

**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 **January 16, 2025, at 9:00 AM. (Items 1-4) and 1:30 PM (Items 5-7) 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-36-13-7 (1 Year Review of Use Permit)  
Existing Zoning: A-1  
Location: 2836 South 49th Avenue  
Quarter Section: 6-17(E5)  
Proposal: 1) Use permit to allow a Medical Marijuana Cultivation Facility. Use permit required.  
2) Use permit to allow a Medical Marijuana Infusion Production Facility. Use permit required.  
Ordinance Sections: 627.D.91.a 627.D.93.a  
Applicant: The Holistic Center  
Representative: James D. Harrison, Harrison Properties  
Owner: James D. Harrison, Harrison Properties

**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.

**Denied**

2. Application #: ZA-813-24-2  
Existing Zoning: RE-35

		Location:	6021 East Shea Boulevard
		Quarter Section:	Q28-42(K12)
		Proposal:	Variance to allow an over height fence (6 feet) in the required front yard (north). Maximum 40 inches permitted.
		Ordinance Sections:	703.A.2.a
		Applicant:	Jeremy Morris, JM Precision Development, Inc.
		Representative:	Jeremy Morris, JM Precision Development, Inc.
		Owner:	Ralph Titus
<b>Approved w/stips</b>	3.	Application #:	ZA-876-24-2
		Existing Zoning:	RE-24
		Location:	6640 East Sharon Drive
		Quarter Section:	Q32-43(L12)
		Proposal:	1) Variance to reduce the side yard (east) setback to 5 feet. Minimum 10 feet required. 2) Variance to reduce the rear yard (north) setback to 21 feet. Minimum 30 feet required. 3) Variance to allow a 35 percent lot coverage. Maximum of 30 percent lot coverage permitted.
		Ordinance Sections:	606.B.3.b 606.B.4 606.B.5
		Applicant:	Ryan and Cassandra Hankins
		Representative:	Ryan and Cassandra Hankins
		Owner:	Ryan and Cassandra Hankins
		<b>Stipulations:</b>	
			1) 1 year to apply for and obtain building permits.
			2) Per the setback reductions and lot coverage as shown on site plan date stamped December 12, 2024.
<b>Continued</b>	4.	Application #:	ZA-879-24-1
		Existing Zoning:	RE-43 DVAO
		Location:	2850 West Williams Drive
		Quarter Section:	Q44-22(O7)
		Proposal:	1) Use Permit to allow public assembly residential uses with vehicular access on local or minor collector streets. Use permit required. 2) Variance to reduce the required parking to 78 spaces. Minimum 94 spaces required.
		Ordinance Sections:	608.E.22 702.C.Table
		Applicant:	LeRoy Livingston II, Living Design Construction
		Representative:	Mary Lozevski, MPC Sveti Arhangel Mihail
		Owner:	Mary Lozevski, MPC Sveti Arhangel Mihail
		<b>Continued to February 20, 2025 at 9:00 AM.</b>	
		<b>1:30 PM</b>	
<b>Denied</b>	5.	Application #:	ZA-530-24-6 (SIGN) (Continued from November 21, 2024)
		Existing Zoning:	C-2
		Location:	4204 East Indian School Road
		Quarter Section:	Q17-37(H10)

	Proposal:	Use Permit to rebuild a non-conforming off-premise sign with one digital (west) face. Use permit required.
	Ordinance Sections:	705.2.G.4
	Applicant:	Jacob Zonn, Becker Boards Small, LLC
	Representative:	Garry Hays, The Law Offices of Garry D. Hays, PC
	Owner:	Slugbug 42, LLC
<b>Denied</b>	6.	Application #: ZA-837-24-3
		Existing Zoning: R1-14
		Location: 3141 East Hillery Drive
		Quarter Section: Q34-34(L10)
		Proposal: Variance to reduce the side yard setback (east) to 6 feet. Minimum 15 feet required.
		Ordinance Sections: 606.B.3.a.
		Applicant: Paul O'Connor, POCA Architecture + Design, LLC
		Representative: Paul O'Connor, POCA Architecture + Design, LLC
		Owner: Pouya Sardari, Neo Classic Homes, LLC
<b>Approved w/stips</b>	7.	Application #: ZA-874-24-2
		Existing Zoning: S-1
		Location: 33228 North 55th Street
		Quarter Section: Q57-40(R11)
		Proposal: Variance to reduce the required side setback (south) for an accessory building to 18 feet. Minimum 50 feet required.
		Ordinance Sections: 603.B.3
		Applicant: Jason Hall
		Representative: Jason Hall
		Owner: JJH Trust, Jessica Hall and Jason Hall
		<b>Stipulations:</b>
		1) 1 year to apply for and obtain building permits.
		2) Per the setback reductions as shown on site plan date stamped December 18, 2024.

**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](mailto:zoning.adjustment@phoenix.gov). To request a reasonable accommodation, please contact Teleia Galaviz at 602-291-2559, [teleia.galaviz@phoenix.gov](mailto:teleia.galaviz@phoenix.gov) TTY: Use 7-1-1.

January 17, 2025