required.
2) Variance to allow a medical marijuana dispensary facility within 500 feet of a residentially zoned district. Minimum 500 feet of separation required.
- Ordinance Sections: 623.D.124.a 624.D.123.f
- Applicant: Michelle Green, Lazarus & Silvyn P.C.
- Representative: Larry Lazarus, Lazarus & Silvyn P.C.
- Owner: Ronald Malooly, Jr.
- Taken out from under advisement on January 22, 2026 and denied.**

**Approved
w/stips**

6. Application #: ZA-902-25-6
- Existing Zoning: RE-24 ACSPD
- Location: 4616 North Arcadia Drive
- Quarter Section: Q18-39
- Proposal: Variance to allow an over height fence (6 feet) in the required front setback (east). Maximum 40 inches permitted.
- Ordinance Sections: 703.A.2.a
- Applicant: Wendy Riddell, Berry Riddell LLC
- Representative: Wendy Riddell, Berry Riddell LLC

Owner: Scott Seidelmann

Stipulations:

- 1) Per site plan November 17, 2025 per fence.
- 2) 2 years to apply and pay for building permits.
- 3) Landscaping located on east property line shall remain and replaced if damaged.

Approved 7. Application #: ZA-909-25-6
Existing Zoning: R1-6 PCD
Location: 4166 East Rockledge Road
Quarter Section: Q010-37
Proposal: Use permit for official approval of a home occupation (Federal Firearms License). Use permit required.

Ordinance Sections: 608.E.27.h.(5)
Applicant: David Vaught, Armchair Commandos, LLC
Representative: David Vaught, Armchair Commandos, LLC
Owner: David Vaught, Armchair Commandos, LLC

Approved 8. Application #: ZA-929-25-5
Existing Zoning: R1-6
Location: 4622 North 82nd Lane
Quarter Section: Q18-9
Proposal: Variance to allow the required parking within the required front yard setback (east). Required parking not permitted within the front yard setback.

Ordinance Sections: 702.F.1.a
Applicant: Nora Alicia Lopez Sillas
Representative: Nora Alicia Lopez Sillas
Owner: Nora Alicia Lopez Sillas

**ZONING ADJUSTMENT HEARING OFFICER: CRAIG STEBLAY
PLANNER: GREGORY HARMON, 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.

January 22, 2026