

**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 **March 5, 2026, at 9:00 AM. (Items 1-7) and 1:30 PM (Items 8-12). 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-983-25-6
Existing Zoning: R-4
Location: 5635 North 16th Street
Quarter Section: Q20-31(I9)
Proposal:
 - 1) Variance to reduce the required front perimeter setback (west) to 15 feet. Minimum 20 feet required.
 - 2) Variance to reduce the required front yard setback to 0 feet (Lots 1-6). Minimum 10 feet required.
 - 3) Variance to allow 67% lot coverage (Lots 1-6). Maximum 60% lot coverage permitted.
 - 4) Variance to allow an over height wall (6 feet) in the required front yard setback (west). Maximum 40 inches permitted.
 - 5) Variance to eliminate surface parking landscape requirement. Minimum 5% required.
 - 6) Variance to reduce perimeter landscape setback (north) not adjacent to a street to 3 feet. Minimum 5 feet required.
Ordinance Sections: 617.B.Table 617.1 617.B.Table 617.1
617.B.Table 617.1 703.A.2.a 507.Tab.A.II.A.6.1.1
703.B.3.b.(3)
Applicant: Joseph Cefalia, Penelope Real Investments, LLC
Representative: Jeff Stinnett, Studio Stinnett
Owner: Joseph Cefalia, Penelope Real Investments, LLC
Stipulations:
 - 1) 6 months to apply and pay for building permits.
 - 2) Per site plan date stamped January 27, 2026 for:
 - a. Setbacks on perimeter
 - b. Setbacks for lots 1-6
 - c. Lot coverage for lots 1-6
 - d. Per sidewalk located on west side of property

**Approved
w/stip**

2. Application #: ZA-42-26-2
Existing Zoning: C-2 PCD NBCC
Location: 2605 West Carefree Highway
Quarter Section: Q58-23(R7)
Proposal: Use permit to allow a temporary use (Connelly's Sports Grill) for up to 36 months. Use permit required.

Ordinance Sections: 708.D.1
Applicant: Kim Burr, Carefree Bar LLC

Representative: Robert Leavitt, Arizona Liquor Industry Consultants
Owner: Francesca Muscarello, North Canyon Village LLC
Stipulation:
1) 1 day per year on Saint Patrick's Day, per site plan date stamped February 2, 2026.

**Approved
w/stip**

3. Application #: ZA-53-26-6
Existing Zoning: C-1
Location: 4402 East Camelback Road
Quarter Section: Q19-38(H11)
Proposal: Use permit to allow second hand or used merchandise sales. Use permit required.
Ordinance Sections: 622.D.154.c
Applicant: Tom Schmitt, Schmitt Jewelers, Inc.
Representative: William Allison, Withey Morris Baugh, PLC
Owner: Celeste Robb, 77 Group Investments Limited Partnership
Stipulation:
1) 6 months to apply and pay for permits.

**Approved
w/stips**

4. Application #: ZA-55-26-2
Existing Zoning: PUD PCD
Location: 7000 East Mayo Boulevard
Quarter Section: Q39-44
Proposal: Use permit to allow a temporary use (Phoenix Film Festival) for up to 36 months. Use permit required.
Ordinance Sections: 708.D.1
Applicant: Jason Carney, Phoenix Film Foundation
Representative: Samantha Bartram, Phoenix Film Foundation
Owner: Dan Dahl, 101 & Scottsdale, LLC, YAM Properties
Stipulations:
1) Event will be held 3 days per year, not including setup or breakdown, 1 time a year for 36 months.
2) Hours of operation will be from 10:00 AM to 10:00 PM.

Approved

5. Application #: ZA-62-26-7
Existing Zoning: DTC-Evans Churchill West
Location: 110 East Roosevelt Street
Quarter Section: Q12-28
Proposal: Use permit to allow a bar (The Nash). Use permit required.
Ordinance Sections: 1203.C.Table
Applicant: Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, PLLC
Representative: Walter Gay, Bergin, Frakes, Smalley & Oberholtzer, PLLC
Owner: RO2 110 LLC

**Approved
w/stips**

6. Application #: ZA-95-26
Existing Zoning: DTC - Business Core
Location: 25 and 41 East Jefferson Street
Quarter Section: Q10-28(F8); Q10-28(F8)

Proposal: Use permit to allow a temporary use (temporary events) for up to 36 months. Use permit required.
 Ordinance Sections: 708.D.1
 Applicant: Eric Matijevich, States and Kingdom, LLC
 Representative: Eric Matijevich, States and Kingdom, LLC
 Owner: John Garretson, John E Garretson Living Trust, Geoff Beer, Jefferson Place Partners

Stipulations:

- 1) 1 event per year for 36 months.
- 2) Event shall be 5 days, including set-up and breakdown.

