

**NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to 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 28, 2026, at 9:00 AM (Items 1-4) and 1:30 PM (Items 5-8) 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	9:00 AM	
	Withdrawn to Amend	1.
	Application #:	ZA-976-25-8
	Existing Zoning:	R-5 RI ACOD
	Location:	818 East Roosevelt Street
	Quarter Section:	Q12-29
	Proposal:	Variance to allow an over height wall (7 feet) in the required front yard setback (west). Maximum 40 inches permitted.
	Ordinance Sections:	703.A.2.a
	Applicant:	Angelica Armenta, ProCaDesign, LLC
	Representative:	Brian Dircks, 8th and Row NSMM, LLC
	Owner:	Brian Dircks, 8th and Row NSMM, LLC
Approved w/stips	2.	Application #: ZA-283-26-6
		Existing Zoning: R1-6
		Location: 4111 East Roma Avenue
		Quarter Section: Q17-37(H10)
		Proposal: Variance to reduce the front yard (north) setback to 10 feet. Minimum 20 feet required.
		Ordinance Sections: 613.B.Table
		Applicant: Halsten Ransil
		Representative: Halsten Ransil
		Owner: Halsten Ransil
		Stipulations:
		1) Per site date stamped April 22, 2026, for front yard setback and location of garage.
		2) 1 year to apply and pay for building permits.
Approved	3.	Application #: ZA-288-26-8
		Existing Zoning: R1-8
		Location: 5421 West Apollo Road
		Quarter Section: Q2-16(D5)
		Proposal: Use permit for official approval of a home occupation (Federal Firearms License). Use permit required.
		Ordinance Sections: 608.E.27.h.(5)
		Applicant: James Hanawalt, Peak Precision Supply
		Representative: James Hanawalt, Peak Precision Supply
		Owner: James Hanawalt, Peak Precision Supply
Approved	4.	Application #: ZA-297-26-6
		Existing Zoning: C-2
		Location: 4647 East Chandler Boulevard

		Quarter Section:	Q011-38(A11)
		Proposal:	Use permit to allow patron dancing as an accessory use to a restaurant (Va Bene Restaurant). Use permit required.
		Ordinance Sections:	623.D.157.b
		Applicant:	Tatady Pollard-In, Amore Mio Enterprises, DBA Va Bene Restaurant
		Representative:	Jerry Gerard, Focus Real Estate Services, LLC
		Owner:	Henry Young, Cimarron Jones Properties, LLC
		1:30 PM	
Approved w/stips	5.	Application #:	ZA-251-26-2
		Existing Zoning:	R1-8
		Location:	14612 North 40th Place
		Quarter Section:	Q34-37(L10)
		Proposal:	Use permit to allow an over height (19 feet) detached accessory structure located in the rear yard (north) setback. Maximum 15 feet in height permitted.
		Ordinance Sections:	Section 706.B.3.b.; 706.B.3.b
		Applicant:	Steven A Smith
		Representative:	Jessica Sarkissian, Upfront Planning and Entitlements, LLC
		Owner:	Steven A Smith
		Stipulations:	
			1) Per site plan date stamped April 22, 2026, for height and location of detached accessory structure.
			2) 12 months to apply and pay for building permits.
Approved w/stip	6.	Application #:	ZA-273-26-6
		Existing Zoning:	R-3
		Location:	3601 North 38th Street
		Quarter Section:	Q16-36(H10)
		Proposal:	1) Time extension of ZA-276-24, variance to reduce the interior perimeter setback (east) to 5 feet. Minimum 15 feet required. 2) Time extension of ZA-276-24, variance to reduce the perimeter landscape setback (north) to 3 feet. Minimum 5 feet required.
		Ordinance Sections:	615.B.Table 703.B.3.B.(3)
		Applicant:	Ashley Marsh, Gammage & Burnham, PLC
		Representative:	Ashley Marsh, Gammage & Burnham, PLC
		Owner:	Bryan Krizek, Christian Relief Services Charities
		Stipulation:	
			1) 18 months to apply and pay for building permits.
Approved w/stip	7.	Application #:	ZA-309-26-4
		Existing Zoning:	R-3 TOD-1, C-3 TOD-1
		Location:	715 West Mariposa Street
		Quarter Section:	Q18-26(H8)
		Proposal:	Use permit to allow Community Residence Center. Use permit is required.
		Ordinance Sections:	608.E.14
		Applicant:	Michelle Green, Lazarus & Silvyn P.C.

Representative: Larry Lazarus, Lazarus & Silvyn P.C.
Owner: Florence Crittenton Services of Arizona Inc.
Stipulation:
1) 180 days to commence use.

Approved 8. Application #: ZA-310-26-4
Existing Zoning: R-3
Location: 913 West Mariposa Street
Quarter Section: Q18-26(H8)
Proposal: Revocation of Zoning Adjustment Case No. ZA-311-13, Use Permit to allow a group home. Use Permit required.

Ordinance Sections: 307.A.7.g
Applicant: Michelle Green, Lazarus & Silvyn P.C.
Representative: Larry Lazarus, Lazarus & Silvyn P.C.
Owner: Florence Crittenton Services of Arizona Inc.

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.

May 28, 2026