

NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING
**Revised May 18, 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 16, 2026, at 9:00 AM. (Items 1-6) and 1:30 PM (Items 7-11). 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

**Withdrawn
to Amend**

9:00 AM

- | | | |
|----|---------------------|---|
| 1. | Application #: | ZA-497-25-3 |
| | Existing Zoning: | R1-10 |
| | Location: | 15616 North 10th Place |
| | Quarter Section: | Q35-29 |
| | Proposal: | 1) Use permit to allow an over height (23 feet) detached accessory dwelling unit located in the rear yard setback (west). Maximum 15 feet in height permitted.
2) Use permit to allow an over height (23 feet) detached accessory dwelling unit located in the side yard setback (north). Maximum 15 feet in height permitted. |
| | Ordinance Sections: | 706.A.4.c.(1) |
| | Applicant: | Eddie Reyes, Ed Reyes Design, LLC |
| | Representative: | Eddie Reyes, Ed Reyes Design, LLC |
| | Owner: | Mike Abel, VAP, LLC |

Denied

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| 2. | Application #: | ZA-13-26-6 |
| | Existing Zoning: | R1-6 |
| | Location: | 5502 East Avalon Drive |
| | Quarter Section: | Q15-40 |
| | Proposal: | Variance to allow the required parking within the required front yard setback (south). Required parking not permitted within the front yard setback. |
| | Ordinance Sections: | 702.F.1.a |
| | Applicant: | Jace Penrod, Connected Restoration |
| | Representative: | Jace Penrod, Connected Restoration |
| | Owner: | Sawyer Koops |

***Denied**

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| 3. | Application #: | ZA-103-26-6 |
| | Existing Zoning: | R1-6 |
| | Location: | 3423 East Campbell Avenue |
| | Quarter Section: | Q17-35(H10) |
| | Proposal: | Variance to reduce the front yard setback (north) to 5 feet. Minimum 20 feet required. |
| | Ordinance Sections: | 613.B.Table B |
| | Applicant: | Maximo Cabellos, MXD Solutions, LLC |
| | Representative: | Maximo Cabellos, MXD Solutions, LLC |
| | Owner: | Alan Larraza, EMPAZ, INC. |

Taken out from under advisement on May 18, 2026 and denied.

Approved

4. Application #: ZA-176-26-1
Existing Zoning: C-1
Location: 12038 North 35th Avenue
Quarter Section: Q30-20(K6)
Proposal: Use permit to allow second hand or used merchandise sales. Use permit required.

Ordinance Sections: 622.D.154.c
Applicant: Bernardino Lopez, Jewelry Service Center
Representative: Bernardino Lopez, Jewelry Service Center
Owner: Sargis Kando, United Brothers, LLC

**Approved
w/stips**

5. Application #: ZA-179-26-6
Existing Zoning: R1-6
Location: 3802 East Campbell Avenue
Quarter Section: Q18-36(H10)
Proposal: Variance to reduce the front yard setback (west) to 8 feet. Minimum 20 feet required.

Ordinance Sections: 613.B.Table B
Applicant: Jordan Greenman, Greenman Law Firm
Representative: Jordan Greenman, Greenman Law Firm
Owner: Shannel and Aaron Evans, Harswells
Stipulations:
1) 2 months to apply and pay for building permits.
2) Per site plan date stamped March 11, 2026 for front yard setback.

**Approved
w/stips**

6. Application #: ZA-880-24-4 (Continued from March 5, 2026)
(1 Year Review of Use Permit)
Existing Zoning: C-3 SAUMSO
Location: 4631 North 7th Avenue
Quarter Section: Q18-27(H8)
Proposal: 1) Use permit to allow outdoor dining as an accessory use to a restaurant (Smith's on 7th) within 500 feet of a residential district. Use permit required.
2) Use permit to allow outdoor alcohol consumption as an accessory use to a restaurant (Smith's on 7th) within 500 feet of a residential district. Use permit required.

