

## **NOTICE OF PUBLIC HEARING 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** will hold a meeting open to the public on **May 22, 2025, at 9:00 AM. (Items 1-8) and 1:30 PM (Items 9-11). Located in Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona 85003**

### **Notes:**

1. Agenda items may be taken out of order.
2. Anyone wishing to address an agenda item must complete a speaker card.
3. Comments may be limited due to time constraints and to ensure all viewpoints are heard.

The agenda for the meeting is as follows:

### **9:00 AM**

1.       Application #:       ZA-267-15-3 (1 Year Review of Use Permit)  
          Existing Zoning:   C-2  
          Location:         12620 North Cave Creek Road, Suite #10  
          Quarter Section:  31-32(K9)  
          Proposal:         Use permit to allow non-profit medical marijuana  
                                  dispensary. Use permit required.  
          Ordinance Sections: 623.D.122.a  
          Applicant:        Ronnie Kassab, JARS Cannabis/ Wickenburg Alternative  
                                  Me  
          Representative:  Ronnie Kassab, JARS Cannabis/ Wickenburg Alternative  
                                  Me  
          Owner:            Roseann Chiulli, [rjchiulli@q.com](mailto:rjchiulli@q.com)
2.       Application #:       ZA-367-21-8 (1 Year Review of Use Permit)  
          Existing Zoning:   R-5, C-3, A-1  
          Location:         2305 East Jefferson Street  
          Quarter Section:  10-32(F9)  
          Proposal:         1) Use Permit to allow a medical marijuana cultivation  
                                  facility. Use permit required.  
                                  2) Variance to allow a medical marijuana cultivation  
                                  facility within 5,280 feet of another medical marijuana  
                                  facility. Minimum 5,280 feet of separation required.  
                                  3) Variance to allow a medical marijuana cultivation  
                                  facility within 1,000 feet of a residentially zoned district.  
                                  Minimum 1,000 feet of separation required.  
                                  4) Variance to allow a medical marijuana cultivation  
                                  facility within 1,320 feet of a school. Minimum 1,320 feet  
                                  of separation required.  
                                  5) Use permit to allow a medical marijuana infusion  
                                  facility. Use permit required.  
                                  6) Variance to allow a medical marijuana infusion facility  
                                  within 5,280 feet of another medical marijuana facility.  
                                  Minimum 5,280 feet of separation required.  
                                  7) Variance to allow a medical marijuana infusion facility  
                                  within 1,000 feet of a residentially zoned district.  
                                  Minimum 1,000 feet of separation required.

- 8) Variance to allow a medical marijuana infusion facility within 1,320 feet of a school. Minimum 1,320 feet of separation required.
- Ordinance Sections: 627.D.91.a 627.D.91.c 627.D.91.d 627.D.91.d  
627.D.93.a 627.D.93.b 627.D.93.c 627.D.93.d
- Applicant: RCH Wellness Center  
Representative: Lindsay C. Schube, Gammage & Burnham, PLC  
Owner: Power Equipment, LLC
3. Application #: ZA-661-23-3 (1 Year Review of Use Permit) (Continued from March 27, 2025)
- Existing Zoning: C-2  
Location: 13805 North 19th Avenue  
Quarter Section: Q33-25(L7)  
Proposal: Use permit to allow package liquor sales accessory to a convenience market (M & M Convenience Store) located within 300 feet of a residential zoning district. Use permit required.
- Ordinance Sections: 622.D.102.a  
Applicant: Alvin Orah  
Representative: Alvin Orah  
Owner: Moon Mountain Plaza, LLC
4. Application #: ZA-306-24-5 (1 Year Review of Use Permit)
- Existing Zoning: C-2  
Location: 7550 West Indian School Road  
Quarter Section: Q17-10(H4)  
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 M. Cazarez  
Representative: Jose M. Cazarez, Legends Event Center  
Owner: Jose M. Cazarez
5. Application #: ZA-179-25-8
- Existing Zoning: R-4 RSIO  
Location: 927 East Jones Avenue  
Quarter Section: Q5-29(E8)  
Proposal: 1) Variance to reduce the required parking to 33 spaces. Minimum 38 parking spaces required.  
2) Variance to allow landscape planters for trees in parking lots to be a minimum of 4 feet wide. Minimum 5 feet wide required.  
3) Variance to reduce the required landscape setback (east) to 3 feet. Minimum 5 feet required.
- Ordinance Sections: 702.C 507 Tab A.II.A.6.1.2 703.B.3.b.(3)  
Applicant: Luke Crosthwaite, Rain Maker Consulting  
Representative: Richard Norris, Norris Architects  
Owner: Joel Fernebok, 927 Jones Apartments, LLC
6. Application #: ZA-278-25-4
- Existing Zoning: R-5 RI  
Location: 320 East Virginia Avenue  
Quarter Section: Q14-28(G8)

