

**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 20, 2025, at 9:00 AM. (Items 1-7) and 1:30 PM (Items 8-12). 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-651-25-8 (Continued from October 23, 2025)
Existing Zoning: R-3 RSIO
Location: 2521 East Illini Street
Quarter Section: Q5-33
Proposal: Variance to reduce the side (west) building setback to 1 foot. Minimum 3 feet required.

Ordinance Sections: 615.B.Table B
Applicant: Marsean Chestnut
Representative: Marsean Chestnut
Owner: Kimberly Smith
Stipulations:
1) 1 year to apply and pay for building permits.
2) Per the location of the proposed carport as shown on site plan date stamped September 5, 2025.

Continued

2. Application #: ZA-700-25-7
Existing Zoning: R-5 RI
Location: 960 West McKinley Street
Quarter Section: Q11-26
Proposal: 1) Variance to allow maneuvering in the right-of-way (alley). Maneuvering must be located on private property.
2) Variance to reduce the open space to 0%. Minimum 5% required.

Ordinance Sections: 702.A.1.b 618.Table B
Applicant: Mike March, Moderna Architects
Representative: Mike March, Moderna Architects
Owner: Hard Hat Equities LLC

Continued to December 30, 2025 at 1:30 PM.

**Approved
w/stips**

3. Application #: ZA-705-25-6
Existing Zoning: R1-6
Location: 1442 East Glendale Avenue
Quarter Section: Q23-30
Proposal: Variance to reduce side yard setback (south) to 0 feet. Minimum 10 feet required.

Ordinance Sections: 613.B.Table B
Applicant: Gary Tomich, Kirk Development Company
Representative: Gary Tomich, Kirk Development Company
Owner: Angela Weisse

Stipulations:

- 1) 1 year to apply and pay for building permits.
- 2) Per the reduction as shown on site plan date stamped October 21, 2025.

**#1, 2, 3
Approved
w/stips**

**#4, 5
Denied as
Filed**

4. Application #: ZA-719-25-7
Existing Zoning: A-1 CMOD
Location: 815 and 817 West Madison Street
Quarter Section: Q10-26
Proposal: 1) Use Permit to allow a bar and cocktail lounge in the Capitol Mall Overlay District. Use Permit required.
2) Use permit to allow an assembly/banquet hall of less than 25,000 square feet in gross floor area. Use permit required.
3) Use permit to allow outdoor uses as an accessory use to a public assembly hall. Use permit is required.
4) Variance to reduce the required parking to 0 spaces. Minimum 125 parking spaces required.
5) Variance to delete landscape treatment for the entire site. Landscape treatment required.
Ordinance Sections: 646.G.1.a; 623.D.9.a; 623.D.9.b; 702.C.Table; 507 Tab A.II.3.2.2
Applicant: Jordan Greenman, Greenman Law Firm
Representative: Jordan Greenman, Greenman Law Firm
Owner: Ian Likwarz, 815-817 West Madison Street, LLC

Stipulations:

- 1) Approved a reduction to 6 parking spaces.
- 2) Landscaping eliminated along the west property line.
- 3) 18 months to apply and pay for building permits.
- 4) 18 month review.
- 5) Per the location of the outdoor uses as shown on site plan date stamped October 17, 2025.
- 6) Hours of operation will be 5:00 PM to 2:00 AM Monday – Friday and 12:00 PM – 2:00 AM Saturday and Sunday.
- 7) Applicant will submit a parking plan to Planning and Development Department that will identify offsite parking opportunities and outline general transportation approach to be submitted prior to review of the use permit.

**Approved
w/stips**

5. Application #: ZA-755-25-6
Existing Zoning: R1-6
Location: 6309 North 10th Place
Quarter Section: Q21-29
Proposal: Variance to reduce the required front yard setback (west) to 7 feet. Minimum 20 feet required.
Ordinance Sections: 613.B.Table B
Applicant: Shannon Mataele
Representative: Shannon Mataele
Owner: Tupouniua and Shannon Mataele

Stipulations:

- 1) 1 year to apply and pay for building permits.
- 2) Per the location of the proposed addition as shown on site plan date stamped October 14, 2025.

**Approved
w/stips**

6. Application #: ZA-773-25-1
Existing Zoning: R1-6
Location: 3422 West Villa Rita Drive
Quarter Section: Q38-21
Proposal: Variance to allow the required parking within the required front yard setback (south). Required parking not permitted within the front yard setback.

Ordinance Sections: 702.F.1.a
Applicant: William Alford
Representative: William Alford
Owner: William Alford

Stipulations:

- 1) 1 year to apply and pay for building permits.
- 2) Per the location of the driveway as shown on site plan date stamped October 21, 2025.

**Approved
w/stips**

7. Application #: ZA-798-25-4
Existing Zoning: C-2
Location: 4810 and 4820 North 7th Street
Quarter Section: Q18-28
Proposal: Use permit to allow a temporary use (Kid Sister special events) for up to 36 months. Use permit required.

