

**NOTICE OF RESULTS**  
**ZONING ADJUSTMENT HEARING**  
*\*Revised July 9, 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 **July 9, 2026, at 9:00 AM. (Items 1-4) and 1:30 PM (Items 5-6). 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. Application #: ZA-182-26-1  
Existing Zoning: RE-35  
Location: 4331 West Port Au Prince Lane  
Quarter Section: Q34-18(L6)  
Proposal: Use permit to allow an over height (18 feet) detached accessory structure located in the rear yard (south) setback. Maximum 15 feet in height permitted.  
  
Ordinance Sections: 706.B.3.a  
Applicant: Aubrie Bingham, Platinum Builders Group, LLC  
Representative: Aubrie Bingham, Platinum Builders Group, LLC  
Owner: Christina Boldizar  
**Stipulations:**
  - 1) 1 year to apply and pay for building permits.
  - 2) Per site plan date stamped June 4, 2026 for detached accessory structure.

**Approved**  
**w/stips**

2. Application #: ZA-249-26-8 (Continued from June 11, 2026)  
Existing Zoning: C-1, C-2 HGT/WVR SP  
Location: 4200 West Baseline Road  
Quarter Section: Q1-19  
Proposal: Variance to reduce the landscape setback (south) not adjacent to a public street to 4 feet. Minimum 10 feet required.  
  
Ordinance Sections: 622.E.4.e  
Applicant: Wendy Riddell, Berry Riddell, LLC  
Representative: Wendy Riddell, Berry Riddell, LLC  
Owner: Randall Raskin, 43rd Ave and Baseline Development, LLC  
**Stipulations:**
  - 1) Per site plan date stamped May 5, 2026 for landscape reduction.
  - 2) 2 years to apply and pay for building permits.

**\*Approved**  
**w/stip**

3. Application #: ZA-339-26-7  
Existing Zoning: A-1  
Location: 7550 West Lower Buckeye Road  
Quarter Section: Q7-10  
Proposal: Use permit to allow a residential use (multifamily). Use permit required.  
  
Ordinance Sections: 627.C.1

Applicant: MariaAngelica Deeb, Matrix Design Group  
Representative: MariaAngelica Deeb, Matrix Design Group  
Owner: Mohave Villas, LLC  
**Stipulation:**  
1) 1 year to apply and pay for building permits.

**Continued** 4. Application #: ZA-370-13-3 (1 Year Review of Use Permit)  
Existing Zoning: A-1  
Location: 2046 West Ironwood Drive  
Quarter Section: 28-24(K7)  
Proposal: Use permit to allow a medical marijuana cultivation facility. Use permit required.  
Ordinance Sections: 627.D.91.a.  
Applicant: Nolan Ryan  
Representative: Nolan Ryan  
Owner: Nolan Ryan  
**Continued to August 27, 2026 at 9:00 AM.**

**Approved w/stips** 5. **1:30 PM**  
Application #: ZA-438-26-8  
Existing Zoning: A-1 RSIOD MH, A-2 RSIOD MH  
Location: 101, 113, and 315 West Watkins, 2524 South 4th Avenue and, 2501 South 5th Avenue  
Quarter Section: Q7-27(E8)  
Proposal: Time Extension for ZA-309-24, use permit to allow development within 500 feet of the Rio Salado Habitat Restoration Project. Use permit required.  
Ordinance Sections: 655.E.4  
Applicant: Michael Maerowitz, Snell & Wilmer, LLP  
Representative: Michael Maerowitz, Snell & Wilmer, LLP  
Owner: B9 central Watkins Owner, LLC  
**Stipulations:**  
1) 1 year to apply and pay for building permits.  
2) All stipulations per ZA-309-24 in affect.

**\*Approved w/stip** 6. Application #: ZA-450-26-7  
Existing Zoning: R-4 SPVTABDO  
Location: 317 and 319 East Roeser Road  
Quarter Section: Q3-28(D8)  
Proposal: Variance to allow a lot with a minimum lot width of 53 feet (lot 1). Minimum 60 feet required.;Variance to allow a lot with a minimum lot width of 43 feet (lot 2). Minimum 60 feet required.  
Ordinance Sections: 617.B.Table 617.1  
Applicant: Glenn Minton  
Representative: Glenn Minton  
Owner: Glenn Minton, 317 E Roeser LLC  
**Stipulation:**  
1) 1 year to apply and pay for permits.

**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](mailto:zoning.adjustment@phoenix.gov). To request a reasonable accommodation, please contact Saneeya Mir, 602-686-6461, [Saneeya.Mir@phoenix.gov](mailto:Saneeya.Mir@phoenix.gov) TTY: Use 7-1-1.

July 10, 2026