

**RESULTS OF PUBLIC MEETING  
BOARD OF ADJUSTMENT  
\* REVISED**

Pursuant to A.R.S. Section 38-431.02, notice was hereby given to the members of the **BOARD OF ADJUSTMENT** and to the general public, that the **BOARD OF ADJUSTMENT** held a meeting open to public on **Thursday, March 6, 2025 at 12:00 p.m.**

***The Board of Adjustment was held in-person and virtually.***

The results of the meeting were as follows:

**RESULTS**

**Approved            A.    Approval of Minutes – January 2, 2025**  
  
***(Ammon/James - Vote of 6-0) (Dodds absent).***

**Approved            B.    Approval of Agenda – March 6, 2025**  
  
***(Ammon/James - Vote of 6-0) (Dodds absent).***

**No Action            C.    Requests for Continuance and/or Withdrawal**  
  
**D.    Items for Consideration**

**Overtured  
ZAHO with  
stipulations**

1.    Application #:            **ZA-685-24-6**  
      Existing Zoning:        R1-6  
      Location:                4227 East Piccadilly Road  
      Quarter Section:        Q16-37(H10)  
      Proposal:                Variance to reduce the front yard setback (north) to 13 feet. Minimum 20 feet required.  
  
      Ordinance Sections:    613.B.Table B  
      Applicant:                Shaine Alleman, Tiffany & Bosco, PA  
      Representative:           Shaine Alleman, Tiffany & Bosco, PA  
      Owner:                    Ronald and Joanna Wilkins  
      Appellant:                Ronald and Joanna Wilkins

***Overtured the Zoning Adjustment Hearing Officer's decision and approved the variance with a stipulation:***

***1) Per the survey date stamped March 6, 2025.***

***\* (Eigo/Beuerlein - Vote of 4-2) (Graham, James).***

**Upheld ZAHO**

2. Application #: **ZA-858-24-8**  
Existing Zoning: C-2  
Location: 3853 East Thomas Road  
Quarter Section: Q14-36(G10)  
Proposal: **1)** Variance to allow a tobacco-oriented retailer (Magic Smoke and Vape Shop) to be located within 1,320 feet of a school. Minimum 1,320 feet separation required.  
**2)** Variance to allow a tobacco-oriented retailer (Magic Smoke and Vape Shop) to be located within 1,320 feet of a church. Minimum 1,320 feet separation required.  
Ordinance Sections: 623.D.194.b, 623.D.194.b  
Applicant: Samshuddin Bharwani, MVS Enterprise, LLC  
Representative: Robert Pizorno, The Pizorno Law Firm, PLC  
Owner: Imagine Properties Ent., LLC  
Appellant: Robert Pizorno, The Pizorno Law Firm, PLC

***Upheld the Zoning Adjustment Hearing Officer's decision and denied the variances.***

***(Hill/James - Vote of 5-0) (Dodds, Beuerlein absent).***

**E. Other Business**

- Updated** 3. Update on next Board of Adjustment agenda.
- Updated** 4. Update on pending appeals of the Board of Adjustment.
- No Action** 5. Q & A: Procedure and Process - Board of Adjustment case law.

**Adjourned F. Adjournment**

For further information, please call Julie Garcia in the Planning and Development Department at 602-495-7029 or contact us via electronic mail at [pdd.boardofadjust@phoenix.gov](mailto:pdd.boardofadjust@phoenix.gov). This electronic mail address will not accommodate zoning enforcement/violation complaints.

This publication can be made available in alternate format upon request. To request a reasonable accommodation, please contact Saneeya Mir at [saneeya.mir@phoenix.gov](mailto:saneeya.mir@phoenix.gov) or 602-686-6461, TTY: Use 7-1-1.

March 6, 2025