

Board of Adjustment



Public Hearing Meeting Minutes

Mesa City Council Chambers - Lower Level, 57 East 1st Street

Date: September 3, 2025 Time: 5:30 p.m.

MEMBERS PRESENT:

Chair Alexis Wagner
Vice Chair Shelly Allen
Boardmember Todd Trendler
Boardmember Gerson Barrera*
Boardmember Janice Paul

MEMBERS ABSENT:

Boardmember Troy Glover
Boardmember Heath Reed

(*Boardmembers and staff participated in the meeting through the use of audio conference equipment)

STAFF PRESENT:

Kelly Whittemore
Tye Hodson
Jennifer Merrill
Charlotte Bridges
Emily Johnson
Tulili Tuiteleleapaga-Howard
Vanessa Felix

OTHERS PRESENT:

1 Call meeting to order.

Chair Wagner excused Boardmember Glover and Boardmember Reed and declared quorum present, and the Public Hearing was called to order at 5:30 p.m.

2 Take action on all Consent Agenda items.

A motion to approve the Consent Agenda as read by Vice Chair Allen was made by Boardmember Paul and seconded by Boardmember Trendler.

Consent Agenda Approved

Vote: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Trendler – Barrera – Paul

NAYS – None

ABSENT – Reed – Glover

ABSTAINED – None

Items on the Consent Agenda

3 Approval of the following minutes from previous meeting:

***3-a** Minutes from August 6, 2025 Study Session and Public Hearing.

4 Take action on the following cases:

***4-b BOA25-00456 "Janisa Manor Transitional Community Residence SUP Request,"** 0.2± acres located at 833 West McLellan Road. Requesting a Special Use Permit (SUP) to allow for a Transitional Community Residence. **(District 3)**

Staff Planner: Charlotte Bridges

Recommendation: Approval with Conditions

A motion to approve case **BOA25-00456** was made by Boardmember Paul and seconded by Boardmember Trendler.

Conditions of Approval:

1. Approval of and compliance with all requirements of BOA25-00352, including the approval of a Special Use Permit (SUP) for a reasonable accommodation to the spacing requirements to allow for a Community Residence at the project site within 1,200 feet of the closest existing community residence, assisted living home, or assisted living center.
2. Approval of a Community Residence registration for the project site in accordance with Section 11-31-14 of the MZO.
3. Compliance with all applicable City development codes and regulations.

Vote: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Trendler – Barrera – Paul

NAYS – None

ABSENT – Reed – Glover

ABSTAINED – None

***4-c BOA25-00352 "Janisa Manor Reasonable Accommodation SUP Request,"** 0.2± acres located at 833 West McLellan Road. Requesting a Special Use Permit (SUP) for Reasonable Accommodation to the spacing requirements to allow for a Community Residence within 1,200 feet of an existing Community Residence. **(District 3)**

Staff Planner: Charlotte Bridges

Recommendation: Approval with Conditions

A motion to approve case **BOA25-00352** was made by Boardmember Paul and seconded by Boardmember Trendler.

Conditions of Approval:

1. Approval of and compliance with all requirements of Case No. BOA25-00456, including approval of a Special Use Permit for a Transitional Community Residence.
2. Approval of a Community Residence registration for the project site in accordance with Section 11-31-14 of the MZO.
3. Compliance with all applicable City development codes and regulations.

Vote: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Trendler – Barrera – Paul

NAYS – None

ABSENT – Reed – Glover

ABSTAINED – None

- *4-d BOA25-00382 "Del Taco #806 Country Club,"** 0.7± acres located at 1864 South Country Club Drive. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP). **(District 4)**

Staff Planner: Tye Hodson

Recommendation: Approval with Conditions

A motion to approve case **BOA25-00382** was made by Boardmember Paul and seconded by Boardmember Trendler.

Conditions of Approval:

1. Compliance with the final sign plan documents submitted.
2. Compliance with all requirements of the Development Services Department regarding the Issuance of Permits.
3. Any sign components that become deteriorated, damaged, or weakened shall be promptly repaired or replaced.
4. All signage is to be reviewed and approved through a separate sign permit application.

Vote: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Trendler – Barrera – Paul

NAYS – None

ABSENT – Reed – Glover

ABSTAINED – None

- *4-e BOA25-00390 "Del Taco #1038 Signal Butte,"** 0.7± acres located at 1842 South Signal Butte Road. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP). **(District 5)**

Staff Planner: Tye Hodson

Recommendation: Approval with Conditions

A motion to approve case **BOA25-00390** was made by Boardmember Paul and seconded by Boardmember Trendler.

