

**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 13, 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

**Withdrawn
to Amend**

9:00 AM

1. Application #: ZA-742-25-6 (SIGN)
Existing Zoning: C-2
Location: 6002 North 16th Street
Quarter Section: Q21-30
Proposal: 1) Use permit to rebuild a nonconforming off premise sign with three digital faces. Use permit required.
2) Use permit to reduce off-premise sign separation from a residential district and residential use to 340 feet. Use permit required.
Ordinance Sections: 705.2.G.4 705.2.A.5 c
Applicant: Brent Wood, Outfront Media
Representative: Cassandra Ayres, Berry Riddell, LLC
Owner: Lynn Evans, Jamel Greenway, LLC

**Approved
w/stips**

2. Application #: ZA-389-12-8 (1 Year Review of Use Permit)
Existing Zoning: C-2
Location: 1613 North 40th Street
Quarter Section: 13-37(G10)
Proposal: 1) Time extension for ZA-202-11, a request for a use permit to allow a medical marijuana dispensary.
2) Time extension for ZA-202-11, a variance to allow a medical marijuana dispensary to be 190 feet away from a residential district. Minimum 250 feet required.
Ordinance Sections: 307.A.12. 307.A.12.
Applicant: Lauren (Anton) Gooding, AZ Compassionate Care
Representative: Lindsay Schube, Gammage & Burnham, PLC
Owner: Ramzi Dugum

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**

3. Application #: ZA-740-24-8 (1 Year Review of Use Permit)
Existing Zoning: DTC-Evans Churchill West ACOD
Location: 801 North 3rd Street
Quarter Section: Q11-28(F8)
Proposal: 1) Use permit to allow outdoor liquor service accessory to a bar (Aroma India). Use permit required.
2) Use permit to allow a bar (Aroma India). Use permit required.
- Ordinance Sections: 1204.D.Table
Applicant: Ashok Parmar, Maha Laxmi Maa, LLC
Representative: Theresa J. Morse, A.G.A.T.E. LLC
Owner: Derek Pasieka, 800M, LLC

Stipulations:

- 1) Per the location of the north south and west patios shown on the site plan date stamped October 10, 2024.
- 2) The employees must have a clear view of the area in order to supervise the activities and/or be present while patrons utilize the outdoor area.
- 3) The area be sufficiently illuminated and contained to discourage any unlawful activity. The precinct commander, or his designee, may approve lighting, containment area, and security personnel at their discretion.
- 4) 'No Trespassing' signs must be posted and an authority to arrest trespassers form be signed to deter loitering/unwanted guests inside and surrounding the establishment.
- 5) The Police Precinct Commander or their designee may require cameras, licensed security guards or off duty police or other security measures at the commander's discretion, should periodic reviews of activities at the business warrant it.

**Approved
w/stips**

4. Application #: ZA-180-25-6
Existing Zoning: R1-10
Location: 5955 East Orange Blossom Lane

Quarter Section: Q15-41(G11)
 Proposal: 1) Variance to reduce the side yard setback (south) to 1 foot. Minimum 10 feet required.
 2) Variance to allow an over height fence (6 feet) in the required front setback (west). Maximum 40 inches permitted.
 3) Variance to reduce front yard setback (west) to 2 feet for a detached accessory structure (garage). Minimum 25 feet required.
 4) Use permit to allow detached accessory structure (garage and recreation/art room) located behind the required front setback but between the primary dwelling unit and the front property line. Use permit required.
 5) Variance to allow 100 percent vehicle parking and maneuvering within the required front yard setback (west). Maximum 50 percent allowed.

Ordinance Sections: 611.B.Table B; 703.A.2.a; 706.B.1; 702.F.1.b
 Applicant: Stephen Roach
 Representative: Stephen Roach
 Owner: Stephen Roach

Stipulations:
 1) 1 year to apply and pay for permits.
 2) Per the location of the detached accessory structure as shown on site plan date stamped September 25, 2025.

Approved w/stips 5. Application #: ZA-671-25-7
 Existing Zoning: C-3
 Location: 1841 and 1847 West Broadway Road
 Quarter Section: Q4-25
 Proposal: 1) Variance to reduce the rear building setback (south) to 15 feet. Minimum 25 feet required.
 2) Variance to reduce the streetscape landscape setback (north) to 11 feet. Minimum 25 feet required.

