

NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING
**Revised November 21, 2025*

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 **October 9, 2025, at 9:00 AM (Items 1-8) and 1:30 PM (Items 9-14). 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Withdrawn

9:00 AM

- | | | |
|----|---------------------|--|
| 1. | Application #: | ZA-107-25-4 (SIGN) |
| | Existing Zoning: | A-1 |
| | Location: | 2400 and 2502 North Black Canyon Highway |
| | Quarter Section: | Q14-23(G7) |
| | Proposal: | 1) Use permit to increase height of an off premise sign to a height of 55 feet. Use permit required.
2) Variance to reduce spacing between off-premise signs to 626 feet. Minimum 1,000 foot spacing required.
3) Use permit to rebuild an off-premise sign to digital display. Use permit required.
4) Variance to increase the area of a nonconforming sign to 1200 square feet. The area of a nonconforming sign may not be increased. |
| | Ordinance Sections: | 705.2.E.3 705.2.B.4.b 705.2.B.2 705.2.G.2 |
| | Applicant: | Outfront Media |
| | Representative: | Cassandra Ayres, Berry Riddell, LLC |
| | Owner: | Outfront, Outdoor Systems, Inc. |

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

- | | | |
|----|------------------|--|
| 2. | Application #: | ZA-248-25-3 (SIGN) (Continued from August 14, 2025) |
| | Existing Zoning: | C-2 SP |
| | Location: | 8833 North Black Canyon Highway |
| | Quarter Section: | Q26-23(J7) |
| | Proposal: | 1) Use permit to rebuild a non-conforming off-premise sign to digital. Use permit required.
2) Use permit to rebuild a non-conforming off-premise sign to add a static north face. Use permit required.
3) Use permit to increase the height of non-conforming off-premise sign to 70 feet. Use permit required.
4) Use permit to reduce off-premise sign separation from a residential district and residential use to 200 feet. Use permit required.
5) Variance to reduce required spacing between off-premise signs to 270 feet. Minimum 1,000 foot spacing required.)6) Variance to increase 672 square feet of sign area by adding a static north face (14 feet by 48 feet). |

**#2, 4, 5, 6
Denied**

Ordinance Sections: 705.2.G.4 705.2.G.5 705.2.B.4.b 705.2.A.5.c
705.2.B.2 705.2.G.2

Applicant: Brent Wood, Outfront

Representative: Cassadra Ayres, Berry Riddell, LLC

Owner: Denise Caleb Kaugman, Outfront Easement

Taken under advisement. It was taken out from under advisement on November 18, 2025 and decided on as follows:

#1, and 3– Approved with the following stipulations:

- 1) Maximum sign height shall be 70 feet.
- 2) Sign illumination shall be extinguished daily at 11:00 PM via an automatic timer.
- 3) Install a Planning and Development Department (PDD) design-approved, decorative pole cover on the sign. Access ladder, if necessary, shall be installed along the north face of the pole cover.
- 4) The applicant shall have 12 months to apply and pay for permits for the subject sign.

#2, 4, 5, and 6 – Denied.

**#1 and 2
Approved
w/stips**

**#3
Denied as
Filed**

3. Application #: ZA-438-25-8 (Continued from July 31, 2025)
Existing Zoning: DTC-Commercial Corridor CCSIO
Location: 850 South Central Avenue
Quarter Section: Q9-27
Proposal: 1) Variance to reduce the required setback (west) adjacent to a buffer alley to 0 feet. Minimum 15 feet required.
2) Variance to allow access and vehicle maneuvering within a buffer alley. Access and maneuvering within a buffer alley is not permitted.
3) Variance to reduce the parking requirement to 0 spaces. Minimum 39 spaces required.
- Ordinance Sections: 1211.B.4.a.(2) 1207.L.1 1206.B.2.a
Applicant: Manjula Vaz, Gammage and Burnham, PLC
Representative: Lyle Begiebing
Owner: Avein Saaty-Tafoya, Friendly House, Inc.
- Stipulations:**
- 1) Reduce the parking requirement to 16 spaces located at 704 South 1st Avenue.
 - 2) 12 months to apply and pay for building permits.
 - 3) Per the setback on site plan date stamped June 27, 2025.