Conditions of Approval:

1. Compliance with the final sign plan documents submitted.
2. Compliance with all requirements of the Development Services Department regarding the Issuance of Permits.
3. Any sign components that become deteriorated, damaged, or weakened shall be promptly repaired or replaced.
4. All signage is to be reviewed and approved through a separate sign permit application.

Vote: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Trendler – Barrera – Paul

NAYS – None

ABSENT – Reed – Glover

ABSTAINED – None

- *4-f BOA25-00391 "Del Taco #861 Val Vista," 0.8± acres located at 3648 East Southern Avenue. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP). (District 2)**

Staff Planner: Tye Hodson

Recommendation: Approval with Conditions

A motion to approve case **BOA25-00391** was made by Boardmember Paul and seconded by Boardmember Trendler.

Conditions of Approval:

1. Compliance with the final sign plan documents submitted.
2. Compliance with all requirements of the Development Services Department regarding the Issuance of Permits.
3. Any sign components that become deteriorated, damaged, or weakened shall be promptly repaired or replaced.
4. All signage is to be reviewed and approved through a separate sign permit application.

Vote: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Trendler – Barrera – Paul

NAYS – None

ABSENT – Reed – Glover

ABSTAINED – None

- *4-g BOA25-00403 "Venture Out at Mesa PAD Modification,"** 125.5± acres located at 5001 East Main Street. Requesting a minor modification to an existing Planned Area Development Overlay (PAD) to allow for a reduction to the front setback in a Recreational Vehicle subdivision. **(District 2)**

Staff Planner: Chloe Durfee Daniel

Recommendation: Continued to October 1, 2025

A motion to continue case **BOA25-00403** was made by Boardmember Paul and seconded by Boardmember Trendler.

- *4-h BOA25-00459 "St. Vincent de Paul Medical Office,"** 0.6± acres located at 2352 West Main Street. Requesting a Development Incentive Permit (DIP) to allow for deviations from certain development standards for a Medical Office. **(District 3)**

Staff Planner: Tulili Tuiteleleapaga-Howard

Recommendation: Approval with Conditions

A motion to approve case **BOA25-00459** was made by Boardmember Paul and seconded by Boardmember Trendler.

Conditions of Approval:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Site Plan Review Case No. ZON25-00457.
3. Compliance with all requirements of Design Review Case No. DRB25-00458.
4. Compliance with all applicable City development codes and regulations.
5. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.

Vote: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Trendler – Barrera – Paul

NAYS – None

ABSENT – Reed – Glover

ABSTAINED – None

- *4-i BOA25-00489 "Ronnberg Addition,"** 0.12± acres located at 1025 North Cherry. Requesting a minor modification to an existing Planned Area Development Overlay (PAD) to allow for a reduction to the required side and rear setbacks and an increase to the maximum lot coverage and the maximum building coverage. **(District 3)**

Staff Planner: Emily Johnson

Recommendation: Approval with Conditions

A motion to approve case **BOA25-00489** was made by Boardmember Paul and seconded by Boardmember Trendler.

Conditions of Approval:

1. Compliance with the final site plan as submitted.
2. Compliance with all applicable City development codes and regulations.

Vote: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Trendler – Barrera – Paul

NAYS – None

ABSENT – Reed – Glover

ABSTAINED – None

Items not on the Consent Agenda

5 Take action on the following case:

- *4-a BOA25-00305 "Detached Garage,"** 0.5± acres located at 2328 North 64th Street. Requesting a Special Use Permit (SUP) to allow a detached structure to exceed the height of the primary building and a Variance to allow a detached structure to encroach into the required side and rear yard setbacks. **(District 5)**

Staff Planner: Emily Johnson

Recommendation: Denial

Summary:

Staff member Emily Johnson presented case BOA25-00305 to the Board.
See attached presentation.

Vice Chair Allen asked if the structure could be moved.

Property owner Ramirez answered he could not, due to a utility easement.

Boardmember Paul asked for confirmation if the property has a utility easement.

Staff member Johnson confirmed the property has a utility easement.

Boardmembers discussed the merits of the case.

A motion to deny case **BOA25-00305** was made by Vice Chair Allen and seconded by Boardmember Paul.

Vote: 1-4

Upon tabulation of vote, it showed:

AYES – Barrera

NAYS –Wagner – Allen – Trendler – Paul

ABSENT – Reed – Glover

ABSTAINED – None

6 Adjournment.

Boardmember Paul motioned to adjourn the Public Hearing. The motion was seconded by Boardmember Trendler.

Vote: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Trendler – Barrera – Paul

NAYS – None

ABSENT – Reed – Glover

ABSTAINED – None

The public hearing was adjourned at 5:52 p.m.