Ordinance Sections: 624.E.4.d; 624.E.4.e
 Applicant: Brian Jackson, BriJay Group, 1847 W Broadway Phoenix, LLC
 Representative: Rick Hamilton, Hamilton Architecture PLLC
 Owner: Brian Jackson, BriJay Group, 1847 W Broadway Phoenix, LLC

Stipulations:
 1) 1 year to apply and pay for building permits.
 2) Per the reductions as shown on site plan date stamped October 8, 2025.

Approved w/stips 6. Application #: ZA-768-25-6
 Existing Zoning: R1-10
 Location: 326 East Orangewood Avenue
 Quarter Section: Q24-28

		Proposal:	Use permit to allow detached accessory structure (cabana) located behind the required front setback but between the primary dwelling unit and the front property line. Use permit required.
		Ordinance Sections:	706.B.1
		Applicant:	Alexandria Daniels, Daniels Family Trust
		Representative:	Alexandria Daniels, Daniels Family Trust
		Owner:	Alexandria Daniels, Daniels Family Trust
		Stipulations:	
			1) 1 year to apply and pay for building permits.
			2) Per the location of the cabana as shown on site plan date stamped October 8, 2025.
Approved w/stips	7.	Application #:	ZA-779-25-2
		Existing Zoning:	C-2
		Location:	16825 North 40th Street
		Quarter Section:	Q36-37
		Proposal:	Use permit to allow package liquor sales as a primary use located within 300 feet of a residential zoning district. Use permit required.
		Ordinance Sections:	622.D.102.a
		Applicant:	William Allison, Withey Morris Baugh, PLC
		Representative:	William Allison, Withey Morris Baugh, PLC
		Owner:	Sahar Arekat, 40th Street, LLC
		Stipulations:	
			1) 1 year to commence the use.
			2) Per the expansion as shown on site plan date stamped October 9, 2025.
Approved w/stips	8.	Application #:	ZA-782-25-6
		Existing Zoning:	R1-6
		Location:	4712 North 32nd Street
		Quarter Section:	Q18-34
		Proposal:	Variance to reduce front yard setback (north) to 10 feet. Minimum 20 feet required.
		Ordinance Sections:	613.B.Table B
		Applicant:	Ryan and Molly Van Hook
		Representative:	Ryan and Molly Van Hook
		Owner:	Ryan and Molly Van Hook
		Stipulations:	
			1) 1 year to apply and pay for building permits.
			2) Per the reduction as shown on site plan date stamped October 10, 2025.
Approved w/stips	9.	1:30 PM	
		Application #:	ZA-662-25-7 (SIGN)
		Existing Zoning:	A-1, CP/GCP, C-2
		Location:	6275 West Lower Buckeye Road
		Quarter Section:	Q6-14
		Proposal:	Use permit to build a new off-premise sign with two digital faces. Use permit required.

Ordinance Sections: 705.2.E.3
Applicant: Hannah Bleam, Withey Morris Baugh, PLC
Representative: Jason Morris, Withey Morris Baugh, PLC
Owner: VP LB & 202, LLC

Stipulations:

- 1) Maximum height of the off-premise sign shall be 48 feet.
- 2) The maximum sign face square footage shall be no greater than 672 square feet (14 feet by 48 feet) per digital sign face.
- 3) Off-premise sign illumination shall be extinguished daily at 11:00 PM via an automatic timer.
- 4) Install a Planning and Development Department (PDD) design-approved, decorative pole cover on the sign.
- 5) Power connection to the off-premise sign shall be underground.
- 6) The applicant shall have 18 months to apply and pay for permits for the subject sign.

**Approved
w/stips**

10. Application #: ZA-81-13-8 (1 Year Review of Use Permit)
Existing Zoning: A-1
Location: 3303 South 40th Street
Quarter Section: 6-37(E10)
Proposal: 1) Variance to allow a medical marijuana cultivation facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet separation required.
2) Use Permit to allow a medical marijuana cultivation facility. Use permit required.
- Ordinance Sections: 627.D.91.c. 627.D.91.a.
Applicant: Arizona Natures Wellness
Representative: Adam Baugh, Withey Morris, PLC
Owner: AMZ, 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**

