

NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING
**Revised April 28, 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 **April 2, 2026, 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

- | | |
|--------------------------|---|
| *Approved w/stips | 9:00 AM |
| 1. | <p>Application #: ZA-860-25-2
Existing Zoning: R1-14 PCD
Location: 6226 East Hearn Road
Quarter Section: Q33-42
Proposal: Variance to reduce the required side yard setback (east) to 0 feet. Minimum 10 feet required.

Ordinance Sections: 607.B.4.c
Applicant: Jason Gildersleeve
Representative: Jason Gildersleeve
Owner: Jason Gildersleeve
Taken out from under advisement on April 28, 2026 and approved with the following stipulations:
1) 1 year to apply and pay for building permits.
2) Per the setback reduction as shown on the site plan date stamped February 12, 2026.</p> |
| *Approved w/stips | 2. |
| | <p>Application #: ZA-977-25-2
Existing Zoning: R1-18
Location: 5860 East Campo Bello Drive
Quarter Section: Q37-41
Proposal: Variance to reduce the side yard setback (south) to 8 feet. Minimum 10 feet required.

Ordinance Sections: 610.B.Table
Applicant: Makena McCombs, Complete Design, Inc.
Representative: Makena McCombs, Complete Design, Inc.
Owner: Kristoffer and Kate Munroe
Taken out from under advisement on April 28, 2026 and approved with the following stipulations:
1) For a garage only, as shown on the site plan dated February 20, 2026.
2) 1 year to apply and pay for building permits.</p> |
| Approved w/stips | 3. |
| | <p>Application #: ZA-37-26-4
Existing Zoning: A-1
Location: 2601 West Holly Street
Quarter Section: Q13-23(G7)
Proposal: 1) Time extension of ZA-3-25, 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.</p> |

- 2) Time extension of ZA-3-25, use permit to allow a medical marijuana cultivation facility. Use permit required.
- 3) Time extension of ZA-3-25, 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-3-25, 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, Project PH, LLC
 Representative: Dwayne Morris, Natural Relief Clinic, Inc.
 Owner: Carsten Loelke, 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/stip**

4. Application #: ZA-47-26-6
 Existing Zoning: C-2 PCD
 Location: 1323 and 1339 East Chandler Boulevard, Suite 101
 Quarter Section: Q011-30(A9); Q011-30(A9)
 Proposal: Use permit to allow a temporary use (St. Patty's Day event) for up to 36 months. Use permit required.
 Ordinance Sections: 708.D.1
 Applicant: Native Grill and Wings, MAGA Restaurants, LLC
 Representative: Angela Wood, MAGA Restaurants, LLC

Owner: Alan Swensen, Foothills Plaza, LLC, Foothills Plaza II, LLC

Stipulation:

- 1) Hours of operation will be 10:00 AM – 11:00 PM on the Saturday prior to Saint Patrick's Day until March 30, 2029.

**Approved
w/stip**

5. Application #: ZA-125-26-7
Existing Zoning: DTC-Downtown Gateway
Location: 821 and 829 North 1st Avenue
Quarter Section: Q11-27(F8); Q11-27(F8)
Proposal: 1) Time Extension for ZA-2-25-7. Variance to reduce the required streetscape zone width along 1st Avenue to 0 feet. Minimum 8 feet required.
2) Time Extension for ZA-2-25-7. Variance to remove the requirement for a continuous landscaping strip for the entire width of the streetscape zone. Continuous landscape strip required for the entire width of the streetscape zone.
3) Time Extension for ZA-2-25-7. Variance to reduce the required canopy depth to 3 feet. Minimum 5-foot canopy depth required.
Ordinance Sections: 1212.D 1207.I.2.b 1205.G.4.b
Applicant: Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, PLLC
Representative: Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, PLLC
Owner: Jordan Taylor, Manzana RoRo, LLC

Stipulation:

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

Denied

6. Application #: ZA-142-26-4
Existing Zoning: R-3
Location: 2211 West Medlock Drive
Quarter Section: Q19-24(H7)
Proposal: Variance to reduce the side building setback (east) to 1 foot. Minimum 3 feet required.
Ordinance Sections: 615.Table 615.1
Applicant: Monica Barragan
Representative: Monica Barragan
Owner: Monica Barragan

**Approved
w/stip**

7. Application #: ZA-145-26-4
Existing Zoning: C-2
Location: 1524 East McDowell Road
Quarter Section: Q13-30(G9)
Proposal: Use permit to allow a tattoo shop (Lexymosh Tattoo, LLC). Use permit required.
Ordinance Sections: 623.D.187
Applicant: Alexis Kaufman, Lexymosh Tattoo, LLC
Representative: Alexis Kaufman, Lexymosh Tattoo, LLC
Owner: Tad Caldwell, Ixistad, LLC

Stipulation:

- 1) 6 months to commence use.