Respectfully submitted,

Chair Alexis Wagner



BOA25-00305

Emily Johnson, Planner II

September 3, 2025



Request

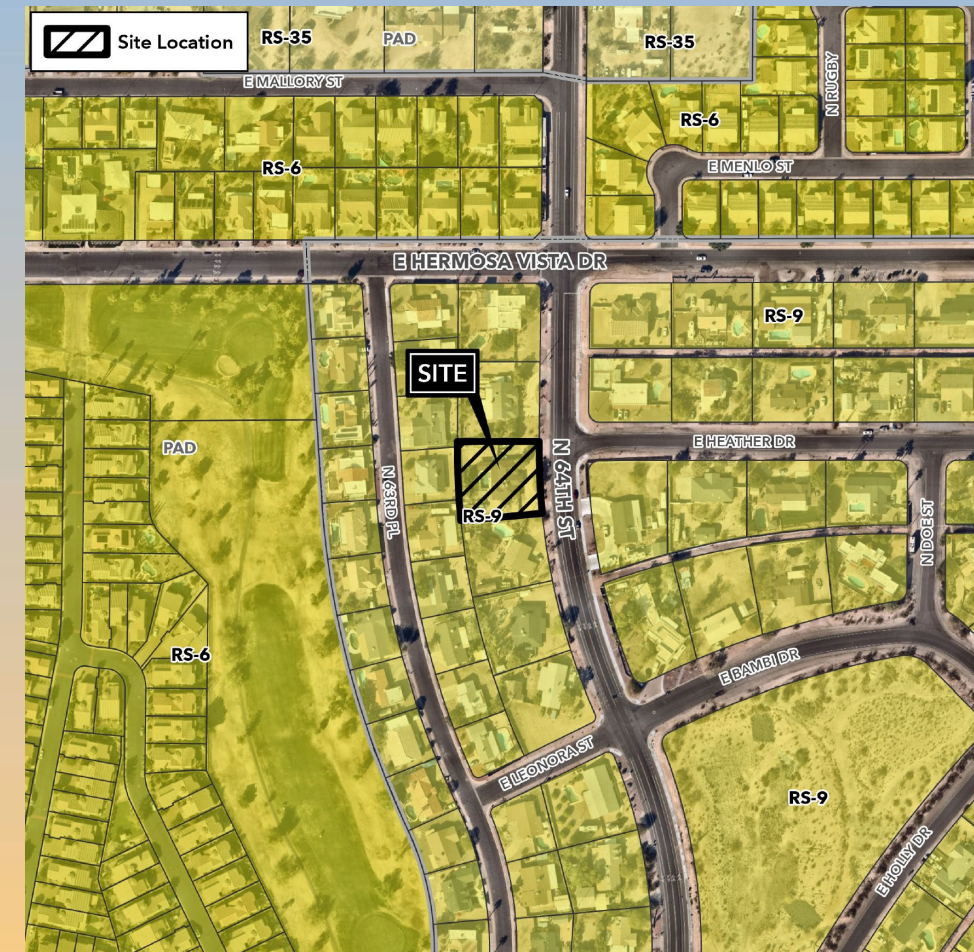
- Special Use Permit (SUP) to allow a detached structure to exceed the height of the primary building
- Variance to allow a detached structure to encroach into the required side and rear yard setbacks