11. Application #: ZA-95-13-5 (1 Year Review of Use Permit)
Existing Zoning: A-2
Location: 4215 North 40th Avenue
Quarter Section: 17-19(H6)
Proposal: 1) Use permit to allow a nonprofit medical marijuana cultivation facility. Use permit required.
2) Variance to allow a nonprofit medical marijuana cultivation facility to be located within 5,280 feet of the same type of use or a medical marijuana facility. Shall not be located within 5,280 feet of the same type of use.
3) Use permit to allow a nonprofit medical marijuana infusion facility. Use permit required.
4) Variance to allow a nonprofit medical marijuana infusion facility to be located within 5,280 feet of the same type of use or a medical marijuana facility. Shall not be located within 5,280 feet of the same type of use.
Ordinance Sections: 627.D.91.a 627.D.91.c 627.D.93.a 627.D.93.b
Applicant: Nalee Pham New Gen Phx, LLC,, Herbal Wellness Center, Inc.
Representative: Justin Brandt, Esq., Bianchi & Brandt
Owner: Nalee Pham New Gen Phx, LLC, Herbal Wellness Center, Inc.

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**

12. Application #: ZA-343-15-1 (1 Year Review of Use Permit)
Existing Zoning: A-1 DVAO
Location: 22041 North 23rd Avenue
Quarter Section: 43-24(N7)
Proposal: 1) Use permit to allow a medical marijuana dispensary facility. Use permit required.
2) Variance to allow a medical marijuana dispensary within 5280 feet of another medical marijuana facility. Minimum of 5280 feet separation required.
Ordinance Sections: 627.D.92.a 627.D.92.d
Applicant: Shane Howell, AZ Natural Remedies, LLC
Representative: Lindsay C. Schube, Gammage & Burnham, P.L.C.
Owner: Chrissie-Ann Green, Vireo Health, Inc.
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**

13. Application #: ZA-243-18-8 (1 Year Review of Use Permit)
Existing Zoning: A-1
Location: 3303 South 40th Street
Quarter Section: 6-37(E10)
Proposal: 1) Use Permit to allow a medical marijuana

infusion facility. Use Permit required.
2) Variance to allow a medical marijuana infusion facility within 5280 feet of another medical marijuana facility. Minimum 5,280 feet separation required.

Ordinance Sections: 627.D.93.a 627.D.93.b

Applicant: Proxima C, LLC

Representative: Lindsay Schube, Gammage & Burnham

Owner: Second Time Around Investments, 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.

**Review
Withdrawn**

14. Application #: ZA-748-24-7 (1 Year Review of Use Permit)
Existing Zoning: C-2
Location: 4908 West Baseline Road
Quarter Section: Q1-17(D5)
Proposal:
 - 1) Time extension for ZA-310-23, use permit to allow a medical marijuana dispensary facility. Use permit required.
 - 2) Time extension for ZA-310-23, variance to allow a medical marijuana dispensary facility within 500 feet of a residentially zoned district. Minimum 500 feet of separation required.
 - 3) Time extension for ZA-310-23, variance to allow a medical marijuana dispensary within 1,320 feet of a public park. Minimum 1,320 feet of separation required.

		Ordinance Sections:	623.D.124.a 623.D.124.f 623.D.124.g
		Applicant:	Michelle Santoro, Gammage & Burnham, PLC
		Representative:	Lindsay Schube, Gammage & Burnham, PLC
		Owner:	All Other Property, LLP
Approved w/stips	15.	Application #:	ZA-690-25-6
		Existing Zoning:	R1-10
		Location:	7820 North 6th Street
		Quarter Section:	Q24-28
		Proposal:	Variance to reduce the required side yard setback (north) to 8 feet. Minimum 10 feet required.
		Ordinance Sections:	611.B.Table B
		Applicant:	David Cawthron, Cawthron Architects
		Representative:	David Cawthron, Cawthron Architects
		Owner:	Roberto and Robin Cotto
		Stipulations:	
			1) 1 year to apply and pay for building permits.
			2) Per the reduction as shown on site plan date stamped October 31, 2025.
Approved w/stip	16.	Application #:	ZA-703-25-6
		Existing Zoning:	C-2
		Location:	2501 East Indian School Road
		Quarter Section:	Q16-33
		Proposal:	Use permit to allow package liquor sales as an accessory to a convenience market (Zong Smoke Shop) located within 300 feet of a residential zoning district. Use permit required.
		Ordinance Sections:	622.D.102.a
		Applicant:	Jacob Krabbe, JKRO Investments, LLC
		Representative:	Robert Leavitt, Arizona Liquor Industry Consultants
		Owner:	Jacob Krabbe, JKRO Investments, LLC
		Stipulation:	
			1) 90 days to commence the use.

**ZONING ADJUSTMENT HEARING OFFICER: BETTY DRAKE
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.

November 13, 2025