**Approved
w/stips**

4. Application #: ZA-502-16-4 (1 Year Review of Use Permit)
Existing Zoning: A-2
Location: 2902 and 2908 West Virginia Avenue
Quarter Section: 14-22(G7)
Proposal: 1) Time extension for ZA-432-15, a use permit to allow a medical marijuana cultivation and infusion facility.
2) Time extension for ZA-432-15, a variance to allow a medical marijuana cultivation and infusion facility within 1,017 feet of another medical marijuana facility.
- Ordinance Sections: 307.A.12 307.A.12

Applicant: American Green, Inc.
Representative: David Williams
Owner: S&S Holdings, 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**

5. Application #: ZA-85-17-1 (1 Year Review of Use Permit)
Existing Zoning: C-2 MR
Location: 20224 North 27th Avenue
Quarter Section: 41-22(N7)
Proposal: Use Permit to allow a medical marijuana dispensary. Use Permit required.
Ordinance Sections: 623.D.122.a
Applicant: Curtis Devine, Devine Holdings
Representative: Ronnie Kassab, A & R Consultants, LLC DBA JARS Cannabis
Owner: Lindsay C. Schube, Gammage & Burnham, PLC
Jatin Daas
AZE Real Estate, 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**

6. Application #: ZA-483-17-8 (1 Year Review of Use Permit)
Existing Zoning: C-3
Location: 3411 East Corona Avenue
Quarter Section: 4-35(E10)
Proposal: Time extension for ZA-427-16, a use permit to allow a medical marijuana dispensary. Use permit required.
Ordinance Sections: 623.D.122.a
Applicant: Jon Pilkington, TruMed
Representative: Lindsay C. Schube, Gammage & Burnham, PLC
Owner: Corona 3411, 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**

7. Application #: ZA-295-20-5 (1 Year Review of Use Permit)
Existing Zoning: C-2
Location: 2444 West Northern Avenue
Quarter Section: 25-23(J7)
Proposal: 1) Use Permit to allow a nonprofit medical marijuana dispensary. Use permit required.
2) Variance to allow a nonprofit medical marijuana dispensary within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet of separation required.
3) Variance to allow a medical marijuana dispensary to be located less than 500 feet from a residentially zoned property. Minimum 500 feet of separation required.
4) Variance to allow a nonprofit medical marijuana dispensary to be located less than 1,320 feet from a school. Minimum 1,320 feet of separation required.
5) Variance to allow a nonprofit medical marijuana dispensary to be located less than 1,320 feet from a place of worship. Minimum 1,320 feet of separation required.
Ordinance Sections: 623.D.124.a 623.D.124.e 623.D.124.f 623.D.124.g 623.D.124.h
Applicant: Verde Natural Health, LLC
Representative: David Cisiewski, Esq., Law Office of David Cisiewski, PLLC
Owner: Ialenti, 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**

8. Application #: ZA-646-25-6
Existing Zoning: R1-6 BAOD
Location: 8800 South 26th Street, 8600, 8602 South 28th Street, 8800 South 30th Street
Quarter Section: Q02-33
Proposal: 1) Variance to eliminate detached sidewalks on interior streets. Detached sidewalks a minimum of four feet in width separated from the street with six-foot landscape area required.
2) Variance to eliminate row of trees on each side of the sidewalk. Row of trees planted on each side of the sidewalk required.
Ordinance Sections: 651.E.1.b.(2) 651.E.1.b.(3)
Applicant: Jeff Klem, Elliot Homes Inc.
Representative: Alex Stedman, RVi Planning and Landscape Architecture
Owner: Sunset Tartesso, Inc., Elliot Homes, Inc.
Stipulations:
1) 18 months to apply and pay for building permits.
2) Per site plan referring the variance for sidewalk and trees per site plan date stamped September 4, 2025.

