

**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 **May 14, 2026, at 9:00 AM. (Items 1-6) and 1:30 PM (Items 7-14). 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-121-26-7
Existing Zoning: C-2
Location: 7191 South 51st Avenue
Quarter Section: Q1-17(D5)
Proposal: Use permit to allow a car wash in an open building. Use permit required.

Ordinance Sections: 623.D.41
Applicant: Quick Quack Car Wash, LLC
Representative: Hannya Moritz, Permit Advisors a Milrose Consultants

Owner: John Foertsch, Cafe Investments, LLC

Continued to June 25, 2026 at 9:00 AM.

**Approved
w/stip**

2. Application #: ZA-237-26-1
Existing Zoning: C-2
Location: 10040 North Metro Parkway West
Quarter Section: Q28-21(K7,K6)
Proposal: 1) Variance to allow a tobacco-oriented retailer (Stash House) to be located within 1,320 feet of a school. Minimum 1,320 feet separation required.
2) Variance to allow a tobacco-oriented retailer (Stash House) to be located within 1,320 feet of three places of worship. Minimum 1,320 feet separation required.

Ordinance Sections: 623.D.194.b 623.D.194.b
Applicant: Sean Krieg, Gammage & Burnham, PLC
Representative: Sean Krieg, Gammage & Burnham, PLC
Owner: J.A.M. Detroit Properties, LLC

Stipulation:

- 1) 1 year to secure building permits.

**Withdrawn
to Amend**

3. 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 (east). Use permit required.
2) Variance to reduce the front yard setback (east) 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

**Approved
w/stips**

4. Application #: ZA-15-19-4 (1 Year Review of Use Permit)
Existing Zoning: A-1
Location: 2960 Grand Avenue
Quarter Section: 15-22(G7)
Proposal: 1) Time extension for ZA-295-18, use permit to allow a medical marijuana cultivation facility. Use permit required.
2) Time extension for ZA-295-18, use permit to allow a medical marijuana infusion facility. Use permit required.
3) Time extension for ZA-295-18, variance to allow a medical marijuana cultivation facility less than 5,280 feet from another medical marijuana facility. Minimum 5,280 feet of separation required.
4) Time extension for ZA-295-18, variance to allow a medical marijuana infusion facility less than 5,280 feet from another medical marijuana facility. Minimum 5,280 feet of separation required.

Ordinance Sections: 627.D.91.a 627.D.93.a 627.D.91.c 627.D.93.b
Applicant: Chris Arnold, ACP Real Estate, LLC
Representative: Justin M. Brandt, Esq., 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 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.

Withdrawn	5.	Application #: Existing Zoning: Location: Quarter Section: Proposal: Ordinance Sections: Applicant: Representative: Owner:	ZA-98-19-7 (1 Year Review of Use Permit) C-2 2175 North 83rd Avenue 13-9(G3) Time extension of ZA-34-18, use permit to allow a medical marijuana dispensary facility. Use permit required. 623.D.124.a. Steve Cottrell, CLF AZ Management, LLC Larry Lazarus, Lazarus, Silvyn & Bangs, PC Gilbert Bird Law Firm
Approved w/stip	6.	Application #: Existing Zoning: Location: Quarter Section: Proposal: Ordinance Sections: Applicant: Representative: Owner:	ZA-39-26-6 (Continued from April 9, 2026) R1-10 ACSPD 4717 East Calle Redonda Q17-38(H11) Time extension for ZA-605-25, variance to reduce side yard (west) setback to 3 feet. Minimum 10 feet required. 611.B.Table.B Cindy Campisi, Pestrivas Design Build, LLC Cindy Campisi, Pestrivas Design Build, LLC Alice Brangan, Richard Sim, Cynthia Robinson-Sim
		Stipulation:	1) 2 years to apply and pay for building permits.
Approved w/stips	7.	Application #: Existing Zoning: Location: Quarter Section: Proposal: Ordinance Sections: Applicant: Representative: Owner:	1:30 PM ZA-217-26-4 (SIGN) C-3 MH, A-1 MH 1845 West Grand Avenue Q12-25(G7) 1) Variance to increase the area of a wall sign for a total of 474 square feet. Maximum 115 square feet allowed. 2) Variance to break the silhouette of the building on which it is located. Signs are not allowed to break the silhouette of the building. 705.D.1 Table D-1 705.D.3.g. Robert Graham, Motley Design Group, LLC Robert Graham, Motley Design Group, LLC Chad Christison, Grateful 4, LLC
		Stipulations:	1) The maximum wall sign height shall be 21 feet 6 inches above grade. 2) The maximum square footage for the wall signs shall be no greater than 474 square feet including one illuminated sign of 225 square feet and two painted wall signs of 249 square feet. 3) 12 months to obtain sign permits for the wall signs.

Approved w/stips 8. Application #: ZA-231-26-6 (SIGN)
Existing Zoning: C-2
Location: 3939 East Camelback Road
Quarter Section: Q18-36(H10)
Proposal: Variance to allow 15 items of information on a ground sign. Maximum 10 items allowed.

