

**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 26, 2026 at 9:00 AM (Items 1-8) and 1:30 PM (Items 9-16).** 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/stip**

9:00 AM

1. Application #: ZA-874-25-4
Existing Zoning: R1-6
Location: 2931 North 21st Drive
Quarter Section: Q15-24
Proposal: Use permit for official approval of a home occupation (Federal Firearms License). Use permit required.
- Ordinance Sections: 608.E.27.h.(5)
Applicant: Blake Waters, Boomstick Armament
Representative: Blake Waters, Boomstick Armament
Owner: Kirstin Falencik

Stipulation:

- 1) 180 days to commence use.

Continued

2. Application #: ZA-995-25-5
Existing Zoning: C-2
Location: 7550 West Indian School Road
Quarter Section: Q17-10
Proposal: Use permit to allow a temporary use (Farmers Market) for up to 36 months. Use permit required.
- Ordinance Sections: 708.D.1
Applicant: Jose Cazarez
Representative: Jose Cazarez
Owner: Jose Cazarez

Continued to May 7, 2026 at 9:00 AM.

Approved

3. Application #: ZA-28-26-3
Existing Zoning: C-1 PCD
Location: 12020 North Tatum Boulevard
Quarter Section: Q30-38
Proposal: Use permit to allow package liquor sales as an accessory use to a convenience market within 300 feet of a residential district. Use permit required.
- Ordinance Sections: 622.D.102.a
Applicant: Corey Jackson, Jackson's #808
Representative: Robert Leavitt, Arizona Liquor Industry Consultants
Owner: Corey Jackson, Jacksons Food Stores, Inc.

Approved w/stips	4.	Application #:	ZA-108-26-2
		Existing Zoning:	C-2
		Location:	21043 North Cave Creek Road, Suite 3
		Quarter Section:	Q42-33(N9)
		Proposal:	1) Variance to allow a tobacco-oriented retailer (SmokeBros Cigar & Vape) to be located within 1,320 feet of a school. Minimum 1,320 feet separation required. 2) Variance to allow a tobacco-oriented retailer (SmokeBros Cigar & Vape) to be located within 1,320 feet of a park. Minimum 1,320 feet separation required.
		Ordinance Sections:	623.D.194.b 623.D.194.b
		Applicant:	Osvaldo Lara, Lunar Cre, LLC
		Representative:	Osvaldo Lara, Sol 1, LLC dba SmokeBros Cigar & Vape
		Owner:	Osvaldo Lara, Sol 1, LLC dba SmokeBros Cigar & Vape
		Stipulations:	
			1) 90 days to apply and pay for building permits.
			2) Per the site plan date stamped February 19, 2026, Suite 3.
Approved w/stips	5.	Application #:	ZA-127-26-2
		Existing Zoning:	R1-14
		Location:	15802 North 40th Place
		Quarter Section:	Q35-37(L10)
		Proposal:	Use permit to allow an over height (24 feet) detached accessory dwelling unit located in the rear yard setback (west). Maximum 15 feet in height permitted.
		Ordinance Sections:	706.A.4.c.(1)
		Applicant:	Braxton and Kelly Johnson
		Representative:	Josh Tibbs, Southwest Building Solutions, LLC
		Owner:	Johnson Living Trust
		Stipulations:	
			1) 120 days to apply and pay for building permits.
			2) Location of ADU per site plan dated stamped February 18, 2026.
Approved	6.	Application #:	ZA-138-26-8
		Existing Zoning:	C-2 MH
		Location:	1517 East McDowell Road
		Quarter Section:	Q12-30(G9)
		Proposal:	Use permit to allow a tattoo shop (Lucky Blood Tattoo, LLC). Use permit required.
		Ordinance Sections:	623.D.187
		Applicant:	Elizabeth Alvar, Lucky Blood Tattoo, LLC
		Representative:	Elizabeth Alvar, Lucky Blood Tattoo, LLC
		Owner:	Rashid Jaber, Monat, LLC
Approved	7.	Application #:	ZA-18-26-3 (Continued from February 12, 2026)
		Existing Zoning:	C-1 RPSPD, C-1 RPSPD HP
		Location:	1810 West Northern Avenue
		Quarter Section:	Q25-25(J7)