**Approved
w/stip**

8. Application #: ZA-146-26-4
Existing Zoning: R-3
Location: 2930 East Coronado Road
Quarter Section: Q13-33(G10)
Proposal: 1)Time extension for ZA-79-25, variance to allow a lot with no public street frontage. Frontage on a public street is required.
2)Time extension for ZA-79-25, variance to reduce the required side yard (southwest) setback to 1-foot. Minimum 10 feet required.
3)Time extension for ZA-79-25, variance to reduce the required side yard (north) setback to 1-foot. Minimum 3 feet required.
- Ordinance Sections: 615.B.Table 615.B.Table 615.B.Table
Applicant: Ayali Delsole Cassel
Representative: Ayali Delsole Cassel
Owner: Ayali Delsole Cassel
Stipulation:
1) 1 year to apply and pay for building permits.

**Approved
w/stips**

- 1:30 PM**
9. Application #: ZA-2-26-2 (SIGN)
Existing Zoning: CP/GCP PCD
Location: 16430 North Scottsdale Road
Quarter Section: Q36-44
Proposal: Use permit to adopt the INISIO Comprehensive Sign Plan and amend the boundary of the KIERLAND Comprehensive Sign Plan. Use permit required.
- Ordinance Sections: 705.E.2
Applicant: Andrew Chi, Andrew Chi Planning
Representative: Julie Kulka, Airpark Signs & Graphics
Owner: Kayla Chester, Kierland Collection Building Owner, LLC
- Stipulations:**
- 1) Sign design and location shall be in accordance with the sign drawings submitted to the Hearing Officer date-stamped April 2, 2026.
 - 2) Maximum entry monument sign (Sign A) height shall be 4 feet and maximum area 32 square feet.
 - 3) Maximum multi-tenant monument sign (Sign B) height shall be 8.5 feet and maximum area 110.5 square feet.
 - 4) Submittal of a revised 'final' version of the CSP document to the Planning and Development Department incorporating any ZAHO stipulations of approval and related changes to sign designs contained in the CSP, and any staff comments/corrections within 60 days from the date of the hearing and prior to the issuance of any sign permits for the project.
 - 5) 12 months to pay for and obtain sign permits.

**Approved
w/stips**

10. Application #: ZA-118-26-8 (SIGN)
Existing Zoning: A-1
Location: 3232 South 48th Street

Quarter Section: Q6-38(E11)
Proposal: Use permit for a major amendment to add three ground signs to the Airport 48 Comprehensive Sign Plan. Use permit required.
Ordinance Sections: 705.E.2
Applicant: Julie Kulka, Airpark Signs & Graphics
Representative: Jim Bolek, Airpark Signs & Graphics
Owner: Gilbert Romero, VWP 48TH ST, LLC

Stipulation:

- 1) Sign design shall be in general conformance with the sign drawings submitted to the Hearing Officer date-stamped April 2, 2026.
- 2) Maximum sign height shall be 4 feet 2 inches and maximum sign area shall be 15 square feet each for all three ground signs.
- 3) Submittal of a revised 'final' version of the CSP document to the Planning and Development Department incorporating any ZAH0 stipulations of approval and related changes to sign designs contained in the CSP, and any staff comments/corrections within 60 days from the date of the hearing and prior to the issuance of any sign permits for the project.
- 4) 12 months to pay for and obtain sign permits.

**Approved
w/stips**

11. Application #: ZA-137-26-7 (SIGN)
Existing Zoning: DTC-Downtown Gateway; DTC-Townsend Park
Location: 1221 North Central Avenue
Quarter Section: Q12-28(G8)
Proposal: Use permit to allow an electronic message display (EMD) for two ground signs. 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) The maximum sign height shall be 19 feet along Central Avenue and 18 feet along Willetta Street above grade.
- 2) The maximum EMD square footage shall be no greater than 64 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/stips**

12. Application #: ZA-132-26-1
Existing Zoning: C-2
Location: 20440 North 27th Avenue
Quarter Section: Q41-22(N7)
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 the same type of use. Minimum 5,280 feet of separation required.
3) Variance to allow a medical marijuana dispensary within 1,320 feet of a school.