**Approved
w/stips**

- 1:30 PM**
9. Application #: ZA-166-19-7 (1 Year Review of Use Permit)
Existing Zoning: DTC-West Evans Churchill HP
Location: 1121 North 2nd Street
Quarter Section: 12-28(G8)
Proposal: 1) Use permit to allow a bar (Pemberton House). Use permit required.
2) Use permit to allow outdoor liquor service accessory to a bar. Use permit required.
3) Use permit to allow liquor service accessory to a restaurant. Use permit required.
4) Use permit to allow alcohol sales and service within 300-feet of a church in an entertainment district. Use permit required.
5) Use permit to allow outdoor entertainment (amplified music or loudspeakers) between the hours of 7:00 AM and 12:00 AM on Friday through Sunday. Use permit required.
6) Use permit to allow outdoor entertainment between the hours of 7:00 AM and 12:00 AM on Friday through Sunday. Use permit required.
7) Variance to allow outdoor entertainment Monday through Thursday, between 7:00 AM and 12:00 AM. Outdoor entertainment permitted on Friday through Sunday only.

Ordinance Sections: 1204.D.Table 1204.D.Table 1204.D.Table
307.A.17.a 1204.C.5 1204.C.18 1204.C.16
Applicant: Nick Wood, Snell & Wilmer, LLP
Representative: Nick Wood, Snell & Wilmer, LLP
Owner: True North Holdings, LLC

Stipulations:

- 1) 1 year to apply and pay for building permits.
- 2) 6 month review of the case.
- 3) General conformance to the location of the outdoor patio spaces shown on the site plan signed and dated May 30, 2019.
- 4) The employees must have a clear view of the area in order to supervise the activities and be present while patrons utilize the outdoor area.
- 5) The area be sufficiently illuminated and contained to discourage any unlawful activity inward, toward the existing primary structure on the site.
- 6) Speakers are not permitted within 10 feet of a property line and shall be oriented inward, toward the existing primary structure on the site.
- 7) "No Trespassing" signs must be posted on all sides of the property and an Authority to Arrest form must be signed and submitted to the City of Phoenix Police Department.
- 8) Applicant and/or Business Management shall be responsible for all activities at the site include entertainers and vendors.
- 9) Applicant and/or Management shall be responsible to ensure sound levels will not exceed an average 55 decibels, or upon receiving a complaint, management will take appropriate action to reduce sound levels to within the allowable limit.
- 10) Amplified sound and loud speakers limited to 1:00 PM to 11:00 PM on Sunday through Thursday and 9:00 AM to 12:00 AM on Friday and Saturday.
- 11) Flashing/strobe type lighting is prohibited.
- 12) Applicant and or Business Management shall provide property owners within 200 feet and neighborhood associations within 600 feet, the current contact information (name, telephone and email) of daytime and evening premises managers Management must respond to identified concerns within 7 business days. Changes to management shall require new notification to be delivered within 15 days. Evidence of completion including a copy of the letter/mailling lists shall be submitted to Planning and Development Department for inclusion in the case file.

**Approved
w/stips**

10. Application #: ZA-258-23-4 (1 Year Review of Use Permit)
Existing Zoning: C-2 TOD-1 WSNPD
Location: 100 East Camelback Road, Suite 160
Quarter Section: 19-28(H8)
Proposal: Use permit to allow outdoor dining or seating as an accessory use to a restaurant (Huss Brewing Uptown) with alcoholic beverage consumption. Use permit required.
Ordinance Sections: 662.F.1.d.
Applicant: Laura Chapman, Desert City Brewing Company, LLC DBA Dyn
Representative: Mike Chapman, Desert City Brewing Company,

LLC DBA Dyn

Owner: Levine Investments Limited Partnership

Stipulations:

