

NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING
**Revised November 18, 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 16, 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

Continued

9:00 AM

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| 1. | Application #:
Existing Zoning:
Location:
Quarter Section:
Proposal:

Ordinance Sections:
Applicant:
Representative:
Owner:
Continued to November 25, 2025 at 9:00 AM | ZA-122-16-1 (1 Year Review of Use Permit)
A-1 DVAO (Area 1 & 2)
1225 West Deer Valley Drive
42-26(N8)
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.
627.D.93.a 627.D.93.b
Imran Mirza, Seed Capital, LLC
Imran Mirza, Seed Capital, LLC
Imran Mirza, Seed Capital, LLC |
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Continued

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|----|---|---|
| 2. | Application #:
Existing Zoning:
Location:
Quarter Section:
Proposal:

Ordinance Sections:
Applicant:
Representative:
Owner:
Continued to November 25, 2025 at 9:00 AM. | ZA-123-16-1 (1 Year Review of Use Permit)
A-1 DVAO (Area 1 & 2)
1225 West Deer Valley Drive
42-26(N8)
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.
627.D.91.a 627.D.91.c
Imran Mirza, Seed Capital, LLC
Imran Mirza, Seed Capital, LLC
Imran Mirza, Seed Capital, LLC |
|----|---|---|

**Approved
w/stips**

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| 3. | Application #:
Existing Zoning:
Location: | ZA-169-16-4 (1 Year Review of Use Permit)
C-2
2626 West Indian School Road |
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Quarter Section: 17-23(H7)
 Proposal: 1) Use permit to allow a medical marijuana dispensary facility. Use permit required.
 2) Variance to allow a medical marijuana dispensary facility within 1 mile of another medical marijuana use.
 3) Variance to allow a medical marijuana dispensary facility within 500 feet of R-4 and R-4A residential zoning districts.
 4) Variance to allow a medical marijuana dispensary facility within 1,284 feet of a school. 1,320 feet is required between a medical marijuana dispensary facility and a school.
 5) Variance to allow a medical marijuana dispensary facility within 1,320 feet of a place of worship.
 Ordinance Sections: 623.D.122 623.D.122.e 623.D.122.f 623.D.122.g 623.D.122.h
 Applicant: Michelle Green, Lazarus & Silvyn, P.C.
 Representative: Larry Lazarus, Lazarus & Silvyn, P.C.
 Owner: Steven White, BRLS Properties AZ Phoenix II, 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-370-23-4 (1 Year Review of Use Permit)
 Existing Zoning: R1-6 HP
 Location: 2702 North Dayton Street

		Quarter Section:	14-29(G8)
		Proposal:	Use permit for official approval of a home occupation (Federal Firearms License). Use permit required.
		Ordinance Sections:	608.E.3.h.(5)
		Applicant:	Jack Rainey, Copper State Gun Company, LLC
		Representative:	Jack Rainey, Copper State Gun Company, LLC
		Owner:	Jack Rainey, Copper State Gun Company, LLC
		Stipulations:	
			1) No storage or delivery of firearms, ammunition, explosive materials and related products onsite.
			2) No fabrication of firearms or related products.
			3) No onsite sales or displays of firearms.
			4) No signage.
Approved w/stips	5.	Application #:	ZA-602-25-7
		Existing Zoning:	C-3 TOD-1 SPVTABDO, P-1 TOD-1 SPVTABDO
		Location:	4810 South Central Avenue
		Quarter Section:	Q4-27
		Proposal:	Use permit to allow an extension of a use (west) which is permitted in a less restricted district (C-3 TOD-1 SPVTABDO) into a more restricted district (P-1 TOD-1 SPVTABDO) to a maximum of 25 feet. Use permit required.
		Ordinance Sections:	307.A.8
		Applicant:	Dillon Holmes, Rufus Holdings, LLC
		Representative:	Dillon Holmes, Rufus Holdings, LLC
		Owner:	Dillon Holmes, Rufus Holdings, LLC
		Stipulations:	
			1) Per the encroachment as shown on the site plan date stamped August 18, 2025.
			2) 6 months to apply and pay for building permits.
Approved w/stip	6.	Application #:	ZA-631-25-7
		Existing Zoning:	C-2 HGT/WVR DNS/WVR
		Location:	10600 South 59th Avenue
		Quarter Section:	Q04-14
		Proposal:	Time extension for ZA-145-24. Variance to allow an over height wall (7 feet) within the required street front setback (59th Avenue). Maximum 40 inches permitted.
		Ordinance Sections:	703.A.3.a
		Applicant:	Beth Heath, Liv South Mountain, LLC
		Representative:	Lindsay Schube, Gammage & Burnham, PLC
		Owner:	Beth Heath, Liv South Mountain, LLC
		Stipulation:	
			1) 18 months to apply and pay for building permits.
Approved	7.	Application #:	ZA-674-25-5
		Existing Zoning:	C-2
		Location:	2175 North 83rd Avenue
		Quarter Section:	Q13-9

