

**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 25, 2025, at 9:00 AM. (Items 1-5) and 1:30 PM (Items 5-11). 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-122-16-1 (1 Year Review of Use Permit)
(Continued from October 16, 2025)
Existing Zoning: A-1 DVAO (Area 1 & 2)
Location: 1225 West Deer Valley Drive
Quarter Section: 42-26(N8)
Proposal: 1) Time Extension for ZA-69-15, a time extension of ZA-340-14 a use permit to allow a medical marijuana infusion facility. Use permit required.
2) Time Extension for ZA-69-15, a time extension of ZA-340-14 a variance to allow medical marijuana infusion facility within 5,280 feet of the same type of use. Minimum separation of 5,280 feet required.
Ordinance Sections: 627.D.93.a 627.D.93.b
Applicant: Imran Mirza, Seed Capital, LLC
Representative: Imran Mirza, Seed Capital, LLC
Owner: Imran Mirza, Seed Capital, 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**

2. Application #: ZA-123-16-1 (1 Year Review of Use Permit)
(Continued from October 16, 2025)
Existing Zoning: A-1 DVAO (Area 1 & 2)
Location: 1225 West Deer Valley Drive
Quarter Section: 42-26(N8)
Proposal: 1) Time Extension for ZA-50-15, a time extension of ZA-278-14, a use Permit to allow a medical marijuana cultivation facility. Use Permit required.
2) Time Extension for ZA-50-15, a time extension of ZA-278-14, a variance to allow a medical marijuana cultivation facility within 5,280 feet of the same type of use. Minimum separation of 5,280 feet required.
Ordinance Sections: 627.D.91.a 627.D.91.c
Applicant: Imran Mirza, Seed Capital, LLC
Representative: Imran Mirza, Seed Capital, LLC
Owner: Imran Mirza, Seed Capital, 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**

3. Application #: ZA-725-24-5 (1 Year Review of Use Permit)
Existing Zoning: C-2
Location: 2175 North 83rd Avenue
Quarter Section: Q13-9(G3)
Proposal: 1) Use permit to allow a medical marijuana dispensary facility.
2) Variance to allow a medical marijuana dispensary facility within 5,280 feet of the same type of use.
3) Variance to allow a medical marijuana dispensary facility within 500 feet of a residentially zoned district.
Ordinance Sections: 623.D.124.a 623.D.124.e 623.D.124.f
Applicant: Michelle Green, Lazarus & Silvyn P.C.
Representative: Larry Lazarus, Lazarus & Silvyn P.C.
Owner: James Kaufman, 2175 N 83rd, 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**

4. Application #: ZA-695-25-7
Existing Zoning: A-1, A-2
Location: 3303 South 39th Avenue
Quarter Section: Q6-20
Proposal: 1) Variance to allow outdoor storage 0 feet from a public street (37th Avenue). Minimum 75 feet required.

- 2) Variance to allow outdoor storage 10 feet from a public street (Miami Street). Minimum 75 feet required.
- 3) Variance to eliminate the 6 foot solid screen requirement for outdoor storage along a public street (37th Avenue). Minimum 6 foot solid fence or wall required within 100 feet of a public street.
- 4) Variance to eliminate the 6 foot solid screen requirement for outdoor storage along a public street (Miami Street). Minimum 6 foot solid fence or wall required within 100 feet of a public street.
- 5) Variance to allow outdoor storage at a height of 20 feet setback 0 feet from a public street (37th Avenue). Minimum 42 feet required.
- 6) Variance to allow outdoor storage at a height of 20 feet setback 10 feet from a public street (Miami Street). Minimum 42 feet required.
- 7) Variance to eliminate the screening requirement for 15 gallon trees spaced no more than 25 feet apart and with an adequate watering system within 150 feet of public streets (Miami Street). Fifteen gallon trees required.
- 8) Variance to eliminate the screening requirement for 15 gallon trees spaced no more than 25 feet apart and with an adequate watering system within 150 feet of public streets (37th Avenue). Fifteen gallon trees required.
- 9) Variance to allow a chain link fence visible from a public street (37th Avenue). Chain link fencing shall not be used when visible from public street.
- 10) Variance to allow a chain link fence visible from a public street (Miami Street). Chain link fencing shall not be used when visible from public street.