Ordinance Sections: 708.D.1
Applicant: Courtney Lewandrowski, High Low & Co, LLC dba Kid Sister
Representative: Courtney Lewandrowski, High Low & Co, LLC dba Kid Sister
Owner: Gavriel Gilkarov, Segal's One Stop, LLC

Stipulations:

- 1) Events shall end by 11:00 PM except for events on December 31 which shall end at 12:00 AM.
- 2) Set up to occur no earlier than 8:00 AM on the day of the event.
- 3) Tear down will be completed within 1 hour of the event end time.
- 4) No more than 13 total events.
- 5) No live music, recorded amplified sound only.
- 6) Per the event area as shown on site plan date stamped October 15, 2025.

1:30 PM**Approved
w/stips**

8. Application #: ZA-476-23-3 (1 Year Review of Use Permit)
Existing Zoning: A-1
Location: 9841 North Black Canyon Highway
Quarter Section: Q28-23(K7)
Proposal: Use permit to allow a banquet hall of less than 25,000 square feet in gross floor area. Use permit required.

Ordinance Sections: 623.D.9.a
Applicant: Jose G Aguirre, Architierra Design
Representative: Jose G Aguirre, Architierra Design
Owner: Jagdeep Chatha, I17 and Dunlap, LLC

Stipulations:

- 1) 1) General conformance to the site plan date stamped October 17, 2023.
- 2) 1 year to apply and pay for building permits.
- 3) Doors shall remain closed during events.
- 4) No outdoor speakers, live entertainment, or amplified music outside the banquet hall.
- 5) "No Trespassing" signs must be posted to deter loitering or unwanted guest inside surrounding the establishment. An Authority to Arrest form must be signed and maintained on file with the police precinct.
- 6) Police Precinct Commander or their designee may require security cameras, licensed security guards, or off duty police or other security measures at their discretion.
- 7) 1 year review of use permit.

**Approved
w/stips**

9. Application #: ZA-780-25-2
Existing Zoning: RE-24
Location: 6748 East Eugie Terrace
Quarter Section: Q32-43
Proposal: Variance to reduce the street side (east) setback to 0 feet. Minimum 15 feet required.
- Ordinance Sections: 606.B.4.b
Applicant: Derek Jordan, Jordan Engineering Group
Representative: Derek Jordan, Jordan Engineering Group
Owner: Lance and Tara Knight
- Stipulations:**
- 1) 1 year to apply and pay for building permits.
 - 2) Per the location of the proposed addition as shown on site plan date stamped October 9, 2025.

**Approved
w/stips**

10. Application #: ZA-784-25-6
Existing Zoning: R1-10
Location: 132 East Tuckey Lane
Quarter Section: Q22-28
Proposal: Variance to reduce front yard setback (south) to 19 feet. Minimum 25 feet required.
- Ordinance Sections: 611.B.Table B
Applicant: Nicole Brown, Copper Star Drafting, LLC
Representative: Randy Barnes, RBA Architecture
Owner: Dustin and Elizabeth Kredit
- Stipulations:**
- 1) 1 year to apply and pay for building permits.
 - 2) Per the reduction as shown on site plan date stamped October 16, 2025.

**Approved
w/stips**

11. Application #: ZA-799-25-1
Existing Zoning: R1-6
Location: 4354 West Cholla Street

Quarter Section: Q30-18
Proposal: Use permit to allow an over height (19 feet) detached accessory structure located in the rear yard (north) setback. Maximum 15 feet in height permitted.
Ordinance Sections: 706.B.3.b
Applicant: David Johnson, Mayfair Design
Representative: David Johnson, Mayfair Design
Owner: Gabriel Gaitan
Stipulations:
1) 1 year to apply and pay for building permits.
2) Per the location of the detached accessory structure as shown on site plan date stamped October 15, 2025.

Continued 12. Application #: ZA-802-25-2
Existing Zoning: C-2 PCD NBCC
Location: 3160 West Carefree Highway
Quarter Section: Q59-21
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.
3) Variance to allow a medical marijuana dispensary within 1,320 feet of a public park. Minimum 1,320 feet of separation required.
4) Variance to allow a medical marijuana dispensary within 1,320 feet of a place of worship. Minimum 1,320 feet of separation required.
Ordinance Sections: 623.D.124.a 623.D.124.f 623.D.124.g 623.D.124.h
Applicant: Michelle Green, Lazarus & Silvyn P.C.
Representative: Larry Lazarus, Lazarus & Silvyn P.C.
Owner: Andrew Fosberg, FCTE Carefree, LLC
Continued to January 8, 2026 at 1:30 PM.

ZONING ADJUSTMENT HEARING OFFICER: CAROL BERRY
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 21, 2025