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 **July 2, 2026, at 9:00 AM. (Items 1-8) and 1:30 PM (Items 9-13). 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 **9:00 AM**

Approved w/stip

1. Application #: ZA-976-25-8
Existing Zoning: R-5 RI ACOD MH
Location: 818 East Roosevelt Street
Quarter Section: Q12-29
Proposal: Variance to allow an over height wall (7 feet) in the required front yard setback (east). Maximum 40 inches permitted.
Ordinance Sections: 703.A.2.a
Applicant: Angelica Armenta, ProCaDesign, LLC
Representative: Janeth Armenta, ProCaDesign, LLC
Owner: Brian Dircks, 8th and Row NSMM, LLC
Stipulation:
1) 1 year to apply and pay for building permits.

Approved w/stips

2. Application #: ZA-248-26-6
Existing Zoning: C-2
Location: 3939 East Camelback Road
Quarter Section: Q18-36(H10)
Proposal: Variance to reduce the streetscape landscape setback (east) to 4 feet. Average 25 feet, minimum 20 feet permitted for up to 50% of the frontage required.
Ordinance Sections: 623.E.4.e
Applicant: Tony Halsey, KRG Phoenix Arcadia Village
Representative: Heather Roberts, Kimley-Horn & Associates, Inc.
Owner: Mark Jenkins, KRG Phoenix Arcadia Village
Stipulations:
1) 1 year to apply and pay for building permits.
2) East side street frontage landscaping along 40th Street shall not be reduced.

Denied

3. Application #: ZA-318-26-2
Existing Zoning: RE-24
Location: 6612 East Sweetwater Avenue
Quarter Section: Q32-43
Proposal: Variance to reduce the side yard (east) setback to 5 feet. Minimum 10 feet required.
Ordinance Sections: 606.B.4.c
Applicant: Christina Krieger, Platinum Design Studio & Consulting, LLC
Representative: Christina Krieger, Platinum Design Studio &

			Consulting, LLC
		Owner:	Eva Aida Crocco

Approved w/stip	4.	Application #:	ZA-352-26-6
		Existing Zoning:	R-5
		Location:	727 East Maryland Avenue
		Quarter Section:	Q21-29(I8)
		Proposal:	Use permit to allow a biomedical or medical research laboratory as an accessory use to a biomedical and medical research office. Use permit required.
		Ordinance Sections:	618.D.2.a
		Applicant:	Maverix Medical, LLC
		Representative:	David Mallery, Maverix Medical, LLC
		Owner:	AZ Innovations Labs, LLC

Stipulation:

1) 1 year to commence use.

Approved w/stip	5.	Application #:	ZA-409-26-3
		Existing Zoning:	R1-6
		Location:	9009 North 14th Street
		Quarter Section:	Q27-30(J9)
		Proposal:	1) Variance to allow a minimum lot width of 50 feet (Lot 1). Minimum lot width of 60 feet required. 2) Variance to allow a minimum lot width of 50 feet (Lot 2). Minimum lot width of 60 feet required.
		Ordinance Sections:	613.Table 613.1
		Applicant:	Rafael Cancino, Imagine Design Solutions, LLC
		Representative:	Rafael Cancino, Imagine Design Solutions, LLC
		Owner:	Trailview Homes, LLC

Stipulation:

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

Approved	6.	Application #:	ZA-415-26-4
		Existing Zoning:	R-5 HP MHOD
		Location:	1710 West McDowell Road
		Quarter Section:	Q13-25(G7)
		Proposal:	Use permit to allow a temporary use (Interim Surface Parking) for up to 36 months. Use permit required.
		Ordinance Sections:	708.D.1
		Applicant:	Bryan Watkins, LRA Real Estate group, LLC
		Representative:	Bryan Watkins, LRA Real Estate group LLC
		Owner:	Patricia Evron-Snyder

Approved	7.	Application #:	ZA-418-26-3
		Existing Zoning:	R1-8
		Location:	728 West Topeka Drive
		Quarter Section:	Q39-26
		Proposal:	Variance to reduce the side yard setback (west) for an accessory structure to 0 feet. Minimum 3 feet required.