Ordinance Sections: 627.F.2.b.(3) 627.F.2.b.(3) 627.F.2.c.(2).(a)
 627.F.2.c.(2).(a) 627.F.2.c.(2).(b).(i)
 627.F.2.c.(2).(b).(i) 627.F.2.c.(2).(b).(ii)
 627.F.2.c.(2).(b).(ii) 703.D.2.a 703.D.2.a

Applicant: Madison Leake, Burch & Cracchiolo, P.A.

Representative: Madison Leake, Burch & Cracchiolo, P.A.

Owner: M & P Transport Truck Yard, Galaxy II Land, LLC

Stipulations:

- 1) 2 years to apply and pay for building permits.
- 2) Per the reductions as shown on the site plan date stamped October 22, 2025.

**Approved
w/stips**

5.

Application #:

ZA-732-25-5

Existing Zoning:

R-3

Location: 2624 West Lane Avenue
Quarter Section: Q24-23
Proposal: 1) Variance to reduce the rear yard setback (north) to 6 feet. Minimum 15 feet required.
2) Variance to reduce the side yard setback (west) to 0 feet. Minimum 10 feet required.
Ordinance Sections: 615.B.Table B 615.B.Table B
Applicant: Leodra Bowdell, Phoenix Permit Service, LLC
Representative: Bill Schneider
Owner: Bill Schneider

Stipulations:

- 1) Carport on west side will remain open and be no taller than 10 feet.
- 2) Per the reductions as shown on site plan date stamped October 21, 2025.
- 3) 1 year to apply and pay for building permits.

Approved w/stips 6. **1:30 PM**
Application #: ZA-756-25-7 (SIGN)
Existing Zoning: C-2
Location: 9110 West Lower Buckeye Road
Quarter Section: Q7-6
Proposal: Use permit to allow an electronic message display (EMD) for two ground signs. Use permit required.
Ordinance Sections: 705.C.13
Applicant: Colton Laumb, Pearson Signs
Representative: Colton Laumb, Pearson Signs
Owner: Danielle Burgess, Circle K Stores, Inc.
Stipulations:
1) Approval for 1 ground sign.
2) The maximum sign height shall be 15 feet.
3) The maximum EMD square footage shall be no greater than 15 (3 feet x 5 feet) square feet each for each sign face.
4) Sign illumination shall be automatically shut off daily at 10:30 PM via an automatic dimming device.
5) 12 months to obtain sign permits for the ground sign.

Approved w/stips 7. Application #: ZA-783-25-1 (SIGN)
Existing Zoning: PUD PCD
Location: 2492 West Happy Valley Road
Quarter Section: Q47-23
Proposal: 1) Use permit to build a new off-premise sign with two digital faces. Use permit required.
2) Use permit to build a new off-premise sign to 60 feet height. Use permit required.
Ordinance Sections: 705.2.E.3 705.2.B.4.b
Applicant: Yam Norterra, LLC
Representative: Jason Morris, Withey Morris Baugh, PLC
Owner: Yam Norterra, LLC

Stipulations:

- 1) Maximum height of the off-premise sign shall be 60 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) Install a Planning and Development Department (PDD) design-approved, decorative pole cover on the sign.
- 4) Power connection to the off-premise sign shall be underground.
- 5) The applicant shall have 12 months to apply and pay for permits for the subject sign.