Minimum 1,320 feet of separation required.
Ordinance Sections: 623.D.124.a 623.D.124.e 623.D.124.g
Applicant: Michelle Santoro, Gammage & Burnham, PLC
Representative: Lindsay C. Schube, Gammage & Burnham, PLC
Owner: Alan Watts Trust

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- 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/stip**

13. Application #: ZA-139-26-3
Existing Zoning: C-2, C-2 SP
Location: 1107 East Bell Road
Quarter Section: Q36-29(M8)
Proposal: 1) Use permit to allow outdoor alcohol consumption as an accessory use to a restaurant (Spinato's) within 500 feet of a residential zoning district. Use permit required.
2) Use permit to allow outdoor dining as an accessory use to a restaurant (Spinato's) within 500 feet of a residential zoning district. Use permit required.
- Ordinance Sections: 623.D.157.c
Applicant: George Pasquel III, Withey Morris Baugh, PLC
Representative: George Pasquel III, Withey Morris Baugh, PLC
Owner: Enza Ciolino, Bell Embarcadero Center, LLC/etal
- Stipulation:**
1) 1 year to apply and pay for building permits.

Under Advisement	14.	Application #:	ZA-151-26-8
		Existing Zoning:	R-4
		Location:	6632 South 22nd Street
		Quarter Section:	Q2-32(D9)
		Proposal:	1) Variance to reduce the required parking to 11 spaces. Minimum 16 spaces required. 2) Variance to allow maneuvering in the right-of-way (alley). Maneuvering must be located on private property.
		Ordinance Sections:	702.C.Table; 702.A.1.b
		Applicant:	Cindy Moy-Zhang, Fen Investments, Inc.
		Representative:	Cindy Moy-Zhang, Fen Investments, Inc.
		Owner:	Cindy Moy-Zhang, Fen Investments, Inc.
Approved w/stip	15.	Application #:	ZA-152-26-3
		Existing Zoning:	C-2
		Location:	710 West Bell Road
		Quarter Section:	Q37-26(M8)
		Proposal:	Use permit to allow package liquor sales as an accessory use to a convenience market (7-Eleven) located within 300 feet of a residential zoning district. Use permit required.
		Ordinance Sections:	622.D.102.a
		Applicant:	George Willett, LASCO Development Corporation
		Representative:	William Allison, Withey Morris Baugh, PLC
		Owner:	Sharon Vickers, Bell LDC Retail Partners, LTD
		Stipulation:	
			1) 18 months to commence use.
Approved w/stips	16.	Application #:	ZA-197-19-5 (1 Year Review of Use Permit)
		Existing Zoning:	A-2
		Location:	4210 North 39th Avenue
		Quarter Section:	17-19(H6)
		Proposal:	1) Use permit to allow a medical marijuana cultivation facility. Use permit required. 2) Use permit to allow a medical marijuana infusion facility. Use permit required. 3) Variance to allow a medical marijuana cultivation facility within 5,280 feet of the same type use or medical marijuana dispensary or infusion facility. Minimum 5,280 foot separation required. 4) Variance to allow a medical marijuana cultivation facility within 1,320 feet of a place of worship. Minimum 1,320 foot separation required. 5) Variance to allow a medical marijuana infusion facility within 5,280 feet of the same type of use or cultivation facility. Minimum 5,280 foot separation required. 6) Variance to allow a medical marijuana infusion facility within 1,320 feet of a place of worship. Minimum 1,320 foot separation required.
		Ordinance Sections:	627.D.91.a. 627.D.93.a. 627.D.91.c. 627.D.91.f.

627.D.93.b. 627.D.93.e.

Applicant: Nalee Pham, New Gen PHX, LLC
Representative: Laura Bianchi, Esq., Bianchi & Brandt
Owner: Nalee Pham, New Gen PHX, LLC

Stipulations:

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- 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.

ZONING ADJUSTMENT HEARING OFFICER: CRAIG STEBLAY
PLANNER: PATRICK H ZAIA-ROBERTS, 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.

April 28, 2026