

NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING
**Revised February 10, 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 **January 15, 2026, at 9:00 AM. (Items 1-6) and 1:30 PM (Items 7-14). 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
Continued

9:00 AM

1. Application #: ZA-901-25-4 (SIGN)
Existing Zoning: C-2
Location: 2150 West Camelback Road
Quarter Section: Q19-24
Proposal: Use Permit to rebuild two faces of a non-conforming off-premise sign to digital display. Use permit required.

Ordinance Sections: 705.2.G.4
Applicant: Jacob Zonn, Becker Boards Small, LLC
Representative: Garry D Hays, The Law Offices of Garry D. Hays
Owner: LA Insurance Agency AZ6 LLC
Continued to February 26, 2026 at 1:30 PM.

Approved
w/stips

2. Application #: ZA-951-25-1
Existing Zoning: C-2 SP DVAO
Location: 2550 West Deer Valley Road
Quarter Section: Q43-23
Proposal: 1) Variance to reduce the landscape setback (south) adjacent to a public street (Deer Valley Road) to 5 feet. Average 25 feet required, minimum 20 feet permitted for up to 50% of the frontage.
2) Variance to reduce the landscape setback (west) adjacent to a public street (26th Avenue) to 10 feet. Average 25 feet required, minimum 20 feet permitted for up to 50% of the frontage.
3) Variance to reduce the building setback (south) adjacent to public street (Deer Valley Road) to 7 feet. Average 25 feet required, minimum 20 feet permitted for up to 50% of the structure, including projections.
4) Variance to reduce the building setback (west) adjacent to public street (26th Avenue) to 13 feet. Average 25 feet required, minimum 20 feet permitted for up to 50% of the structure, including projections.

Ordinance Sections: 623.E.4.e 623.E.4.e 623.E.4.d 623.E.4.d
Applicant: Daniel Jaimes, AG Architectural Solutions
Representative: Mohammad Amoudi, Falcon View Development
Owner: Nassir Samad, NKMAZ, LLC

Stipulations:

- 1) Replant/replenish the landscape area to meet the underlying zoning ordinance landscape standards.
- 2) Maintain any existing mature trees located on the property.
- 3) 1 year to apply and pay for building permits.
- 4) Per the reductions as shown on the site plan date stamped December 12, 2025.

Continued 3. Application #: ZA-954-25-4
Existing Zoning: R1-6 CNSPD
Location: 2206 North 14th Street
Quarter Section: Q13-30
Proposal: Variance to reduce the side yard (south) setback for an accessory dwelling unit to 0 feet. Minimum 3 feet required.

Ordinance Sections: 706.A.4.b.(2)
Applicant: Joshua Oehler, Arc One Associates, LLC
Representative: Joshua Oehler, Arc One Associates, LLC
Owner: Shiela Taylor

Continued to February 26, 2026 at 9:00 AM.

Continued 4. Application #: ZA-36-13-7 (1 Year Review of Use Permit)
Existing Zoning: A-1
Location: 2836 South 49th Avenue
Quarter Section: 6-17(E5)
Proposal: 1) Use permit to allow a Medical Marijuana Cultivation Facility. Use permit required.
 2) Use permit to allow a Medical Marijuana Infusion Production Facility. Use permit required.

Ordinance Sections: 627.D.91.a 627.D.93.a
Applicant: The Holistic Center
Representative: James D. Harrison, Harrison Properties
Owner: James D. Harrison, Harrison Properties

Continued to February 26, 2026 at 9:00 AM.

Approved w/stips 5. Application #: ZA-289-21-8 (1 Year Review of Use Permit)
Existing Zoning: A-2 RSIOD
Location: 2412 East University Drive
Quarter Section: 7-33(E9)
Proposal: 1) Use permit to allow a medical marijuana dispensary. Use permit required.
 2) Variance to allow a medical marijuana dispensary within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet separation required.
 3) Variance to allow a medical marijuana dispensary within 5,280 feet of medical marijuana cultivation facility. Minimum 5,280 feet separation required.
 4) Variance to allow a medical marijuana dispensary within 5,280 feet of medical marijuana infusion facility. Minimum 5,280 feet separation required.