		Ordinance Sections:	706.B.2.a
		Applicant:	James Hood
		Representative:	James Hood
		Owner:	James Hood and Lila Stevens
Approved w/stips	8.	Application #:	ZA-277-20-4 (1 Year Review of Use Permit)
		Existing Zoning:	A-2
		Location:	2825 West Thomas Road
		Quarter Section:	14-22(G7)
		Proposal:	1) Use permit to allow a medical marijuana cultivation facility. Use permit required. 2) Use permit to allow a medical marijuana dispensary facility. Use permit required. 3) Use permit to allow a medical marijuana infusion facility. Use permit required. 4) Variance to allow a medical marijuana cultivation facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet required from another medical marijuana facility. 5) Variance to allow a medical marijuana cultivation facility within 1,320 feet of a place of worship. Minimum 1,320 feet required from a place of worship. 6) Variance to allow a medical marijuana dispensary within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet required from another medical marijuana facility. 7) Variance to allow a medical marijuana dispensary within 1,320 feet of a place of worship. Minimum 1,320 feet required from a place of worship. 8) Variance to allow a medical marijuana infusion facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet required from another medical marijuana facility. 9) Variance to allow a medical marijuana infusion facility within 1,320 feet of a place of worship. Minimum 1,320 feet required from a place of worship.
		Ordinance Sections:	627.D.91.a 627.D.92.a 627.D.93.a 627.D.91.c 627.D.91.f 627.D.92.d 627.D.92.g 627.D.93.b 627.D.93.e
		Applicant:	Chris Arnold, ACP Real Estate, LLC
		Representative:	Justin M. Brandt, Esq., Bianchi & Brandt
		Owner:	Chris Arnold, ACP Real Estate, 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.

1:30 PM

Approved w/stips

9. Application #: ZA-165-26-8 (Continued from June 4, 2026)
Existing Zoning: R-3 BAOD
Location: 6628 South 10th Street
Quarter Section: Q2-29(D8)
Proposal: 1) Variance to reduce the interior perimeter building setback (south) to 10 feet. Minimum 15 feet required.
2) Variance to reduce the interior perimeter building setback (north) to 10 feet. Minimum 15 feet required.
Ordinance Sections: 615.B.Table 615.1
Applicant: Javier Roque, Roque Architecture
Representative: Javier Roque, Roque Architecture
Owner: Pete Schnepp, 6628 S 10th St, LLC
Herman Guardado, 6628 S 10th St, LLC

Stipulations:

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

Approved w/stips

10. Application #: ZA-410-26-4
Existing Zoning: R1-6
Location: 1531 West Amelia Avenue
Quarter Section: Q16-25(H7)
Proposal: Use permit to allow detached accessory structure located between the primary dwelling unit and the front property line. Use permit required.
Ordinance Sections: 706.B.1
Applicant: Gerardo Cruz, Desert Shade, LLC
Representative: Gerardo Cruz, Desert Shade, LLC
Owner: Ross Peck

Stipulations:

1) 1 year to commence use.

Denied 11. Application #: ZA-413-26-2
Existing Zoning: RE-24
Location: 12602 North 62nd Street
Quarter Section: Q31-42
Proposal: 1) Variance to reduce the front yard setback (east) for a detached accessory dwelling unit to 0 feet. Minimum 30 feet required.
2) Use permit to allow detached accessory dwelling unit located between the primary dwelling unit and the front property line. Use permit required.
3) Variance to allow an over height fence (6 feet) in the required front yard (east). Maximum 40 inches permitted.
Ordinance Sections: 606.B.4.a 706.A.5 703.A.2.a
Applicant: Randy Marks, Rezio Pro, LLC
Representative: Randy Marks, Rezio Pro, LLC
Owner: Stuart McPhearson, SB Dreams, Inc.

Continued 12. Application #: ZA-416-26-6
Existing Zoning: C-2 H-R, C-2 H-R SP
Location: 2425 and 2525 East Camelback Road
Quarter Section: Q18-33(H9)
Proposal: 1) Use permit to allow outdoor alcohol consumption as an accessory use to a bar, restaurant, and cocktail lounge within 500 feet of a residential zoning district. Use permit required.
2) Use permit to allow outdoor recreation as an accessory use to a bar, restaurant, and cocktail lounge within 500 feet of a residential zoning district. Use Permit required.
3) Use permit to allow outdoor dining as an accessory use to a bar, restaurant, and cocktail lounge within 500 feet of a residential zoning district. Use permit required.
Ordinance Sections: 623.D.157.c 623.D.157.c 623.D.157.c
Applicant: Robert Marino, Esplanade, LLC
Representative: Andrea Lewkowitz, Lewkowitz Law Office, PLC
Owner: Robert Marino, Esplanade, LLC
Continued to August 6, 2026 at 1:30 P.M.

Approved 13. Application #: ZA-427-26-5
Existing Zoning: PSC
Location: 6601 West Indian School Road
Quarter Section: Q16-13(H4)
Proposal: Use permit to allow sales of alcoholic beverages as an accessory to restaurant (Tacos Los Pochos). Use permit required.
Ordinance Sections: 622.D.150.a
Applicant: Anita Nunez, Tacos Los Pochos
Representative: Theresa Morse, Altamirano Alcohol Industry Consulting, LLC
Owner: Waseem Hamadeh, Caesarland, Inc.

ZONING ADJUSTMENT HEARING OFFICER: BETTY DRAKE
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.

July 6, 2026