

**NOTICE OF RESULTS
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** held a meeting open to the public on **November 6, 2025, at 9:00 AM. (Items 1-8) and 1:30 PM (Items 9-16). 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-329-25-1
Existing Zoning: S-1
Location: 23805 North 63rd Drive
Quarter Section: Q45-13
Proposal: 1) Variance to reduce the required side yard setback (south) for a detached accessory structure to 14 feet. Minimum 50 feet required.
2) Variance to reduce the required rear yard setback (east) for a detached accessory structure to 18 feet. Minimum 50 feet required.
3) Variance to increase lot coverage to 21 percent. Maximum lot coverage 20 percent.
Ordinance Sections: 603.B.3 603.B.3 603.B.4.a
Applicant: Paul Obrien
Representative: Paul Obrien
Owner: Paul and Theresa Obrien
Stipulations:
1) Per site plan date stamped September 3, 2025 per location of detached accessory structure.
2) 1 year to apply and pay for permits.

**Approved
w/stips**

2. Application #: ZA-448-25-1
Existing Zoning: S-1 S-1 SP
Location: 2828 West Country Gable Drive
Quarter Section: Q34-22
Proposal: 1) Variance to allow an over height wall (7 feet) in the required side yard (north) setback. Maximum 6 feet permitted.
2) Variance to allow an over height wall (7 feet) in the required side yard (south) setback. Maximum 6 feet permitted.
3) Variance to allow an over height fence (7 feet) in the required front yard (west). Maximum 40 inches permitted.
Ordinance Sections: 703.A.2.c 703.A.2.c 703.A.2.a
Applicant: Eugene Mikula, Our Lady of Czestochowa Roman Catholic Parish
Representative: Veronica Nimtz, Permit Pushers. LLC
Owner: Permit Pushers, Our Lady of Czestochowa Roman Catholic Parish

Stipulations:

- 1) 1 year to apply and pay for permits.
- 2) Per site plan date stamped September 2, 2025 per the elevation and location of perimeter wall.

**Approved
w/stips**

3. Application #: ZA-659-25-7
Existing Zoning: A-1
Location: 3208 and 3214 West Durango Street
Quarter Section: Q8-21
Proposal: 1) Variance to allow outdoor uses, outdoor storage, or open buildings 8 feet from a public street (Durango Street). Minimum 75 feet required.
2) Variance to delete the requirement to bound by curbing parking or maneuvering areas. Parking or maneuvering areas which do not abut a property line and which are not bounded by a fence, wall, building, or established landscaping plot shall be bounded by curbing.
3) Variance to allow an over height fence (6 feet) in the required front yard (south). Maximum 40 inches permitted.
- Ordinance Sections: 627.F.2.b.(3) 702.B.4.b 703.A.3.a
Applicant: Nick Keran, Urban Strategy
Representative: Nick Keran, Urban Strategy
Owner: Richard Sullivan, West Durango IOS, LLC

Stipulations:

- 1) 1 year to apply and pay for building permits.
- 2) Per site plan dated October 3, 2025.
- 3) Landscaping in front yard per city requirements.

**Approved
w/stips**

4. Application #: ZA-672-25-8
Existing Zoning: R-3
Location: 9414 South 33rd Drive
Quarter Section: Q03-21
Proposal: Use permit for official approval of a home occupation (Federal Firearms License). Use permit required.
- Ordinance Sections: 608.E.27.h.(5)
Applicant: Juan Mendez, Lion Firearms, LLC
Representative: Juan Mendez, Lion Firearms, LLC
Owner: Juan Mendez, Lion Firearms, LLC

Stipulations:

- 1) No customer visits.
- 2) Firearm sales shall be done through online services.
- 3) 1 year to commence use.

**Approved
w/stips**

5. Application #: ZA-692-25-8
Existing Zoning: S-2 BAOD
Location: 2517 East Southern Avenue
Quarter Section: Q3-33
Proposal: 1) Time extension for ZA-18-24, variance to reduce the required side yard (west) setback to

15 feet for an accessory structure. Minimum of 50 feet required for an accessory structure.

2) Time extension for ZA-18-24, variance to allow 24 percent lot coverage. Maximum 10 percent lot coverage permitted.

Ordinance Sections: 604.B.2.b 604.B.4
Applicant: Ramesh Somaiya
Representative: Arpan Tailor, Arun, Inc.
Owner: Ramesh Somaiya

Stipulations:

1) 1 year time extension.

Continued

6. Application #: ZA-698-25-6
Existing Zoning: C-2
Location: 15425 South 48th Street
Quarter Section: Q010-39
Proposal: Use permit to allow a temporary use (Mad Fest Music and Kava Festival) for up to 36 months. Use permit required.

Ordinance Sections: 708.D.1
Applicant: John Fitch, MH Investments III, LLC
Representative: John Fitch, MH Investments III, LLC
Owner: Samir Arikat, SR Plaza 4804, LLC

Continued to December 11, 2025 at 9:00 AM.