Ordinance Sections: 627.D.92.a 627.D.92.d 627.D.92.d 627.D.92.d
Applicant: Ronnie Kassab, JARS Cannabis/Dream Green, Inc.
Representative: Lindsay C. Schube, Gammage & Burnham, PLC
Owner: JAM Detroit Properties, 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** 6. Application #: ZA-419-24-6 (6 Month Review of Use Permit)
Existing Zoning: R1-6
Location: 4233 North 40th Street
Quarter Section: Q17-37(H10)
Proposal: Use permit to allow a temporary use (temporary school buildings) for up to 36 months. Use permit required.

Ordinance Sections: 708.D.1
Applicant: Lance Robinson, B. E. Development Group
Representative: Lance Robinson, B. E. Development Group
Owner: Arcadia Gospel Fellowship, SBC
Taken out from under advisement on February 10, 2026 and approved.

Approved w/stips 7. **1:30 PM**
Application #: ZA-741-25-1 (SIGN)
Existing Zoning: C-1 SP
Location: 22701 North Black Canyon Highway
Quarter Section: Q44-23
Proposal: 1) Use permit to rebuild a non conforming off-

premise sign with two digital faces. Use permit required.

2) Use permit to rebuild a nonconforming off premise sign to a height of 55 feet. Use permit required.

Ordinance Sections: 705.2.G.4 705.2.B.4.b

Applicant: Brent Wood, Outfront Media, LLC

Representative: Sarah Sawyer, Berry Riddell, LLC.

Owner: Larmon Haugen, Phoenix Metro RV Park, LLC

Stipulations:

- 1) Maximum height of the off-premise sign shall be 55 feet.
- 2) The maximum sign face square footage shall be no greater than 672 square feet per digital sign face (14 feet by 48 feet).
- 3) Electric service shall utilize underground connections to the off-premise sign where feasible as determined by the Planning and Development Department. Any approved above ground service lines shall be placed in electrical conduit.
- 4) Install a Planning and Development Department (PDD) design-approved, decorative pole cover on the sign beginning at 18 feet above ground.
- 5) Off-premise sign illumination shall be extinguished daily from 11:00 PM to sunrise via an automatic timer device.
- 6) The applicant shall have 24 months to apply and pay for permits for the subject sign.

**Approved
w/stips**

8. Application #: ZA-743-25-8 (SIGN)
Existing Zoning: A-1
Location: 4022 East Broadway Road
Quarter Section: Q5-37
Proposal: Use permit to rebuild a non-conforming off-premise sign with one digital display (west face). Use permit required.
- Ordinance Sections: 705.2.G.4
Applicant: Jacob Zonn, Becker Board Small, LLC
Representative: Garry D Hays, The Law Offices of Garry D. Hays
Owner: John Guzman, Williams Portfolio 28, LLC

Stipulations:

- 1) The maximum area of the west face digital sign is 672 (14 feet x 48 feet) square feet.
- 2) Maximum height of the off-premise sign shall be 70 feet.
- 3) Remove the existing catwalks from digital displays.
- 4) The applicant shall have 16 months to apply and pay for permits for the subject sign.

Continued

9. Application #: ZA-815-25-4 (SIGN)
Existing Zoning: C-2
Location: 2342 East Thomas Road
Quarter Section: Q15-32
Proposal: 1) Use permit to rebuild two faces of a nonconforming off premise sign to digital display and to a height of 40 feet. Use permit required.
2) Use permit to reduce off premise sign separation from a residential district and

residential use within 500 feet. Use permit required.

3) Variance to reduce spacing between off premise signs to 705 feet. Minimum 1,000-foot separation required.

