

NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING
**Revised March 3, 2026*

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 **February 5, 2026, at 9:00 AM. (Items 1-5) and 1:30 PM (Items 6-9). 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-953-25-5
Existing Zoning: R-5
Location: 6819 North 27th Avenue
Quarter Section: Q22-23
Proposal: Variance to allow an over height wall (8 feet) in the required rear yard setback (east). Maximum 6 feet permitted.

Ordinance Sections: 703.A.2.c
Applicant: Benjamin Graff, Quarles & Brady LLP
Representative: Benjamin Graff, Quarles & Brady LLP
Owner: Richman Glendale Senior, LLC
Stipulations:
 - 1) 1 year to apply and pay for building permits.
 - 2) Per site plan date stamped December 3, 2025 for rear wall on east side.

***Denied**

2. Application #: ZA-965-25-3
Existing Zoning: RE-43
Location: 9249 and 9289 North 40th Street
Quarter Section: Q27-37(J10)
Proposal:
 - 1) Variance to reduce lot width (parcel 1) to 147 feet. Minimum of 165 feet required.
 - 2) Variance to reduce lot width (parcel 2) to 18 feet. Minimum of 165 feet required.
Ordinance Sections: 605.B.2 605.B.2
Applicant: Jon Tilburt, Tilburt Family Trust
Representative: Jon Tilburt, Tilburt Family Trust
Owner: Jon Tilburt, Tilburt Family Trust

**Approved
w/stips**

3. Application #: ZA-538-17-6 (1 Year Review of Use Permit)
Existing Zoning: C-2
Location: 1616 East Glendale Avenue
Quarter Section: 23-31(I9)
Proposal:
 - 1) Use Permit to allow a medical marijuana dispensary in the C-2 zoning district. Use Permit required.
 - 2) Variance to allow a medical marijuana dispensary facility within 500 feet of residentially zoned property. Minimum 500 feet separation required.
 - 3) Variance to allow a medical marijuana

dispensary facility within 1320 feet of a place of worship. Minimum 1320 feet separation required.
Ordinance Sections: 623.D.124.a 623.D.124.f 623.D.124.h
Applicant: John Haugh, Sunday Goods & The Pharm
Representative: Larry Lazarus, Lazarus, Silvyn & Bangs, PC
Owner: IIP-AZ 2, 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-3-25-4 (1 Year Review of Use Permit)
Existing Zoning: A-1
Location: 2601 West Holly Street
Quarter Section: Q13-23(G7)
Proposal: 1) Time extension of ZA-576-22, variance to allow a medical marijuana cultivation facility within 5,280 feet of the same type of use. Minimum 5,280 feet of separation required.
2) Time extension of ZA-576-22, use permit to allow a medical marijuana cultivation facility. Use permit required.
3) Time extension of ZA-576-22, variance to allow a medical marijuana infusion facility within 5,280 feet of the same type of use. Minimum 5,280 feet of separation required.
4) Time extension of ZA-576-22, use permit to allow a medical marijuana infusion production facility. Use permit required.

Ordinance Sections: 627.D.91.c 627.D.91.a 627.D.93.b 627.D.93.a

Applicant: Carsten Loelke, Natural Relief Clinic Inc.
Representative: Dwayne Morris, Natural Relief Clinic Inc.
Owner: Project PH, 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**

- 1:30 PM**
5. Application #: ZA-666-25-6 (SIGN)
Existing Zoning: R-3A PCD
Location: 4333 East Chandler Boulevard
Quarter Section: Q011-37
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: Mark Binelli, City of Phoenix

Stipulations:

- 1) 6 months to apply and pay for permits for the ground sign.
- 2) The maximum EMD square footage shall be no greater than 36 square feet.
- 3) Sign illumination shall be automatically shut off daily at 9:00 p.m. via an automatic dimming device.
- 4) The maximum sign height shall be 14 feet above grade.

Continued

6. Application #: ZA-754-25-4 (SIGN)
Existing Zoning: C-2 H-R TOD-1
Location: 2020 North Central Avenue

Quarter Section: Q13-27
Proposal: Use permit for a major amendment to the Microage Comprehensive Sign Plan. Use permit required.
Ordinance Sections: 705.2.E.2
Applicant: Jared Segel, Associated Sign Company
Representative: Jared Segel, Associated Sign Company
Owner: Cushman & Wakefield, 2020 Central SPE, LLC

Continued to March 12, 2026 at 1:30 PM.

**Approved
w/stips**

7. Application #: ZA-939-25-7 (SIGN)
Existing Zoning: S-1, approved zoning C-2
Location: 5120 West Southern Avenue
Quarter Section: Q3-16
Proposal: Use permit for a canopy wall sign with electronic message display (EMD). Use permit required.
Ordinance Sections: 705.C.13
Applicant: Lori Burgardt, Xcelerate Permits, LLC
Representative: William Hayes, Sign Dealz Corporation
Owner: Robert Minson, Cobblestone Phoenix Propco, LLC

Stipulations:

- 1) The maximum sign height shall be 12 feet 6 inches above grade.
- 2) The maximum EMD square footage shall be no greater than 72 square feet.
- 3) Sign illumination shall be automatically shut off daily at 9:00 PM via an automatic dimming device.
- 4) 12 months to obtain sign permits for the ground sign.

Withdrawn

8. Application #: ZA-1014-25-8
Existing Zoning: R-3 SPVTABDO
Location: 2821 East Tamarisk Avenue
Quarter Section: Q4-34(E10)
Proposal: Use Permit to allow public assembly residential uses with vehicular access on local or minor collector streets (Tamarisk Avenue). Use permit required.
Ordinance Sections: 608.E.22
Applicant: Kelmer Muhammad, The Millennium Worldwide Academy, LLC
Representative: Kelmer Muhammad, The Millennium Worldwide Academy, LLC
Owner: Kelmer Muhammad, The Millennium Worldwide Academy, LLC

**ZONING ADJUSTMENT HEARING OFFICER: MICHAEL WIDENER
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.

March 3, 2026