**Approved
w/stips**

7. Application #: ZA-716-25-4
Existing Zoning: C-1 HP
Location: 1502 West McDowell Road
Quarter Section: Q13-25
Proposal: Variance to reduce the building setback (east) adjacent to public street (15th Avenue) to 4 feet. Minimum 25 feet required.

Ordinance Sections: 622.E.4.d
Applicant: Jenifer Corey
Representative: Julie Combs, Watermill Express, LLC
Owner: Analus Black, Sol Development Inc

Stipulations:

1) Per site plan date stamped October 3, 2025.

2) 18 months to apply and pay for permits.

**Approved
w/stips**

8. Application #: ZA-752-25-2
Existing Zoning: R-2
Location: 2424 East Villa Maria Drive
Quarter Section: Q38-33
Proposal: Variance to reduce the rear setback (north) to 0 feet. Minimum 25 feet required.

Ordinance Sections: 614.B.Table B
Applicant: Aaron Bishop, Aaron Bishop Construction and Design, LLC
Representative: Aaron Bishop, Aaron Bishop Construction and Design, LLC
Owner: Brian Trevellyan

Stipulations:

- 1) 1 year to apply and pay for building permits.
- 2) Per site plan date stamped October 1, 2025 per rear yard setback.

- Approved w/stips**
9. **1:30 PM**
- Application #: ZA-655-25-2 (SIGN)
Existing Zoning: PUD-Mixed Use
Location: 18500 North 64th Street
Quarter Section: Q38-42
Proposal: Use permit to adopt the Brooks Rehabilitation Comprehensive Sign Plan. Use permit required.
Ordinance Sections: 705.E.2
Applicant: Patrick Tennant, Smithcraft Signs
Representative: Patrick Tennant, Smithcraft Signs
Owner: Cullen Flake, PAFAF 1 Phoenix, LLC
- Stipulation:**
- 1) Sign design and location shall be in accordance with the sign drawings submitted to the Hearing Officer date-stamped November 6, 2025.
 - 2) Maximum sign height shall be 62 feet (west high-rise elevation).
 - 3) Maximum square footage shall be 205 square feet (east high-rise elevation).
 - 4) All wall signs 50 feet and above shall be dimmed to a maximum of 80 Nits luminance at 10:30 PM daily until sunrise. Sign lighting dimmer setting values (required to dim the sign to a maximum of 80 NITS luminance (measured at the sign face) shall be verified by a qualified electrical engineer and submitted in writing to PDD prior to the final sign inspection.
 - 5) Submittal of a revised 'final' version of the CSP document to the Planning and Development Department incorporating any ZAHO stipulations of approval and related changes to sign designs contained in the CSP, and any staff comments/corrections within 60 days from the date of the hearing and prior to the issuance of any sign permits for the project.
 - 6) 12 months to pay for and obtain sign permits.

- Approved w/stips**
10. Application #: ZA-709-25-7 (SIGN)
Existing Zoning: DTC-Downtown Gateway
Location: 777 North Central Avenue
Quarter Section: Q11-28
Proposal: Use permit to adopt the RAY Comprehensive Sign Plan. Use permit required.
Ordinance Sections: 705.E.2
Applicant: Joy Gunay, Signs of the Times
Representative: Lindsay Hanson, Signs of the Times
Owner: 701 N Central Ave, LLC

Stipulations:

- 1) Sign design shall be in general conformance with the sign drawings submitted to the Hearing Officer date-stamped November 6, 2025.
- 2) Submittal of a revised 'final' version of the CSP document to the Planning and Development Department incorporating any ZAHO

stipulations of approval and related changes to sign designs contained in the CSP, and any staff comments/corrections within 60 days from the date of the hearing and prior to the issuance of any sign permits for the project.

- 3) Maximum 2 high-rise sign at a height of no more than 390 feet either on east or west or north elevation.
- 4) Maximum square footage shall be 238 square feet for the wall signs above 56 feet in height.
- 5) All wall signs 50 feet and above shall be dimmed to a maximum of 80 Nits luminance at 10:30 PM daily until sunrise. Sign lighting dimmer setting values (required to dim the sign to a maximum of 80 NITS luminance (measured at the sign face) shall be verified by a qualified electrical engineer and submitted in writing to PDD prior to the final sign inspection.
- 6) 12 months to pay for and obtain sign permits.
- 7) Blade signs must be approved by Streets Department, for extension into right-of-way.

Continued 11. Application #: ZA-743-25-8 (SIGN)
Existing Zoning: A-1
Location: 4022 East Broadway Road
Quarter Section: Q5-37
Proposal: Time extension for ZA-386-24, use permit to rebuild a non-conforming off-premise sign with one digital face. Use permit required.

Ordinance Sections: 705.2.G.4
Applicant: Jacob Zonn, Becker Board Small, LLC
Representative: Garry D Hays, The Law Offices of Garry D. Hays
Owner: John Guzman, Williams Portfolio 28, LLC
Continued to December 4, 2025 at 1:30 PM.

