

**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 18, 2026, at 9:00 AM. (Items 1-5) and 1:30 PM (Items 6-8). 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

Continued

9:00 AM

1. Application #: ZA-642-25-4
Existing Zoning: R1-6
Location: 2017 North 21st Place
Quarter Section: Q13-32
Proposal: Use permit to allow three detached accessory structures located between the primary dwelling unit and the front property line. Use permit required.

Ordinance Sections: 706.B.1
Applicant: Trevor Pan, Trevor Pan Architects, PLLC
Representative: Trevor Pan, Trevor Pan Architects, PLLC
Owner: Erika Peinado
Continued to July 23, 2026 at 9:00 AM.

**Approved
w/stips**

2. Application #: ZA-122-26-8
Existing Zoning: R-4 MPNSPD
Location: 101 West Euclid Avenue and 8837, 8843, and 9007 South 2nd Avenue

Quarter Section: Q02-28(C8)
Proposal: Variance to increase the building height to 3 stories for a multi-family development. Maximum single story permitted.

Ordinance Sections: 668.A.7.c
Applicant: Bertand Russell Jr., The Law Offices of Bertand Russell Jr.
Representative: Patrick Hallman, C & H Associates, LLC
Owner: Delbert Hodge, B & J Investment Holdings, LLC
Stipulations:
1) 12 months to apply and pay for building permits.
2) Per site plan date stamped May 14, 2026.

**Approved
w/stips**

3. Application #: ZA-194-26-4
Existing Zoning: R1-6 HP WSNPD
Location: 221 East Orange Drive
Quarter Section: Q19-28(H8)
Proposal: Variance to allow the required parking within the required front yard setback (north). Required parking not permitted within the front yard setback.

Ordinance Sections: 702.F.1.a
Applicant: Jay and Lindra Fishleder Varma

Representative: Jay Fishleder Varma
Owner: Fishleder Varma Family Trust

Stipulations:

- 1) 12 months to apply and pay for building permits.
- 2) Per site plan date stamped May 14, 2026, for parking location.

**Approved
w/stips**

4. Application #: ZA-368-26-4
Existing Zoning: R1-6, R-4 RI
Location: 2131 East Thomas Road and 2839 North 21st Place
Quarter Section: Q14-32(G9); Q14-32(G9)
Proposal: Variance to allow an over height wall (6 feet) in the required front yard setback (north). Maximum 40 inches permitted.
Ordinance Sections: 703.A.2.a
Applicant: Job Cobos, Life Christian Center
Representative: Job Cobos, Life Christian Center
Owner: Arizona Christian Missionary Society

Stipulations:

- 1) 12 months to apply and pay for building permits.
- 2) Per site plan date stamped May 15, 2026, for fence.

**Approved
w/stips**

5. Application #: ZA-68-16-1 (1 Year Review of Use Permit)
Existing Zoning: C-2
Location: 4244 West Dunlap Avenue
Quarter Section: 27-19(J6)
Proposal: 1) Use permit to allow a medical marijuana dispensary facility. Use permit is required.
2) Variance to allow a medical marijuana dispensary within 1320 feet of a preschool. Minimum of 1320 feet of separation required.
Ordinance Sections: 623.D.122.a 623.D.122.g
Applicant: Chris Fotopouls, Verano Arizona, LLC dba Zen Leaf
Kyra Tracy, Verano Arizona, LLC dba Zen Leaf
Representative: Lindsay C. Schube, Gammage & Burnham, PLC
Owner: Angal Dunlap Properties, 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/stips	1:30 PM		
	6.	Application #: Existing Zoning: Location: Quarter Section: Proposal: Ordinance Sections: Applicant: Representative: Owner: Stipulations: 1) The maximum ground sign height shall be 8 feet above grade. 2) The maximum EMD square footage shall be no greater than 23 square feet. With Design Review approval total sign face area maximum 32 square feet including EMD. 3) Apply and obtain Design Review approval for a ground sign above 5 feet height and area more than 16 square feet per Section 705 Table D-1. 4) Sign illumination shall be automatically shut off daily at 9:00 PM via an automatic dimming device. 5) 12 months to obtain sign permits for the ground sign. 6) Removed existing sign. 7) New sign to be located so as not to damage the Polo Verde next to the existing sign. 8) Sign color to match the building color. 9) 12 months to apply and pay for building permits.	ZA-191-26-3 (SIGN) R1-8 12835 North 32nd Street Q31-35(K10) Use permit to allow an electronic message display (EMD) for a ground sign. Use permit required. 705.C.13 Andrea Rojas, Mega LED Technology Andrea Rojas, Mega LED Technology Cross in the Desert Methodist Church
Approved w/stips	7.	Application #: Existing Zoning: Location: Quarter Section: Proposal: Ordinance Sections: Applicant: Representative: Owner:	ZA-215-26-8 R-5 MH RI HP 1437 East Diamond Street Q12-30(G9) Variance to allow maneuvering in the right-of-way (alley). Maneuvering must be located on private property. (702.A.1.b) Angelica Armenta, ProCaDesign, LLC Angelica Armenta, ProCaDesign, LLC James Yancey, Green Door Equity, LLC

Stipulations:

- 1) 12 months to apply and pay for building permits.
- 2) Per site plan date stamped April 7, 2026, for maneuvering.

**Approved
w/stips**

8. Application #: ZA-353-26-1
Existing Zoning: CP/GCP DVAO
Location: 21410 North 24th Avenue and 2402 West Lone Cactus Drive
Quarter Section: Q42-23
Proposal: Use permit to allow outdoor uses as an accessory use to a building and landscape contractor. Use permit required.
Ordinance Sections: 626.F.2.z
Applicant: Kay Shepard
Representative: Kay Shepard
Owner: Sasha Babic, Euro Stone Designs LLC

Stipulations:

- 1) 2 years to apply and pay for building permits.
- 2) Per site plan date stamped May 12, 2026.

ZONING ADJUSTMENT HEARING OFFICER: BETTY DRAKE
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.

June 18, 2026