Ordinance Sections: 705.D.2.h.
Applicant: Tony Halsey, Kite Realty
Representative: Heather Roberts, Kimley-Horn
Owner: Tony Halsey, KRG Phoenix Arcadia Village, Kite Realty Group

Stipulations:

- 1) The maximum ground sign height shall be 20 feet above grade.
- 2) The maximum square footage for the ground sign shall be no greater than 113 square feet on each side.
- 3) The maximum items of information on the ground sign per face shall be 15.
- 4) 12 months to obtain sign permits for the wall signs.

Approved w/stips 9. Application #: ZA-238-26-6 (SIGN)
Existing Zoning: R-5 CEPCSP
Location: 4510 North 24th Street
Quarter Section: Q18-32(H9)
Proposal: Variance to increase the height of a wall sign for non-residential activity in residential district up to a height of 45 feet above grade. Maximum 15 feet permitted.

Ordinance Sections: 705.D.1 Table D-1
Applicant: Edwin C. Bull, Burch & Cracchiolo, P.A.
Representative: Edwin C. Bull, Burch & Cracchiolo, P.A.
Owner: St. Thomas The Apostle Roman Catholic Parish Phoenix

Stipulations:

- 1) The maximum wall sign height shall be 45 feet above grade.
- 2) The maximum square footage for this wall sign shall be no greater than 40 square feet.
- 3) 12 months to obtain sign permits for the wall signs.

Denied 10. Application #: ZA-101-26-5
Existing Zoning: R-3
Location: 2221 West Hayward Avenue
Quarter Section: Q24-24
Proposal: Variance to allow a minimum lot width of 55 feet. Minimum lot width of 60 feet required.

Ordinance Sections: 615.B.Table 615.1
Applicant: Denisa Istrate, Kontexture, LLC
Representative: Daniel Istrate, Kontexture, LLC
Owner: Adam Hunt

Approved w/stip 11. Application #: ZA-937-25-1
Existing Zoning: PSC
Location: 4249 West Bell Road
Quarter Section: Q36-19

Proposal: Use permit to allow a free-standing "kiosk" type service building of no more than two-hundred fifty (250) square feet in size in the Planned Shopping Center (PSC) district. Use permit required.

Ordinance Sections: 637.A.1.c

Applicant: Jenifer Corey, Kaidence Advisors

Representative: Julie Combs, Watermill Express, LLC

Owner: Sterling Hillman, CH Retail Fund II, Phoenix Bell Plaza, LLC

Stipulation:

- 1) 18 months to apply and pay for building permits.

**Approved
w/stip**

12. Application #: ZA-252-26-6

Existing Zoning: RE-35 ACSPD

Location: 5819 East Jean Avenue

Quarter Section: Q18-41(H11)

Proposal: Variance to reduce the side yard setback (west) to 10 feet. Minimum 20 feet required.

Ordinance Sections: 609.B.Table 619.1

Applicant: Edward Sinay, Sinay Contracting

Representative: Edward Sinay, Sinay Contracting

Owner: Douglas Wride, Douglas and Gretchen Wride Trust

Stipulation:

- 1) 6 months to apply and pay for building permits.

**Approved
w/stips**

13. Application #: ZA-253-26-3

Existing Zoning: C-2

Location: 1907 West Waltann Lane

Quarter Section: Q35-24(L7)

Proposal: 1) Use permit to allow outdoor uses as an accessory use to a public assembly hall. Use permit is required.
2) Use permit to allow an assembly/banquet hall of less than 25,000 square feet in gross floor area. Use permit required.

Ordinance Sections: 623.D.9.a; 623.D.9.b

Applicant: Jacqueline Gordon, Collins Properties, LLLP

Representative: Jacqueline Gordon, Collins Properties, LLLP

Owner: Jacqueline Gordon, Collins Properties, LLLP

Stipulations:

- 1) No live music after 10:00 PM outdoors.
- 2) 1 year to apply and pay for building permits.
- 3) Per the outdoor space size and locations noted on the site plan date stamped April 9, 2026.

**Approved
w/stip**

14. Application #: ZA-160-26-1 (Continued from April 9, 2026)

Existing Zoning: S-1

Location: 27840 North 33rd Avenue

Quarter Section: Q50-21(P6)

Proposal: Variance to reduce the required side yard setback (south) for a detached accessory structure to 17 feet. Minimum 50 feet required.

Ordinance Sections: 603.B.3

Applicant: David and Lori Spreitzer, Spreitzer Living Trust
Representative: David and Lori Spreitzer, Spreitzer Living Trust
Owner: David and Lori Spreitzer, Spreitzer Living Trust
Stipulation:

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

ZONING ADJUSTMENT HEARING OFFICER: BETTY DRAKE
PLANNER: PATRICK H ZAIA-ROBERTS, 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.

May 15, 2026