Continued 12. Application #: ZA-302-12-1 (1 Year Review of Use Permit)
Existing Zoning: A-1 DVAO1 DVAO2
Location: 21617 North 9th Avenue, Suite 100
Quarter Section: 42-26(N8)
Proposal: 1) Use Permit to allow a medical marijuana cultivation facility. Use Permit required.
2) Use Permit to allow a medical marijuana dispensary facility. Use Permit required.
3) Variance to allow a medical marijuana cultivation facility 800 feet from another medical marijuana facility. Minimum 5,280 feet required.
4) Variance to allow a medical marijuana dispensary facility 800 feet from another medical marijuana facility. Minimum 5,280 feet required.

Ordinance Sections: 627.D.93 627.D.93 627.D.91.c 627.D.91.c
Applicant: Gina Berman, The Giving Tree Wellness Center of North
Representative: Lindsay C. Schube, Gammage & Burnham, PLC
Owner: Paola Tulliani
Continued to December 11, 2025 at 9:00 AM.

**Approved
w/stips**

13. Application #: ZA-431-12-1 (1 Year Review of Use Permit)
Existing Zoning: A-1 DVAO
Location: 21411 North Central Avenue
Quarter Section: 43-28(N8)
Proposal: 1) Use Permit to allow a medical marijuana cultivation facility. Use permit required.
2) Variance to allow a medical marijuana cultivation facility within 3,600 feet of a medical marijuana dispensary. A minimum distance of 5,280 feet is required from another medical marijuana facility.
- Ordinance Sections: 627.D.91.a. 627.D.91.c.
Applicant: Luke Flood, Curaleaf
Representative: Larry Lazarus, Lazarus and Silvyn PC
Owner: EMM RE MGMT, 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**

14. Application #: ZA-125-13-1 (1 Year Review of Use Permit)
Existing Zoning: C-2, C-2 HR approved
Location: 10040 North Metro Parkway
Quarter Section: 28-21(K7) 28-21(K6) 28-22(K7) 28-22(K6)
Proposal: 1) Use Permit to allow a medical marijuana dispensary. Use Permit required.
2) Variance to allow a medical marijuana dispensary to be within 1,320 feet of a school. 1,320 feet is the minimum spacing required.
- Ordinance Sections: 623.D.122.a 623.D.122.g

Applicant: Ronnie Kassab, Dreem Green, Inc.
Representative: Lindsay C. Schube, Gammage & Burnham, PLC
Owner: J + M Management, 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**

15. Application #: ZA-721-24-8 (1 Year Review of Use Permit)
Existing Zoning: A-1
Location: 2312 and 2326 East Washington Street
Quarter Section: Q10-32(F9)
Proposal: 1) Use permit to allow a medical marijuana dispensary facility. Use permit required.
2) Use permit to allow a medical marijuana infusion production facility. Use permit required.
3) Variance to allow a medical marijuana dispensary facility within 1,320 feet of a school. Minimum 1,320 feet of separation required.
4) Variance to allow a medical marijuana dispensary facility within 500 feet of a residentially zoned district. Minimum 500 feet of separation required.
5) Variance to allow a medical marijuana infusion facility within 1,000 feet of a residential zoning district. Minimum 1,000 feet of separation required.
6) Variance to allow a medical marijuana infusion facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet of separation required.

7) Variance to allow a medical marijuana dispensary facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet of separation required.

8) Variance to allow a medical marijuana infusion facility within 1,320 feet of a school. Minimum 1,320 feet of separation required.

Ordinance Sections: 627.D.92.a 627.D.93.a 627.D.92.f 627.D.92.e
627.D.93.c 627.D.92.d 627.D.92.d 627.D.92.f

Applicant: 2312 Washington, LLC

Representative: Blake Gunn, Real Estate Investors Law Firm

Owner: 2312 Washington, 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.
- 8) The applicant shall notify the Planning and Development Department upon issuance of the Approval to Operate (ATO). Within 90 days following the issuance of the ATO, the applicant shall completed revocation of the use permits approved in Zoning Adjustment case numbers ZA-156-20, ZA-271-22 and ZA-314-23.

**Approved
w/stips**

16. Application #: ZA-759-25-4
Existing Zoning: C-2
Location: 2125 and 2119 North 24th Street
Quarter Section: Q13-33
Proposal: Use permit to allow a temporary use (Wren House Brewing temporary events) for up to 36 months. Use permit required.
Ordinance Sections: 708.D.1

Applicant: Bill Hammond, Wren House Brewing Company
Representative: Samantha Shuey, Wren House Brewing Company
Owner: Omar Alvarez, TPQ Foods, LLC

Stipulations:

- 1) Limited to 6 events per year.
- 2) Event hours shall be limited to 11:00 AM to 7:00 PM. limited to Saturday and Sunday for event dates.
- 3) Approved for 36 months.
- 4) 1 year review.
- 5) No live entertainment or performances shall be permitted.
- 6) 1 year to commence use.
- 7) Employees must have a clear view of the area to supervise the activities and/or be present while patrons utilize the outdoor area.
- 8) Outside speaker volume to be kept at a reasonable level.

ZONING ADJUSTMENT HEARING OFFICER: FRANK DOLASINSKI
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.

November 7, 2025