	Proposal:	Use permit to allow sales of alcoholic beverages as an accessory to a restaurant (Girasol Breakfast & Brunch). Use permit required.
	Ordinance Sections:	622.D.150.a
	Applicant:	Miguel Rocha, Girasol Breakfast & Brunch, LLC
	Representative:	Miguel Rocha, Girasol Breakfast & Brunch, LLC
	Owner:	Jeff Nelson, JLJN, LLC
Approved w/stips	8.	Application #: ZA-229-24-4 (18 Month Review Use Permit) Existing Zoning: C-2 TOD-1, R-3 TOD-1, P-1 TOD-1 Location: 1815 West Camelback Road Quarter Section: Q18-25(H7) Proposal: Use permit to allow a temporary use (outdoor events) for up to 36 months. Use permit required. Ordinance Sections: 708.D.1 Applicant: Anthony Amphonephong, Asian Chamber of Commerce Representative: Anthony Amphonephong, Asian Chamber of Commerce Owner: City of Phoenix Stipulations: 1) Neighbors shall be notified in writing at least 10 days prior to an event. 2) Limited to 2 events per year. 3) Events shall be on Friday and Saturday only between 2:00 PM and 11:00 PM excluding set up time. 4) Adequate security and or police shall be on-site during any activity or at the discretion of the Police Precinct Commander.
	1:30 PM	
Approved w/stips	9.	Application #: ZA-67-26-3 (SIGN) Existing Zoning: C-2, C-O and P-1 Location: 5010 East Shea Boulevard Quarter Section: Q29-39(K11) Proposal: Variance to allow seventeen items of information on a ground sign. Maximum ten items allowed. Ordinance Sections: 705.D.2.h. Applicant: Angela Baucum, One Stop Permit Solutions, LLC Representative: James Rogers, Davis Signs Owner: Lori Reynolds, Paradise Professional Properties, LP Stipulations: 1) The maximum sign height shall be 12 feet above grade. 2) The maximum square footage for two ground signs shall be no greater than 43 square feet each. 3) The maximum items of information on each ground sign per face shall be seventeen. 4) 12 months to obtain sign permits for the wall signs. 5) The ground signs illumination will turn off at 10:00 PM until sunrise via automatic dimming device.
Approved w/stips	10.	Application #: ZA-69-26-2 (SIGN) Existing Zoning: PUD PCD

Location: 19000 North 66th Street
 Quarter Section: Q39-43(M12)
 Proposal: 1) Use permit to adopt the 64th Street and Mayo Comprehensive Sign Plan. Use permit required.
 2) Variance to allow a wall sign for a multi-family residential use at a height of 54 feet. Maximum height allowed per code is 22.5 feet. Variance required.
 Ordinance Sections: 705.E.2. 705.E.2.b.(3)
 Applicant: Bay Miltenberger, JLB Partners
 Representative: Michael Maerowitz, Snell & Wilmer, LLP
 Owner: 64th and Mayo Bidder, LLC

Stipulations:

- 1) Sign design and location shall be in accordance with the sign drawings submitted to the Hearing Officer date-stamped March 26, 2026.
- 2) Maximum sign height shall be 49.5 feet and maximum area 98 square feet only static no digital display/EMD (facing freeway).
- 3) Maximum sign height shall be 18 feet and maximum area 100 square feet illuminated ground sign (facing Mayo Boulevard).
- 4) Submittal of a revised 'final' version of the CSP document to the Planning and Development Department incorporating any ZAHO stipulations of approval and related changes to sign designs contained in the CSP, and any staff comments/corrections within 60 days from the date of the hearing and prior to the issuance of any sign permits for the project.
- 5) 12 months to pay for and obtain sign permits.

Continued

11. Application #: ZA-93-26-4 (SIGN)
 Existing Zoning: PSC
 Location: 5648 North 15th Avenue
 Quarter Section: Q20-25(I7)
 Proposal: Use permit to allow an electronic message display (EMD) for a ground sign. Use permit required.
 Ordinance Sections: 705.C.13
 Applicant: Carlos Hernandez, Summit West Signs
 Representative: Carlos Hernandez, Summit West Signs
 Owner: Mark Binelli, City of Phoenix

Continued to May 7, 2026 at 1:30 PM

**Approved
w/stips**

12. Application #: ZA-22-26-3
 Existing Zoning: C-2 HP HROD
 Location: 524 West Hatcher Road
 Quarter Section: Q27-27
 Proposal: 1) Use Permit to allow outdoor dining as an accessory to a restaurant within 500 feet of a residential zoning district. Use Permit required.
 2) Use permit to allow package liquor sales as an accessory use to a restaurant (Rise Over Run) located within 300 feet of a residential zoning district. Use permit required.

