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 **June 11, 2026, at 9:00 AM. (Items 1-7) and 1:30 PM (Items 8-10). 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/stips

1. Application #: ZA-255-26-1
Existing Zoning: R1-8 PRD
Location: 16280 North 31st Avenue
Quarter Section: Q36-22(M6,M7)
Proposal: 1) Use permit for official approval of a home occupation (Federal Firearms License). Use permit required.
2) Use to allow a home occupation to generate traffic. Use permit required.
Ordinance Sections: 608.E.27.h.(5) 608.E.27.h.(1)
Applicant: Gary Nye, Nye Westward Group, LLC DBA Westward Gunsmithing & Firearms
Representative: Gary Nye, Nye Westward Group, LLC DBA Westward Gunsmithing & Firearms
Owner: Gary Nye, Nye Living Trust
Stipulations:
1) By appointment only. Hours will be Monday-Friday, 6:00 pm-9:00 pm and Saturday, 1:00 pm-6:00 pm only.
2) No more than 1 appointment per day.
3) 6 months to commence the use.
4) 1 year review of use permit.

Approved w/stips

2. Application #: ZA-256-26-6
Existing Zoning: R1-14 ACSPD
Location: 5601 East Calle Del Paisano
Quarter Section: Q16-41(H11)
Proposal: 1) Use permit to allow a detached accessory dwelling unit between the primary dwelling unit and the front property line (west). Use permit required.
2) Variance to reduce the front yard setback (west) for a detached accessory dwelling unit to 8 feet. Minimum 30 feet required.
Ordinance Sections: 706.A.5 607.B.4.a
Applicant: Steve Judge, Steve Judge Architect
Representative: Steve Judge, Steve Judge Architect
Owner: Jeremiah Wurzbacher, Wurzbacher Revocable Living Trust

Stipulations:

1) 12 months to apply and pay for building permits.
2) Per the reduction and location of the detached ADU as shown on site plan date stamped April 13, 2026.

Approved w/stip

3.

Application #:	ZA-296-26-4
Existing Zoning:	UR TOD-1
Location:	4321 North Central Avenue
Quarter Section:	Q17-28
Proposal:	Time extension for ZA-334-24, variance to reduce the interior property line landscape setback (north) 2 feet. Minimum 5 feet required.
Ordinance Sections:	703.B.3.b
Applicant:	Wade Kempton, Midtown Central Hotel Corporation
Representative:	Alan Beaudoin, Norris Design
Owner:	Wade Kempton, Midtown Central Hotel Corporation

Stipulation:

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

Denied

4.

Application #:	ZA-350-26-6
Existing Zoning:	R-5
Location:	2405 East Fairmount Avenue
Quarter Section:	Q16-33(H9)
Proposal:	Variance to allow maneuvering in the right-of-way (Fairmount Avenue). Maneuvering must be located on private property.
Ordinance Sections:	702.A.1.b
Applicant:	Joshua Carlson, Carlson Venture Group, LLC
Representative:	Joshua Carlson, Carlson Venture Group, LLC
Owner:	Joshua Carlson, Carlson Venture Group, LLC

Approved w/stips

5.

Application #:	ZA-261-18-2 (1 Year Review of Use Permit)
Existing Zoning:	A-1 DVAO
Location:	1720 East Deer Valley Drive, Suite 101
Quarter Section:	43-31(N9)
Proposal:	Use permit to allow a medical marijuana dispensary facility. Use permit required.
Ordinance Sections:	627.D.92
Applicant:	Organica Patient Group, Inc.
Representative:	Justin M. Brandt, Bianchi & Brandt
Owner:	Larry Marlin, Landmark Group, 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 180 days 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 180 days 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/stips

6.

Application #:	ZA-243-19-5 (1 Year Review of Use Permit)
Existing Zoning:	C-2
Location:	2601 West Dunlap Avenue
Quarter Section:	26-23(J7)
Proposal:	1) Variance to allow a nonprofit medical marijuana dispensary within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet separation required. 2) Variance to allow a nonprofit medical marijuana dispensary within 500 feet of a residentially zoned district. Minimum 500 feet separation required. 3) Use Permit to allow a nonprofit medical marijuana dispensary. Use Permit required.
Ordinance Sections:	623.D.124.e 624.D.124.f 624.D.124.a
Applicant:	Charles Cuda Greens, Goddess Products, Inc. dba Key Cannabis
Representative:	Nico Pento, Elevate Cannabis
Owner:	Brian Rose, Dunlap Crossings, 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 180 days 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 180 days 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/stips

7.