Ordinance Sections: 624.D.112.c
Applicant: Thomas Glynn, S & G Fine Concepts, LLC dba Smith's on 7th
Representative: Robert Leavitt and Jeffrey Miller Arizona Liquor Industry Consultants,
Owner: David Cameron, Peter Valleau, Cameron 3, LLC, Cameron 2, LLC
Stipulations:
1) Delete stipulation #7 (1 year review).
2) Per the location of the outdoor patio space as shown on site plan date stamped January 30, 2025.
3) Employees must have a clear view of the area in order to supervise the activities and/or be present while patrons use the outdoor area.

- 4) Area must be sufficiently illuminated and contained to discourage any unlawful activity. The Precinct Commander or their designee may approve lighting containment area and security personnel at their discretion.
- 5) "No Trespassing" signs must be posted and an Authority to Arrest Trespassers form be signed to deter loitering or unwanted guests.
- 6) Hours of operation for the outdoor patio are to be no later than 12:00 AM.

***Approved
w/stips**

1:30 PM

7. Application #: ZA-734-23-7 (1 Year Review of Use Permit)
- Existing Zoning: A-1
- Location: 11 North 71st Avenue
- Quarter Section: Q10-12(F4)
- Proposal: Use permit to allow a shelter for individuals experiencing homelessness. Use permit required if located on a lot within 1,320 feet from a residential district.
- Ordinance Sections: 627.D.1
- Applicant: Rachel Milne, City of Phoenix Office of Homeless Solutions
- Representative: Rachel Milne, City of Phoenix Office of Homeless Solutions
- Owner: City of Phoenix, Property Management

Taken out from under advisement on May 18, 2026 and approved with the following stipulations:

- 1) A maximum of 300 program participants ("Residents") shall be permitted on site.
- 2) An Operational Plan shall be developed to govern operational features. The plan shall address, at minimum, the following:
 - a. Regular ongoing communication shall be provided to the surrounding communities on any issues, concerns, follow up requests, etc.
 - b. The facility shall operate as a closed campus (defined as no walk-up admission to the program with all screening of potential program participants to be held off-site).
 - c. Priority shall be given to unsheltered individuals around the proposed shelter.
 - d. On-site security 24 hours a day, seven days a week.
 - e. Coordination with the Phoenix Police Department with regular communication protocols.
 - f. Monitoring of the grounds of the shelter to ensure compliance with the Neighborhood Preservation Ordinance.
 - g. Drugs and/or alcohol are to be prohibited for possession and/or use.
 - h. Curfew parameters will be implemented to ensure resident and community safety.
 - i. A code of conduct will be posted, provided to, and required of all guests.
 - j. No services will be provided to any individuals that are not program residents.

- k. To keep a bed at the shelter, every resident must participate with supportive services staff daily to ensure continued progress on their housing plan.
 - l. A phone number shall be maintained for surrounding businesses and residents to notify the operator of any potential issues.
 - m. Development of a maximum 15-member Advisory Committee with a minimum of 50 percent community member representation, and regularly scheduled meetings. During the first six months of shelter operation, the committee will meet every two months. After six months, the committee will decide the frequency of future meetings.
 - n. Facilitate written and verbal communication in English and Spanish by providing translation and interpretation.
- 3) The applicant shall discourage loitering on and around the property by installing signage and conducting community engagement and outreach.
- 4) Final design of site improvements shall incorporate Crime Prevention Through Environmental Design (CPTED) standards and best practices by:
- a. The perimeter of the site shall be fenced to secure the site, as approved by the Planning and Development Department.
 - b. Access to the property shall be controlled via a gate. The 71st Avenue gate shall be the primary point of ingress/egress from the site.
 - c. Adequate site lighting shall be provided to ensure sufficient visibility for security personnel to light parking areas as required by City ordinances and as approved by the Planning and Development Department.
 - d. Security cameras shall be activated to monitor, at a minimum, outdoor areas around the building, as approved by the Planning and Development Department.
 - e. Operator shall enroll in the Virtual Block Watch Program with the Phoenix Police Department.
- 5) The applicant shall maintain updated facility contact information and provide the contact information to the following neighborhood associations to address any issues that may arise:
- a. For the Office-Casa Pedro Ruiz
Si Se Puede Neighborhood Association
Attn: Brenda Montoya
6327 West Fillmore Street
Phoenix, AZ 85043
 - b. Fowler School District
Attn: Nora Ulloa
1617 South 67th Avenue
Phoenix, AZ 85043

