

**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 21, 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

**Approved
w/stips**

9:00 AM

1. Application #: ZA-24-26-2
Existing Zoning: R1-6
Location: 23609 North 22nd Way
Quarter Section: Q45-32
Proposal: 1) Use permit to allow the generation of traffic for a home occupation (Federal Firearms License). Use permit required.
2) Use permit for official approval of a home occupation (Federal Firearms License). Use permit required.
Ordinance Sections: 608.E.27.h.(1); 608.E.27.h.(5)
Applicant: Milan Djordjic, Yugo Arms LLC
Representative: Milan Djordjic, Yugo Arms LLC
Owner: Milan Djordjic, Yugo Arms LLC
Stipulations:
1) By appointment only from 9:00 AM – 5:00 PM Monday through Friday.
2) No more than 1 appointment per week.
3) 1 year to commence the use.

**Approved
w/stips**

2. Application #: ZA-180-26-6
Existing Zoning: C-1, C-2
Location: 3603 East Indian School Road
Quarter Section: Q16-36
Proposal: 1) Use Permit to allow outdoor dining as an accessory to a restaurant (Copper Club) within 500 feet of a residential zoning district. Use Permit required.
2) Use permit to allow outdoor alcohol consumption as an accessory use to a restaurant (Copper Club) within 500 feet of a residential zoning district. Use permit required.
Ordinance Sections: 623.D.157.c 623.D.157.c
Applicant: Sarah Krahenbuhl, Copper Club
Representative: Robert Leavitt, Arizona Liquor Industry Consultants
Owner: Daryl Burton, Gaslight Square Retail, LLC
Stipulations:
1) 6 months to commence the use.
2) Per the location of the outdoor patio as shown on site plan date stamped April 14, 2026.

3) Hours of the patio will be Tuesday – Friday 8:00 AM – 8:00 PM
and Saturday – Monday 8:00 AM – 11:00 PM.

**Approved
w/stips**

3. Application #: ZA-205-26-8
Existing Zoning: C-2 M-R TOD-1
Location: 4415 East Monroe Street
Quarter Section: Q10-38(F11)
Proposal: 1) Variance to reduce minimum building frontage to 25% along 44th Street. Minimum 75% building frontage required.
2) Variance to reduce minimum shading to 50% along 44th Street. Minimum 75% frontage shading required.
3) Variance to allow a drive-through facility accessory to a restaurant with access from a private drive. Access from an arterial or collector street required.
Ordinance Sections: 662.I.2.a 662.I.2.c 662.L.4.(a).1
Applicant: Edwin Bull, Burch & Cracchiolo, P.A.
Representative: Edwin Bull, Burch & Cracchiolo, P.A.
Owner: Matt Bliss, 4415 EM, LLC
Stipulations:
1) 2 years to apply and pay for building permits.
2) Per the landscaping along 44th street as shown on landscape plan date stamped April 24, 2026.

**Approved
w/stip**

4. Application #: ZA-262-26-6
Existing Zoning: C-O/G-O SP HGT/WVR, R-3 SP
Location: 2033 North 48th Street
Quarter Section: Q13-39(G11)
Proposal: Variance to reduce the rear setback (north) to 0 feet. Minimum 15 feet required.
Ordinance Sections: 615.B.Table 615.1
Applicant: Madison Leake, Burch & Cracchiolo, P.A.
Representative: Madison Leake, Burch & Cracchiolo, P.A.
Owner: Diocese of Phoenix Catholic Cemeteries & Funeral Homes
Stipulation:
1) 1 year to apply and pay for building permits.