**Approved
w/stips**

8. Application #: ZA-654-20-8 (1 Year Review of Use Permit)
Existing Zoning: A-2 RSIOD ANIZO
Location: 2424 South 24th Street
Quarter Section: 7-32(E9)
Proposal: 1) Use permit to allow Medical Marijuana Cultivation facility. Use permit required.
2) Use permit to allow Medical Marijuana Infusion facility. Use permit required.
3) Use permit to allow Medical Marijuana Dispensary. Use permit required.
4) Variance to allow a medical marijuana cultivation facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet of separation required.
5) Variance to allow a medical marijuana infusion facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet of separation required.
6) Variance to allow a medical marijuana dispensary facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet of separation required.
Ordinance Sections: 627.D.91.a 627.D.92.a 627.D.93.a 627.D.91.c 627.D.91.d 627.D.93.b
Applicant: Michelle Gabriel, A&R Consultants, LLC
Representative: Lindsay Schube, Gammage & Burnham, PLC
Owner: Michelle Gabriel, A&R Consultants, 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.

**#1, 3, 4, 5
Approved
w/stips**

**#2
Denied**

9. Application #: ZA-777-25-3
Existing Zoning: C-2
Location: 10440 North 32nd Street
Quarter Section: Q28-34
Proposal:
 - 1) Variance to reduce the streetscape landscape setback (east) to 17 feet. Minimum 25 feet required.
 - 2) Variance to reduce the streetscape building setback (east) to 21 feet. Minimum 25 feet required.
 - 3) Variance to reduce required minimum linear feet of queuing space per bay or pick up window to 52 feet. Minimum 100 feet required.
 - 4) Use permit to allow a car wash in an open building. Use permit required.
 - 5) Use permit to allow package liquor sales as an accessory to a convenience market located within 300 feet of a residential zoning district. Use permit required.
- Ordinance Sections: 623.E.4.e 623.E.4.d 702.B.6.d 623.D.41 622.D.102.a
- Applicant: Kat Alvarez, Esencia LLC
- Representative: Kat Alvarez, Esencia LLC
- Owner: Vantage West Credit Union
- Stipulations:**
 - 1) 18 months to apply and pay for building permits.
 - 2) Per the reductions as shown on site plan date stamped October 22, 2025.

**Approved
w/stip**

10. Application #: ZA-807-25-7
Existing Zoning: R1-6
Location: 2439 and 2443 West Monroe Street
Quarter Section: Q10-23
Proposal:
 - 1) Time extension for ZA-373-23, variance to reduce the minimum lot width (Lot 1) to 58.6 feet. Minimum 60 feet required.
 - 2) Time extension for ZA-373-23, variance to reduce the minimum lot width (Lot 2) to 51 feet. Minimum 60 feet required.

- 3) Time extension for ZA-373-23, variance to allow an open projection (carport) 1 foot from the side yard (east) property line (Lot 2). Minimum 3 foot setback required.
- 4) Time extension for ZA-373-23, variance to allow an accessory structure (fence) on a lot without a primary structure (proposed Lot 1). Primary structure required to allow accessory structures on a lot.
- 5) Time extension for ZA-373-23, variance to allow and accessory structure (ramada) on a lot without a primary structure (proposed Lot 1). Primary structure required to allow accessory structures on a lot.

Ordinance Sections: 613.B.Table B 613.B.Table B 701.A.3.a.(1).(b) 608.C.3 608.C.3

Applicant: Benjamin Graff, Quarles & Brady LLP

Representative: Benjamin Graff, Quarles & Brady LLP

Owner: Armida Arispe

Stipulation:

- 1) 2 years to apply and pay for building permits.

Denied

11. Application #: ZA-820-25-6
Existing Zoning: R1-10 NCASPD
Location: 6755 North Central Avenue
Quarter Section: Q22-28
Proposal: Variance to reduce the side yard (south) setback to 5 feet. Minimum 10 feet required.
Ordinance Sections: 664.D.Table
Applicant: Shane Shields
Representative: Brian Birchfield, Birchfield Design, LLC
Owner: Cindy McCain, Cindy Hensley McCain Family Trust

ZONING ADJUSTMENT HEARING OFFICER: CRAIG TRIBKEN
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 26, 2025