		Proposal: 1) Revocation of ZA-517-15, use permit to allow a medical marijuana dispensary facility. 2) Revocation of ZA-587-15, time extension of ZA-517-15, a use Permit to allow a medical marijuana dispensary facility. 3) Revocation of ZA-34-18, time extension of ZA-587-16, a use permit to allow a medical marijuana dispensary facility. 4) Revocation of ZA-98-19, time extension of ZA-34-18, use permit to allow a medical marijuana dispensary facility. Ordinance Sections: 307.A.7.g 307.A.7.g 307.A.7.g 307.A.7.g Applicant: Michelle Green, Lazarus & Silvyn P.C. Representative: Larry Lazarus, Lazarus & Silvyn P.C. Owner: James Kaufman, 2175 N 83rd, LLC
Approved w/stips	8.	Application #: ZA-675-25-7 Existing Zoning: R-3 SPVTABDO Location: 5617 South Montezuma Street Quarter Section: Q3-27 Proposal: Use permit to utilize the Single-Family Infill (SFI) development option. Use permit required. Ordinance Sections: 608.F.6 Applicant: Robert Lepore, RLeporeArchitecture, LLC Representative: Robert Lepore, RLeporeArchitecture, LLC Owner: Wolff Wholesale, LLC, Wolff Development Stipulations: 1) 6 months to apply and pay for building permits. 2) Per the site plan date stamped September 12, 2025.
Approved w/stips	9.	1:30 PM Application #: ZA-578-25-4 (SIGN) Existing Zoning: DTC-McDowell Corridor Location: 1601 North 3rd Street Quarter Section: Q13-28 Proposal: Use permit to allow an electronic message display (EMD) for a ground sign. Use permit required. Ordinance Sections: 705.C.13 Applicant: Carlos Hernandez, Summit West Signs Representative: Carlos Hernandez, Summit West Signs Owner: Adam Burr, Mountain America Federal Credit Union Stipulations: 1) The maximum sign height shall be 17 feet 3 inches with Design Review approval prior to issuance of sign permit, incorporating building materials into pole cover design to match with building architecture. 2) The maximum EMD square footage shall be no greater than 40 square feet. 3) Sign illumination shall be automatically shut off daily at 8:00 PM via an automatic dimming device. 4) 12 months to obtain sign permits for the ground sign.

Denied	10.	Application #: Existing Zoning: Location: Quarter Section: Proposal: Ordinance Sections: Applicant: Representative: Owner:	ZA-606-25-8 (SIGN) C-2, C-2 M-R 2808 North 46th Street Q14-38 Use permit to allow an electronic message display (EMD) for a ground sign. Use permit required. 705.C.13 Carlos Hernandez, Summit West Signs Carlos Hernandez, Summit West Signs City of Phoenix, Mark Binelli
	11.	Application #: Existing Zoning: Location: Quarter Section: Proposal: Ordinance Sections: Applicant: Representative: Owner: Stipulations: 1) The gate on Sherman Street shall be for emergency ingress and egress only. 2) 1 year to apply and pay for building permits. 3) Per the reductions as shown on site plan date stamped July 30, 2025.	ZA-435-25-7 (Continued from September 4, 2025) A-1 3133 and 3137 West Lincoln Street Q9-21 1) Variance to allow outdoor uses, outdoor storage, or open buildings 0 feet from a public street (Sherman Street). Minimum 75 feet required. 2) Variance to allow outdoor uses, outdoor storage, or open buildings 0 feet from a public street (Lincoln Street). Minimum 75 feet required. 3) Variance to eliminate the 6 foot solid screen requirement for outdoor storage along a public street (Lincoln Street). Minimum 6 foot solid fence or wall required within 100 feet of a public street. 4) Variance to reduce the side setback (west) to 0 feet adjacent to residential district for a open building. Minimum 150 feet required. 627.F.2.b.(3) 627.F.2.b.(3) 627.F.2.c.(2).(a) 627.F.2.b.(2) Mike March, Moderna Architects Mike March, Moderna Architects Dennis Sehnal, Encore Steel, Inc.
Approved w/stips			
Withdrawn to Amend	12.	Application #: Existing Zoning: Location: Quarter Section: Proposal:	ZA-180-25-6 R1-10 5955 East Orange Blossom Lane Q15-41(G11) 1) Variance to reduce the side yard setback (south) to 5 feet. 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 0 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 611.B.Table B 706.B.1 702.F.1.b
		Applicant:	Stephen Roach
		Representative:	Stephen Roach
		Owner:	Stephen Roach
Approved w/stip	13.	Application #:	ZA-495-25-7
		Existing Zoning:	DTC-Evans Churchill West
		Location:	800 North 2nd Street
		Quarter Section:	Q11-28
		Proposal:	Use permit to allow liquor retail sales. Use permit required.
		Ordinance Sections:	1203.C.Table
		Applicant:	Ismail Pellumbi, Quick & Go Market, LLC
		Representative:	Robert Leavitt, Arizona Liquor Industry Consultants
		Owner:	Jeff Higgins, Ascentris Derby- RR Carry, LLC
		Stipulation:	
			1) 180 days to commence the use.
#1 and 4 Approved w/stip	14.	Application #:	ZA-524-25-4
		Existing Zoning:	R-5
		Location:	4007 West McDowell Road
		Quarter Section:	Q12-19
#2 Denied		Proposal:	1) Variance to allow vehicle maneuvering within the alley (south). Maneuvering must be located on private property.
#3 Withdrawn			2) Variance to reduce the rear setback (south) to 15 feet. Minimum 43 feet required.
			3) Variance to reduce the required rear yard (south) landscape setback to 0 feet. Minimum 5 feet required.
			4) Variance to reduce the open space to 0%. Minimum 5% required.
		Ordinance Sections:	702.A.1.b 618.B.Table B 703.B.3.(b).3 703.B.4.a.(1)
		Applicant:	Philip Reina, GBMA Architecture, LLC
		Representative:	Manuel Aguirre, GBMA Architecture, LLC
		Owner:	Erik Tapia, 4007 West McDowell, LLC
		Stipulation:	
			1) 1 year to apply and pay for building permits.