**Approved
w/stips**

5. Application #: ZA-267-26-4
Existing Zoning: R1-6
Location: 1949 West Colter Street
Quarter Section: Q19-24(H7)
Proposal: 1) Use permit to allow an over height (22 feet) attached accessory dwelling unit located in the rear yard setback (east). Maximum 15 feet in height permitted.
2) Variance to allow an over height fence (6 feet) within the required front yard setback (west). Maximum 40 inches permitted.
Ordinance Sections: 706.A.4.c.(1) 703.A.3.a
Applicant: Adane Wedajo, Bemichale Electric, LLC
Representative: Million Kebede, Renaissance GC, LLC

Owner: Adane Wedajo

Stipulations:

- 1) Per the location of the ADU as shown on site plan date stamped April 14, 2026.
- 2) Per the elevations as shown on elevations submitted and date stamped April 14, 2026.
- 3) Fence shall be relocated to be entirely on the property and out of the right of way.
- 4) Fence relocation shall coincide with the construction of the ADU.
- 5) 1 year to apply and pay for building permits.

**Approved
w/stip**

- 1:30 PM**
6. Application #: ZA-269-26-5
Existing Zoning: C-2
Location: 5708 North 27th Avenue
Quarter Section: Q20-22(I7)
Proposal: 1) Time extension of ZA-77-25, variance to reduce the streetscape landscape setback (east) to 10 feet. Average 25 feet, minimum 20 feet permitted for up to 50% of the frontage required.
2) Time extension of ZA-77-25, variance to reduce the streetscape landscape setback (south) to 12 feet. Average 25 feet, minimum 20 feet permitted for up to 50% of the frontage required.
3) Time extension of ZA-77-25, variance to reduce the landscape setback (west) not adjacent to a street to 0 feet. Minimum 10 feet required.
4) Time extension of ZA-77-25, variance to reduce the building setback (west) not adjacent to a street to 15 feet. Minimum 50 feet required.
5) Time extension of ZA-77-25, use permit to allow a drive-through facility as an accessory use to a restaurant (The Twisted Lope) within 500 feet of a residential district zoning line. Use permit required.
6) Time extension of ZA-77-25, use permit to allow outdoor dining as an accessory use to a restaurant (The Twisted Lope) within 500 feet of a residential district zoning line. Use permit required.
- Ordinance Sections: 623.E.4.e 623.E.4.e 623.E.4.e 623.E.4.d 623.D.157.d.(2) 623.D.157.c
- Applicant: Ann Gregory Revocable Trust
Representative: Raelynn Pring, Studio Pring
Owner: Ann Gregory Revocable Trust
- Stipulation:**
- 1) 90 days to apply and pay for building permits.

Continued

7. Application #: ZA-136-26-8
Existing Zoning: R-3 RI HP MH
Location: 1312 East Diamond Street
Quarter Section: Q12-30(G9)

Proposal: 1) Variance to reduce the minimum lot depth (Lot 19) to 50 feet. Minimum 94 feet required.
2) Variance to reduce the minimum lot width (Lot 19) to 57 feet. Minimum 60 feet required.
Ordinance Sections: 615.B.Table 615.1 615.B.Table 615.1
Applicant: Ronnie McGuire, City of Phoenix Neighborhood Services Department
Representative: Ronnie McGuire, City of Phoenix Neighborhood Services Department
Owner: Ronnie McGuire, City of Phoenix Neighborhood Services Department

Continued to June 25, 2026 at 1:30 PM.

**Approved
w/stips**

8. Application #: ZA-236-26-8
Existing Zoning: S-1
Location: 3023 West Cheyenne Drive
Quarter Section: Q05-22(C7)
Proposal: Variance to reduce the required front yard setback (north) to 28 feet. Minimum 40 feet required.
Ordinance Sections: 603.B.2.a
Applicant: Bryan Morris, Morris Group Architects, LLC
Representative: Bryan Morris, Morris Group Architects, LLC
Owner: Mathew Acevedo and Erica Ontiveros-Acevedo
Stipulations:
1) 1 year to apply and pay for building permits.
2) Per the reduction as shown on site plan date stamped April 13, 2026.

**ZONING ADJUSTMENT HEARING OFFICER: CRAIG STEBLAY
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.

May 22, 2026