Application #:	ZA-239-20-4 (1 Year Review of Use Permit)
Existing Zoning:	A-2
Location:	3006, 3014, 3022 and 3030 North 30th Avenue
Quarter Section:	15-22(G7)
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 facility. Minimum 5,280 feet of separation required. 4) Variance to allow a medical marijuana infusion facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet of separation required. 5) Variance to allow a medical marijuana cultivation facility within 1,320 feet of a school. Minimum 1,320 feet of separation required. 6) Variance to allow a medical marijuana infusion facility within 1,320 feet of a school. Minimum 1,320 feet of separation required.
Ordinance Sections:	627.D.91.a. 627.D.93.a. 627.D.91.c. 627.D.93.b. 627.D.91.e 627.D.93.d
Applicant:	Chris Arnold, ACP Real Estate, LLC
Representative:	Justin M. Brandt, 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 180 days 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 180 days 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

8. Application #: ZA-285-26-2 (SIGN)
Existing Zoning: C-2 DRSP
Location: 5550 East Crown Place
Quarter Section: Q41-40(N11)
Proposal: Use permit for a major amendment to add two wall signs over 56 feet in height to the Desert Ridge City North Comprehensive Sign Plan. Use permit required.
Ordinance Sections: 705.E.2.d
Applicant: Zelig Hess, Universal Sign Installation, LLC
Representative: Zelig Hess, Universal Sign Installation, LLC
Owner: Lani Baker, City North Hotel, LLC

Stipulations:

1) Maximum height of the signs shall be 73 feet (Sign 1) and 72 feet (Sign 2) above grade.
2) The maximum sign area square footage shall be no greater than 66.9 square feet (Sign 1) and 78.5 square feet (Sign 2).
3) For hi-rise signs (signs over 56 feet) that emit white light, prior to sign installation, a signed statement from the sign fabricator verifying correlated color temperature (in degrees Kelvin) lighting modules not exceeding 4,000K were used shall be submitted to the Planning and Development Department (PDD).
4) The sign shall be automatically dimmed to a maximum of 80 Nits luminance at 10:30 p.m. daily until sunrise.
5) Sign lighting dimmer setting values required to dim the sign to a maximum of 80 NITS luminance (measured at the sign face) shall be verified by a qualified electrical engineer and submitted in writing to PDD prior to the final sign inspection.
6) The applicant shall have 12 months to apply and pay for permits for the subject sign.

Approved w/stips

9. Application #: ZA-311-26-2 (SIGN)
Existing Zoning: C-2 DRSP
Location: 5353 East City North Drive
Quarter Section: Q41-40
Proposal: Use permit for a major amendment to add a wall sign over 56 feet in height to the Desert Ridge City North Comprehensive Sign Plan. Use permit required.
Ordinance Sections: 705.E.2
Applicant: Zelig Hess, D's Signs and Lighting, LLC

Representative: Zelig Hess, D's Signs and Lighting, LLC
Owner: OTG Property, LLC, US Realty Advisors

Stipulations:

1) Maximum height of the signs shall be no higher than 100 feet (Logo copy height maximum 13 feet 6 inches) above grade.
2) The maximum sign area square footage shall be no greater than 315 square feet.
3) For hi-rise signs (signs over 56 feet) that emit white light, prior to sign installation, a signed statement from the sign fabricator verifying correlated color temperature (in degrees Kelvin) lighting modules not exceeding 4,000K were used shall be submitted to the Planning and Development Department (PDD).
4) The sign shall be automatically dimmed to a maximum of 80 Nits luminance at 10:30 p.m. daily until sunrise.
5) Sign lighting dimmer setting values required to dim the sign to a maximum of 80 NITS luminance (measured at the sign face) shall be verified by a qualified electrical engineer and submitted in writing to PDD prior to the final sign inspection.
6) The applicant shall have 12 months to apply and pay for permits for the subject sign.

Continued

Application #: ZA-249-26-8
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

Continued to July 9, 2026 at 9:00 AM.

ZONING ADJUSTMENT HEARING OFFICER: CRAIG TRIBKEN
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.

June 12, 2026