**Approved
w/stips**

8. Application #: ZA-754-25-4 (SIGN) (Continued from March 12, 2026)
Existing Zoning: C-2 H-R TOD-1
Location: 2020 North Central Avenue
Quarter Section: Q18-27

Proposal: Use permit for a major amendment to the Microage Comprehensive Sign Plan. Use permit required.

Ordinance Sections: 705.2.E.2

Applicant: Corey Shano, Associated Sign Company

Representative: Corey Shano, Associated Sign Company

Owner: 2020 Central SPE, LLC, Cushman & Wakefield

Stipulations:

- 1) Sign design shall generally conform to the sign drawings submitted to the Hearing Officer and dated-stamped April 16, 2026.
- 2) One multi-tenant ground sign is permitted along Central Avenue, with a maximum height of 14 feet 4 inches and a maximum sign area of 110 square feet.
- 3) Up to seven wall sign band locations are permitted on the east elevation facing Central Avenue, with a maximum height of 36 feet above grade.
- 4) A revised final version of the Comprehensive Sign Plan (CSP) must be submitted to the Planning and Development Department within 60 days of the hearing. The revised CSP must incorporate all Zoning Adjustment Hearing Officer stipulations, related sign design changes, and any staff comments or corrections. This submittal is required prior to issuance of any sign permits.
- 5) 12 months to pay for and obtain sign permits.

**Approved
w/stip**

9. Application #: ZA-59-26-4
- Existing Zoning: C-2 DRSP
- Location: 4411 East Irma Lane
- Quarter Section: Q41-38
- Proposal: Use Permit to allow a pet day care facility with outdoor accessory uses. Use Permit required.
- Ordinance Sections: 622.D.130
- Applicant: Traver Jones, Kimley-Horn and Associates
- Representative: Traver Jones, Kimley-Horn and Associates
- Owner: William and Linda Macleod
- Stipulation:**
- 1) 1 year to apply for building permits.

**Approved
w/stips**

10. Application #: ZA-177-26-6
- Existing Zoning: R-3
- Location: 2645 East Glenrosa Avenue
- Quarter Section: Q17-33(H9)
- Proposal: Time extension for ZA-134-24-6, variance to allow maneuvering to occur in the public right-of-way (Glenrosa Avenue). All maneuvering must be located on private property.
- Ordinance Sections: 702.A.1.b
- Applicant: John R. Hansen
- Representative: Marty Hall

Owner: John R. Hansen

Stipulations:

- 1) 1 year to apply for building permits.

**Approved
w/stips**

11. Application #: ZA-371-18-8 (1 Year Review of Use Permit)
Existing Zoning: A-2
Location: 1120 W Watkins Street
Quarter Section: 7-26(E8)
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 another medical marijuana use. Minimum 5,280 feet of separation required.
4) Variance to allow a medical marijuana infusion facility within 5,280 feet of another medical marijuana use. Minimum 5,280 feet of separation required.
Ordinance Sections: 627.D.91.a 627.D.93.a 627.D.91.c
627.D.93.b
Applicant: 33 Third, LLC
Representative: David Williams, W3 Planning and Research, LLC
Owner: 33 Third, 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.

**ZONING ADJUSTMENT HEARING OFFICER: CRAIG TRIBKEN
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.

May 18, 2026