3) Use permit to allow outdoor alcohol consumption as an accessory use to a restaurant (Rise Over Run) within 500 feet of a residential zoning district. Use permit required.

Ordinance Sections: 623.D.157.c 622.D.102.a 623.D.157.c

Applicant: Robert Barberio, Sixty First Place Architects

Representative: Robert Barberio, Sixty First Place Architects

Owner: Joe McCallum, 524 West Hatcher, LLC

Stipulations:

- 1) 1 year to apply and pay for building permits.
- 2) Patio location per site plan date stamped January 29, 2026.
- 3) Amplified music must be off at 10:00 PM Sunday through Thursday, Friday and Saturday, music must be off at 11:00 PM.

**Approved
w/stips**

13. Application #: ZA-48-26-2
Existing Zoning: R1-6 NBCC
Location: 31910 North North Foothills Drive
Quarter Section: Q55-24
Proposal: Use permit to allow a temporary use (seasonal special events) for up to 36 months. Use permit required.
- Ordinance Sections: 708.D.1
Applicant: Anthony Petterson, First Service Residential
Representative: Anthony Petterson, First Service Residential
Owner: Kevin Engholdt, Sonoran Foothills Community Association

Stipulations:

- 1) No more than 9 events per year.
- 2) Limited to one day for each event.
- 3) Hours of operation per event shall be limited between the hours of 9:00 AM to 10:00 PM.
- 4) Setup / Staging for each event shall not occur any earlier than one day prior to event and take down shall occur within one day following the day of the event.
- 5) Maximum of three (3) food trucks permitted for each event.
- 6) With the exception of the Teamed Cultural Gathering Event and the Halloween Car Show Event, all other events shall occur only on Friday, Saturday, or Sunday.

**Approved
w/stip**

14. Application #: ZA-112-26-6
Existing Zoning: RE-43 SP, R1-10 SP, R-5 SP. R-5, R1-10
Location: 5668 East Orange Blossom Lane
Quarter Section: Q16-41(H11,G11)
Proposal: Variance to reduce the required parking to 369 spaces. Minimum 680 spaces required.
- Ordinance Sections: 702.C.Table
Applicant: Arizona Country Club
Representative: Benjamin Graff, Quarles & Brady LLP
Owner: Arizona Country Club

Stipulation:

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

Approved w/stips 15. Application #: ZA-133-26-5
Existing Zoning: R1-6
Location: 2731 West Belmont Avenue
Quarter Section: Q24-22(J7)
Proposal: Use permit to allow development under the Planned Residential Development option. Use permit required.

Ordinance Sections: 613.1.(B)
Applicant: Edmir Dzudza, E-Project, LLC
Representative: Alex Castro, E-Project, LLC
Owner: Secilia Zamudio Romero
Stipulations:
1) Per the location of buildings shown on site plan date stamped February 18, 2026.
2) 1 year to apply and pay for building permits.

Approved w/stips 16. Application #: ZA-134-26-5
Existing Zoning: R-3
Location: 2527 West Oranewood Avenue
Quarter Section: Q23-23(I7)
Proposal: 1) Variance to reduce the open space requirement to 4 percent. Minimum 5 percent required.
2) Use permit to allow development under the Planned Residential Development option. Use permit required.

Ordinance Sections: 615.1.(B) 615.1.(B)
Applicant: Edmir Dzudza, E-Project, LLC
Representative: Alex Castro, E-Project, LLC
Owner: Joel Velasco, 1Twenty Electric, LLC
Stipulations:
1) 9 months to apply and pay for building permits.
2) Per the location of buildings located on the site plan date stamped February 18, 2206.

ZONING ADJUSTMENT HEARING OFFICER: MICHAEL WIDENER
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.

March 27, 2026