**Approved
w/stips**

15. Application #: ZA-595-25-8
Existing Zoning: R1-10
Location: 31910 North North Foothills Drive
Quarter Section: Q55-24
Proposal: Use permit to allow farmers' market. Use permit required.

Ordinance Sections: 608.E.25
Applicant: Anthony Petterson, First Service Residential, Sonoran Foothills Community Association

Representative: Anthony Petterson, First Service Residential, Sonoran Foothills Community Association

Owner:

Stipulations:

- 1) Only to be held once a month, only on Sundays.
- 2) 65 vendors maximum.
- 3) Hours will be 9:30 AM to 2:00 PM.
- 4) Set up and tear down must be completed the day of the event.
- 5) Maximum of 2 food trucks.
- 6) Per the location of the farmers market as shown on site plan date stamped September 10, 2025.

**# 1, 2, 4, 8,
9, 10, 11, 12
Approved
w/stips**

16. Application #: ZA-686-25-7
Existing Zoning: A-1 CMOD
Location: 317 South 9th Avenue
Quarter Section: Q10-26
Proposal:
1) Variance to allow outdoor uses, outdoor storage, or open buildings 10 feet from a public street (9th Avenue). Minimum 75 feet required.
2) Variance to allow outdoor uses, outdoor storage, or open buildings 0 feet from a public street (Jackson Street). Minimum 75 feet required.
3) Variance to reduce the required parking to 0 spaces. Minimum 426 parking spaces required.
4) Variance to delete the street tree improvements along 9th Avenue. Street tree improvements required.
5) Variance to delete the street tree improvements along Jackson Street. Street tree improvements required.
6) Variance to delete landscape treatment for the entire site. Landscape treatment required.
7) Variance to delete the 5% landscaping for the parking area. Minimum 5% landscaping required.
8) Use permit to allow an assembly/banquet hall of less than 25,000 square feet in gross floor area. Use permit required.
9) Use permit to allow outdoor uses as an accessory use to a public assembly hall. Use permit is required.
10) Use permit to allow a stage greater than 200 square feet. Use permit required.

**# 3, 5, 6, 7
Denied**

11) Use permit to allow the noise level to exceed 55 dBa at any point on the property. Use permit required.
12) Use Permit to allow a bar and cocktail lounge in the Capitol Mall Overlay District. Use Permit required.

Ordinance Sections: 627.F.2.b.(3) 627.F.2.b.(3) 702.C.Table 507 Tab A.II.A.3.1.6 507 Tab A.II.A.3.1.6 507 Tab A.II.3.2.2 507 Tab A.II.6.1.1 623.D.9.a 623.D.9.b 624.D.112.a.(1) 624.D.112.a.(2) 646.G.1.a

Applicant: Korhan Kaftanoglu, 9th and Jackson Real Estate Holding, LLC

Representative: Jordan Greenman, Greenman Law Firm

Owner: Korhan Kaftanoglu, 9th and Jackson Real Estate Holding, LLC

Taken out from under advisement on November 18, 2025 and decided on as follows:

1, 2, 4, 8, 9, 10, 11, and 12 – Approved with the following stipulations:

3, 5, 6 and 7 – Denied

- 1) 18 months to apply and pay for building permits.
- 2) Outdoor assembly/entertainment shall be limited to the size and location delineated as “Outdoor Assembly Space 16,890 square feet in the southeast portion of the site, as depicted on the site plan date stamped September 15, 2025.
- 3) Limited to one outdoor stage, per the size and location of the outdoor stage adjacent to the area delineated as “Outdoor Assembly Space 16,890 square feet in the southeast portion of the site, as depicted on the site plan date stamped September 15, 2025.
- 4) Indoor assembly space shall be limited to no greater than 14,000 square feet as shown on the site plan date stamped September 15, 2025.
- 5) A maximum of two indoor stages, exceeding 200 square feet, are permitted.
- 6) Outdoor amplified sound shall be limited to 1:00 AM on Friday and Saturday and 10:00 PM on Sunday through Thursday.
- 7) 1 year review.

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 18, 2025