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

Applicant: Taylor C. Earl, Earl & Curley, P.C.

Representative: Taylor C. Earl, Earl & Curley, P.C.

Owner: Scott Levine, Pacific Outdoor Systems Limited Partnership

Continued to February 26, 2026 at 1:30 PM.

Continued

10. Application #: ZA-846-25-6 (SIGN)
Existing Zoning: C-2 PCD
Location: 15615 South Desert Foothills Parkway
Quarter Section: Q011-30
Proposal: Use permit for a major amendment to the Foothills Phase I and II PCD Comprehensive Sign Plan. Use permit required.

Ordinance Sections: 705.E.2

Applicant: Gina Penney, Atlas Signs Holdings, Inc.

Representative: Gina Penney, Atlas Signs Holdings, Inc.

Owner: Andrew Gharibian, Desert Foothills Box, LLC

Continued to February 26, 2026 at 1:30 PM.

**Approved
w/stips**

11. Application #: ZA-926-25-1 (SIGN)
Existing Zoning: PUD
Location: 3460 West Thunderbird Road
Quarter Section: Q33-21
Proposal: Use permit to allow an electronic message display (EMD) for a ground sign. Use permit required.

Ordinance Sections: 705.C.13
Applicant: Lori Burgardt, Xcelerate Permits, LLC
Representative: William Hayes, Sign Dealz Co.
Owner: Robert Minson, Cobblestone Phoenix Propco LLC

Stipulations:

- 1) The maximum sign height shall be 20 feet above grade.
- 2) The maximum EMD square footage shall be no greater than 36 (9 feet by 4 feet) 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.

**Approved
w/stip**

12. Application #: ZA-852-25-4 (Continued from December 4, 2025)
Existing Zoning: R1-6, R-3
Location: 3737 and 3805 North 9th Street
Quarter Section: Q16-29
Proposal: 1) Variance to reduce minimum lot width (Lot 28) to 37 feet. 60 feet required.
2) Variance to reduce minimum lot width (Lot 30) to 16 feet. 60 feet required.

Ordinance Sections: 613.B.Table B 613.B.Table B

Applicant: Tim Phebus, Minimal Living Concepts, LLC
Representative: Tim Phebus, Minimal Living Concepts, LLC
Owner: Paul O'Neil

Stipulation:

- 1) 12 months to complete the lot line adjustment process.

**Approved
w/stips**

13. Application #: ZA-971-25-8
Existing Zoning: C-2
Location: 25 West Baseline Road
Quarter Section: Q01-28
Proposal: Use permit to modify Stipulation No. 1 of Case No. ZA-447-09 to permit the sale of firearms accessory to a pawn shop. Firearm sales not permitted per ZA-447-09.

Ordinance Sections: 307.A
Applicant: Jennie Smith, Smart Pawn First, LLC
Representative: Sarah Noe, Ballard Spahr LLP
Owner: RMAF IA, LLC

Stipulations:

- 1) No signage on the rear of the building.
- 2) Sales area for firearms shall not exceed 160 square feet.

**Approved
w/stip**

14. Application #: ZA-982-25-4
Existing Zoning: R-5 TOD-1
Location: 75, 77, 89, and 91 East Weldon Avenue
Quarter Section: Q16-28
Proposal: 1) Time extension for ZA-720-23, use permit to reduce parking for special needs population to 37 spaces. Minimum 53 spaces required.
2) Time extension for ZA-720-23, use permit to use the Planned Residential Development (PRD) option. Use permit required.

Ordinance Sections: 702.E.6 608.B.1
Applicant: Michael Buschbacher, Earl & Curley, P.C.
Representative: Taylor Earl, Earl & Curley, P.C.
Owner: Dana Trujillo, 77 East Weldon, LLC, Excelerate Housing Group

Stipulation:

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

**ZONING ADJUSTMENT HEARING OFFICER: CRAIG STEBLAY
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.

February 10, 2026