- Proposal: Time extension for ZA-111-23, variance to increase lot coverage to 73%. Maximum 50% coverage allowed.
- Ordinance Sections: 618.B.Table B
- Applicant: Lorne Wallace, 320 Virginia LP, RAS Developments, Inc.
- Representative: Lorne Wallace, 320 Virginia LP, RAS Developments, Inc.
- Owner: Lorne Wallace, 320 Virginia LP, RAS Developments, Inc.
7. Application #: ZA-297-25-6
- Existing Zoning: C-2
- Location: 4909 East Chandler Boulevard, Suite 502
- Quarter Section: Q011-39(A11)
- Proposal: 1) Variance to allow a tobacco-oriented retailer Snoop's Smoke Shop) to be located within 1,320 feet of a school. Minimum 1,320 feet separation required.  
2) Variance to allow a tobacco-oriented retailer Snoop's Smoke Shop) to be located within 1,320 feet of two churches. Minimum 1,320 feet separation required.  
3) Variance to allow a tobacco-oriented retailer Snoop's Smoke Shop) to be located within 1,320 feet of two daycares. Minimum 1,320 feet separation required.
- Ordinance Sections: 623.D.194.b 623.D.194.b 623.D.194.b
- Applicant: Amein Ahmad, Snoop's Smoke Shop
- Representative: Amein Ahmad, Snoop's Smoke Shop
- Owner: AHP Plaza, LLC, Michael Merriman, BPMTB Investments, LLC
8. Application #: ZA-299-25-2
- Existing Zoning: R1-8
- Location: 19843 North 30th Street
- Quarter Section: Q40-34(N10)
- Proposal: 1) Variance to reduce the minimum lot width (Lot A) to 55 feet. Minimum 70 feet required.  
2) Variance to reduce the minimum lot width (Lot B) to 55 feet. Minimum 70 feet required.
- Ordinance Sections: 612.Table.B 612.Table.B
- Applicant: Amitai Garcia, Arizona KSG Properties, LLC
- Representative: Amitai Garcia, Arizona KSG Properties, LLC
- Owner: Arizona KSG Properties, LLC
- 1:30 PM**
9. Application #: ZA-100-25-1 (SIGN)
- Existing Zoning: PUD Mixed Use
- Location: 25100 North 22nd Lane
- Quarter Section: Q47-24(O7)
- Proposal: Use permit to adopt the AC Element Hotel Comprehensive Sign Plan and amend the boundary of the USAA Norterra Campus CSP. Use permit required.
- Ordinance Sections: 705.E.2
- Applicant: Jared Segel, Associated Sign Company
- Representative: Jared Segel, Associated Sign Company
- Owner: JH Norterra Hotel, LLC
10. Application #: ZA-248-25-3 (SIGN)
- Existing Zoning: C-2 SP

Location: 8833 North Black Canyon Highway  
 Quarter Section: Q26-23(J7)  
 Proposal: 1) Use permit to increase the height of nonconforming off-premise sign to 70 feet. Use permit required.  
 2) Use permit to reduce off-premise sign separation from a residential district and residential use to 200 feet. Use permit required.  
 3) Variance to reduce required spacing between off-premise signs to 270 feet. Minimum 1,000 foot spacing required.  
 4) Variance to increase 672 square feet of sign area by adding a static north face (14 feet by 48 feet). The area of the sign may not be increased per Section 705.2.G.2.  
 Ordinance Sections: 705.2.B.4.b 705.2.A.5.c 705.2.B.2 705.2.G.2  
 Applicant: Brent Wood, Outfront Media  
 Representative: Cassadra Ayres, Berry Riddell, LLC  
 Owner: Denise Caleb Kaugman, Outfront Easement

11. Application #: ZA-194-25-1  
 Existing Zoning: C-2  
 Location: 2860 West Peoria Avenue  
 Quarter Section: Q29-22(K7)  
 Proposal: 1) Use permit to allow outdoor alcohol consumption as an accessory use to a restaurant (Dave's Hot Chicken) within 5 feet of a residential district. Use permit required.  
 2) Use permit to allow outdoor dining as an accessory use to a restaurant (Dave's Hot Chicken) within 500 feet of a residential district. Use permit required.  
 3) Use permit to allow a drive through facility accessory to a restaurant (Dave's Hot Chicken) within 300 feet from a residential zoning district. Use permit required.  
 4) Variance to reduce the streetscape landscape setback (west) to 7 feet. Average 25 feet, minimum 20 feet permitted for up to 50% of the frontage required.  
 5) Variance to reduce the streetscape landscape setback (south) to 17 feet. Average 25 feet, minimum 20 feet permitted for up to 50% of the frontage required.  
 Ordinance Sections: 623.D.157.c 623.D.157.c 623.D.157.d.(2) 623.E.4.e 623.E.4.e  
 Applicant: Devon Wesselink, Coast to Coast Commercial, LLC  
 Representative: Heather Roberts, Kimley-Horn and Associates  
 Owner: Phil Guida, 2860 Metro Center LLC

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](mailto:zoning.adjustment@phoenix.gov). To request a reasonable accommodation, please contact Saneeya Mir, 602-686-6461, [Saneeya.Mir@phoenix.gov](mailto:Saneeya.Mir@phoenix.gov) TTY: Use 7-1-1.

May 7, 2025