- 1) The extended area for outdoor dining and seating into the courtyard (Courtyard) shall not exceed 1,000 square feet and located adjacent to the north edge of the existing Huss patio.
- 2) 1 year review.
- 3) When in use, the Courtyard shall have a containment fence to prevent the unlawful removal of alcohol from the premises. The containment fence shall be in place prior to use of the Courtyard and removed when service is discontinued.
- 4) Employees shall monitor activity in the Courtyard during its use.
- 5) No live or recorded music, televisions, intercom or other sound emitting systems shall be permitted in the Courtyard, prohibiting any mounted devices on the exterior walls of the adjoining patio.
- 6) Hours of operation in the Courtyard shall be limited to Fridays and Saturdays 11:00 AM – 10:00 PM, and Sundays and Holidays 11:00 AM – 8:00 PM.
- 7) Huss shall be responsible for maintenance of the Courtyard during its use.
- 8) Huss shall provide the Windsor Square Association board with current contact information (name, telephone, and text or email) of the daytime and evening premises managers to facilitate timely communications between the neighborhood and Huss.
- 9) Huss shall mail a status update letter annually to property owners within 150 feet and City registered neighborhood associations within 600 feet following approval of the use permit. At the request of the Windsor Square Planning District, the use permit shall be scheduled for a status review by the Zoning Administrator.
- 10) Huss shall notify in writing the Zoning Administrator and the Windsor Square Board within 30 days of any change in tenant/operator and request a review hearing scheduled with the Zoning Administrator.
- 11) Huss shall comply with all applicable ordinances and laws of the City of Phoenix, including section 307 of the Zoning Ordinance that prohibits the emission of noise, vibration, or glare at a level exceeding the ambient condition.

**Approved
w/stips**

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| 11. | Application #: | ZA-808-24-7 (9 Month Review of Use Permit) |
| | Existing Zoning: | DTC-Evans Churchill West |
| | Location: | 1115 North 2nd Street |
| | Quarter Section: | Q12-28(G8) |
| | Proposal: | 1) Use permit to allow a bar (Pemberton PHX).
Use permit required.
2) Use permit to allow outdoor liquor service
accessory to a bar (Pemberton PHX). Use permit
required.
3) Use permit to allow liquor service accessory to
a restaurant (Pemberton PHX). Use permit
required.
4) Use permit to allow alcohol sales and service
within 300-feet of a church in an entertainment
district. Use permit required. |

- 5) Use permit to allow outdoor entertainment (amplified music or loudspeakers) between the hours of 7:00 AM and 12:00 AM on Friday through Sunday. Use permit required.
- 6) Use permit to allow outdoor entertainment between the hours of 7:00 AM and 12:00 AM on Friday through Sunday. Use permit required.
- 7) Use Permit to allow outdoor entertainment Monday through Thursday, between 7:00 AM and 12:00 AM. Outdoor entertainment permitted on Friday through Sunday only. Use Permit required.

Ordinance Sections: 1204.D.Table 307.A.17.a 1204.C.5 1204.C.18
1204.C.16

Applicant: Jonathan Vento, True North Holdings, LLC

Representative: Michael Maerowitz, Snell & Wilmer, LLP

Owner: Jonathan Vento, True North Holdings, LLC

Stipulations:

