

**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 **January 29, 2026, at 9:00 AM. (Items 1-2) and 1:30 PM (Items 3-5). 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/stip**

9:00 AM

1. Application #: ZA-1008-25-4
Existing Zoning: R-3
Location: 4123 North 21st Street
Quarter Section: Q17-32(H9)
Proposal: Time extension for ZA-915-24, use permit to utilize the Single-Family Attached (SFA) development option. Use permit required.
- Ordinance Sections: 608.F.6
Applicant: Edmir Dzudza, E-Project, LLC
Representative: Jesus Salcedo Garcia, E-Project, LLC
Owner: Biltmore Villas Investments, LLC

Stipulation:

- 1) 1 year to apply and pay for building permits.

**Approved
w/stips**

2. Application #: ZA-481-22-7 (1 Year Review of Use Permit)
Existing Zoning: C-3 ACOD CMOD
Location: 749 West Taylor Street and 750 West Polk Street
Quarter Section: 11-26(F8)
Proposal: 1) Use permit to allow an assembly/banquet hall of less than 25,000 square feet in gross floor area. Use permit required.
2) Use permit to allow outdoor uses as an accessory use to a public assembly hall. Use permit is required.
- Ordinance Sections: 623.D.9.a 623.D.9.b
Applicant: Jennifer Hall, Rose Law Group, LLC
Representative: Jennifer Hall, Rose Law Group, LLC
Owner: Mark and Dee Dee Daus, American Lifestyle 48, LLC

Stipulations:

- 1) 1 year to apply and pay for building permits, and a Certificate of Occupancy appropriate for this use shall be issued.
2) General conformance to the submitted site plan date stamped by PDD October 22, 2022.
3) An irrevocable parking agreement is required to fully satisfy parking off-site requirements.
4) Doors shall remain closed during banquets or assemblies to deter any neighborhood disturbance by the means of live entertainment, other instruments, sounds, or devices.
5) No outdoor speakers, live entertainment, or amplified music outside of the banquet hall.

- 6) All areas will be sufficiently illuminated and contained to discourage any unlawful activity.
- 7) Off-duty Police Officers or professional security personnel must be present during events involving the consumption of alcoholic beverages.
- 8) "No Trespassing" signs must be conspicuously posted to deter loitering or unwanted guests inside and surrounding the establishment. Additionally, an Authority to Arrest Trespassers (ATA) form must be signed and maintained on file with the Police Precinct.
- 9) The Police Precinct Commander or their designee may require cameras, licensed security guards or off duty police, or other security measures at the commander's discretion.

1:30 PM

Withdrawn 3. Application #: ZA-957-25-7 (SIGN)
 Existing Zoning: DTC-Van Buren
 Location: 502 West Van Buren Street
 Quarter Section: Q11-27
 Proposal: Use permit to adopt the HENRI Comprehensive Sign Plan. Use permit required.
 Ordinance Sections: 705.E.2
 Applicant: Joy Gunay, Signs of the Times
 Representative: Joy Gunay, Signs of the Times
 Owner: Michael McCracken, 6th Ave Owner, LLC

Approved w/stips 4. Application #: ZA-916-24-5 (1 Year Review of Use Permit)
 Existing Zoning: C-2
 Location: 7425 West Indian School Road
 Quarter Section: Q16-11(H4)
 Proposal: Use permit to allow an assembly/banquet hall of less than 25,000 square feet in gross floor area. Use permit required.
 Ordinance Sections: 623.D.9.a
 Applicant: Francisco Lopez, El Gran Salon
 Representative: Leonard Saguid, E-Project, LLC
 Owner: Sewa Dhanjat, Plaza 7445 Veheguru, LLC

Stipulations:

- 1) 1 year to apply and pay for building permits and a Certification of Occupancy appropriate for this use.
- 2) Per the site plan date stamped December 30, 2024 with regard to the location of the hall.
- 3) There will be a review of this use permit in 1 year.
- 4) Hours of operation shall be limited to 6:00 PM to 12:00 AM Sunday thru Thursday and 6:00 PM to 2:00 AM Friday and Saturday.
- 5) Store windows are to be clean and free of any obstruction to maintain a clear view of the parking lot area.
- 6) Doors shall remain closed during activities within the building to deter any neighborhood disturbance caused by live entertainment, musical instruments or other sounds.
- 7) No outdoor speakers, live entertainment or amplified music outside the banquet hall.

- 8) Off-duty Police Officers or professional security personnel must be present during events involving the consumption of alcoholic beverages.
- 9) The property shall be sufficiently lighted, front and rear, to discourage any unlawful activity or alcohol violations.
- 10) The applicant shall post "No Loitering" and "No Trespass" signs in English and Spanish, inside and outside the establishment, to prevent such activities. The applicant shall complete "Authority to Arrest" forms which will provide enforcement during non-business hours.
- 11) The Precinct Commander or their designee may require cameras, licensed security guards, off-duty police, or other security measures at the Commander's discretion should periodic reviews of activities at the business warrant.

**Approved
w/stips**

5. Application #: ZA-1011-25-8
 Existing Zoning: R-4 RI MH
 Location: 358 North 15th Street
 Quarter Section: Q11-30(F9)
 Proposal: Variance to allow maneuvering in the right-of-way (alley). Maneuvering must be located on private property.
 Ordinance Sections: 702.A.1.b
 Applicant: Gil Hachohen, Lucky Tuckey, LLC
 Representative: Gil Hachohen, Lucky Tuckey, LLC
 Owner: Gil Hachohen, Lucky Tuckey, LLC
Stipulations:
 - 1) 1 year to apply and pay for building permits.
 - 2) Per the parking area as shown on site plan date stamped December 29, 2025.

**ZONING ADJUSTMENT HEARING OFFICER: FRANK DOLASINSKI
 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.

January 29, 2026