**Approved
w/stips**

7. Application #: ZA-429-15-1 (1 Year Review of Use Permit)
 Existing Zoning: A-1 DVAO 1 and 2
 Location: 21407 North Central Avenue
 Quarter Section: 42-28(N8)
 Proposal: 1) Use Permit to allow a medical marijuana infusion facility. Use Permit required.
 2) Variance to allow a medical marijuana infusion facility within 5,280 feet of another medical marijuana facility. Minimum separation of 5280 feet required.
 Ordinance Sections: 627.D.93.a 627.D.93.b
 Applicant: Larry Lazarus, Lazarus & Silvyn, P.C.
 Representative: Larry Lazarus, Lazarus & Silvyn, P.C.
 Owner: EMM RE MGMT, 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	8.	Application #: ZA-10-26-7 (SIGN) Existing Zoning: DTC-Downtown Code Business Core Location: 222 East Monroe Street Quarter Section: Q10-28 Proposal: Use permit to allow electronic message display (EMD) for a ground sign and a wall sign. Use permit required. Ordinance Sections: 705.C.13 Applicant: Jon Zamora, Royal Sign Company Representative: Jon Zamora, Royal Sign Company Owner: Gabriel Mendoza, City of Phoenix Stipulations: 1) The maximum ground sign height with EMD (Electronic Message Display) shall be 6 feet above grade and wall sign with EMD shall be 13 feet 7 inches above grade. 2) The maximum EMD square footage shall be no greater than 67 square feet. 3) Sign illumination shall be automatically shut off daily at 11:00 PM via an automatic dimming device. 4) 12 months to obtain sign permits for the ground sign.
Approved w/stips	9.	Application #: ZA-11-26-3 (SIGN) Existing Zoning: C-3 Location: 17404 North Cave Creek Road Quarter Section: Q37-32 Proposal: Use permit to rebuild a non-conforming off-premise sign with two digital displays. Use permit required. Ordinance Sections: 705.2.G.4 Applicant: Jacob Zonn, Becker Board Small, LLC Representative: Garry D Hays, The Law Offices of Garry D. Hays Owner: Steven Watson, MR5FISH, LLC Stipulations: 1) Maximum height of the off-premise sign shall be 40 feet. 2) The maximum sign face square footage shall be no greater than 300 square feet (8 feet 4 inches by 36 feet) per digital sign face. 3) Off-premise sign illumination shall be extinguished daily from 11:00 PM to sunrise via an automatic timer device. 4) Install a Planning and Development Department design-approved metallic screen treated with a graffiti resistant coating on the west end of the sign towards the residential uses. 5) Electric service shall utilize underground connections to the off-premise sign where feasible as determined by the Planning and Development Department. Any approved above ground service lines shall be placed in electrical conduit. 6) The applicant shall have 12 months to apply and pay for permits for the subject sign. 7) Planning and Development Department approved decorative pole cover
Denied	10.	Application #: ZA-978-25-2 Existing Zoning: RE-24 Location: 6502 East Camino Santo

Quarter Section: Q32-43
 Proposal: 1) Variance to reduce the side yard setback (west) for a detached accessory structure to 0 feet. Minimum 3 feet required.
 2) Variance to reduce the rear yard setback (north) for a detached accessory structure to 0 feet. Minimum 3 feet required.
 Ordinance Sections: 706.B.2.a 706.B.2.a
 Applicant: Rodney A and Susan E Stanton, Stanton Trust
 Rodney A and Susan E Stanton Trustees
 Representative: Rodney A and Susan E Stanton, Stanton Trust
 Rodney A and Susan E Stanton Trustees
 Owner: Rodney A and Susan E Stanton, Stanton Trust
 Rodney A and Susan E Stanton Trustees

**Approved
w/stips**

11. Application #: ZA-96-24-4 (1 Year Review of Use Permit)
 Existing Zoning: C-2
 Location: 3822 and 3830 North 7th Street
 Quarter Section: Q16-28(H8)
 Proposal: 1) Time extension for ZA-84-23, use permit to allow a medical marijuana dispensary. Use permit required.
 2) Time extension for ZA-84-23 variance to allow a medical marijuana dispensary within 5,280 feet of the same type of use. Minimum 5,280 feet of separation required.
 3) Time extension for ZA-84-23, variance to allow a medical marijuana dispensary within 500 feet of a residentially zoned district. Minimum 500 feet of separation required.
 4) Time extension for ZA-84-23, variance to allow a medical marijuana dispensary within 1,320 feet of a preschool. Minimum 1,320 feet of separation required.
 5) Time extension for ZA-84-23, variance to allow a medical marijuana dispensary within 1,320 feet of a learning center. Minimum 1,320 feet of separation required.
 Ordinance Sections: 623.D.124.a 623.D.124.e 623.D.124.f
 623.D.124.h 623.D.124.h
 Applicant: Lindsay Schube, Gammage & Burnham, PLC
 Representative: Lindsay Schube, Gammage & Burnham, PLC
 Owner: Judy Onghai, Special Situations Value Investing, LLC, Michael Onghai, Looksmart Group, Inc.

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

- 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.

Continued to April 16, 2026 at 9:00 AM.

March 6, 2026