- 1) 1 year to apply and pay for building permits.
- 2) 6 month review.
- 3) Pemberton Business Management shall be responsible for all activities at the site, including amplified sound, live entertainment, and security.
- 4) Pemberton Business Management shall provide property owners within 300 feet and neighborhood associations within 600 feet, the current contact information (name, telephone and email) of daytime and evening premises managers Management must respond to identified concerns within 7 business days. Changes to management shall require new notifications to be delivered within 15 days. Evidence of completion, including a copy of the letter/mailling lists shall be submitted to the Planning and Development Department for inclusion in the case file.
- 5) The employees must have a clear view of all outdoor and entertainment areas in order to supervise the activities and be present while patrons utilize the outdoor area.
- 6) "No Trespassing" signs must be conspicuously posted on all sides of the property.
- 7) An Authority to Arrest form (ATA) must be submitted/maintained with the City of Phoenix Central City Police Precinct.
- 8) The total number of speakers shall not exceed 27.
- 9) Speakers are not permitted within 20 feet of the west property line and 10 feet of the south and east property lines. All speakers shall be oriented toward the interior of the site.
- 10) Amplified sound and loudspeakers limited to 1:00 PM to 11:00 PM on Sunday through Thursday and 9:00 AM to 12:00 AM on Friday and Saturday.
- 11) The sound / noise levels, measured at the west, south, or east property line, shall not exceed 55 dBa. An occurrence where the sound level increases up to 60 dBa for five continuous seconds or less shall not be deemed a violation of this stipulation as long as there are no more than five occurrences within an hour-long interval.
- 12) Flashing or strobe type lighting is prohibited.
- 13) Live entertainment and/or stages are allowed on Friday and

Saturday only. Hours are limited to 9:00 AM to 12:00 AM.
14) Live performances and/or stages are not permitted within 50 feet of the west property line.

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| Approved
w/stips | 12. Application #: ZA-413-25-4
Existing Zoning: R-3 Canalscape
Location: 1007 East Campbell Avenue
Quarter Section: Q17-29
Proposal: 1) Use permit to allow a 25-foot tall, closed projection of the main building into the required rear yard (south). Maximum 15-foot-tall projection permitted.
2) Variance to reduce required covered parking spaces to 4 spaces uncovered. Minimum required to have one covered parking space located in a garage or under a carport.

Ordinance Sections: 701.A.3.a.(2).(d).(iii) 507 Tab A.II.C.8.5(a)
Applicant: Damon Wake, Studio Wake
Representative: Damon Wake, Studio Wake
Owner: Wiran Korala, 1007 East Campbell Avenue, LLC
Stipulations:
1) Per site plan date stamped August 14, 2025 for the projection and parking spaces.
2) 12 months to apply and pay for building permits. |
| Approved
w/stip | 13. Application #: ZA-512-25-6
Existing Zoning: A-2
Location: 4833 East Washington Street
Quarter Section: Q10-39
Proposal: Use permit to allow an over height retaining wall (8 feet) within 50 feet of the property line (east) of an unplatted parcel. Maximum 40 inches permitted.

Ordinance Sections: 703.A.4.c
Applicant: Josh Tracy, Ryan Companies US, Inc.
Representative: Josh Tracy, Ryan Companies US, Inc.
Garry Hays, The Law Offices of Garry D. Hays
Owner: Alidade Ryan RMCC, LLC, Ryan Companies US, Inc.
Stipulation:
1) Per site plan date stamped August 15, 2021 for retaining wall. |
| Withdrawn | 14. Application #: ZA-645-25-6
Existing Zoning: C-1
Location: 7100 North 12th Street
Quarter Section: Q22-29
Proposal: 1) Use Permit to remove Stipulation No. 4 of Case No. ZA-416-12-6 regarding outdoor speaker use. No outdoor speaker use allowed per ZA-416-12-6.
2) Use Permit to remove Stipulation No. 5 of Case No. ZA-416-12-6 regarding valet parking. Valet parking required at no cost per ZA-416-12-6. |

3) Use Permit to remove stipulation 6 of Case No. ZA-416-12-6 regarding gating after business hours. Gating after business hours required per ZA-416-12-6.

4) Use permit to allow outdoor recreation (amplified music and loudspeakers) as an accessory use to a restaurant (Luci's at the Orchard). Use permit required.

Ordinance Sections: 307.A 307.A 307.A 622.D.150.d

Applicant: Kenneth Schnitzer, KLJ Orchard Venues LLC

Representative: Michael Maerowitz, Snell & Wilmer, LLP

Owner: Daniel Leung, Treeline Orchard LLC

Taken out from under advisement on October 29, 2025 and was withdrawn, at the request of the representative.

ZONING ADJUSTMENT HEARING OFFICER: CAROL BERRY
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 21, 2025