Location

- 2328 North 64th Street
- North of E McKellips Road
- East of N Recker Road

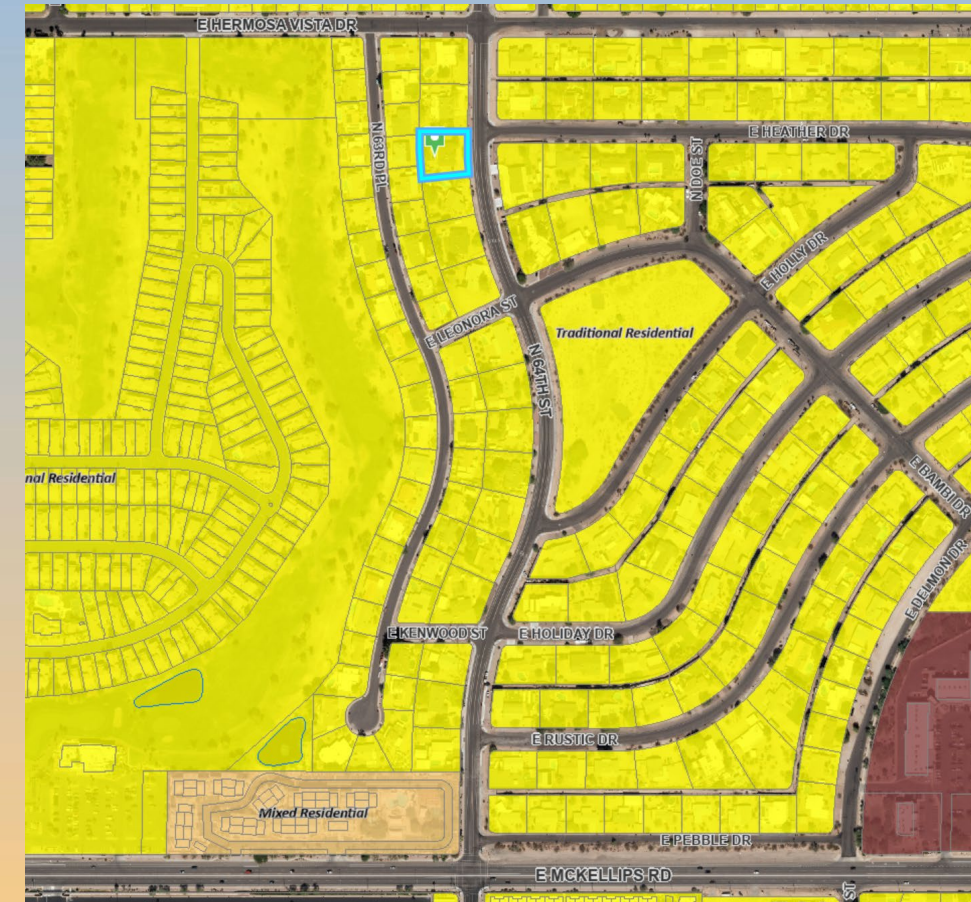




General Plan

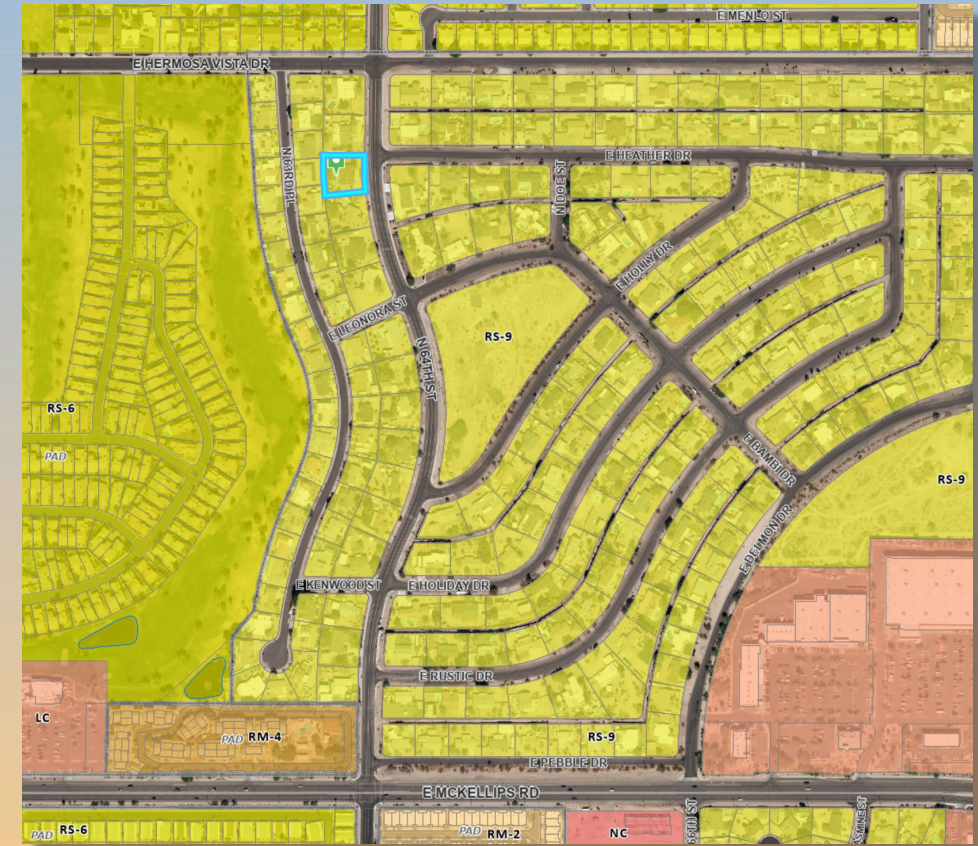
Traditional Residential - Sustain

- Primarily detached single-family homes, may contain low-density multi-family
- Single-Family Residential is a principal land use





- Existing: Single Residence 9 (RS-9)





Site Photos

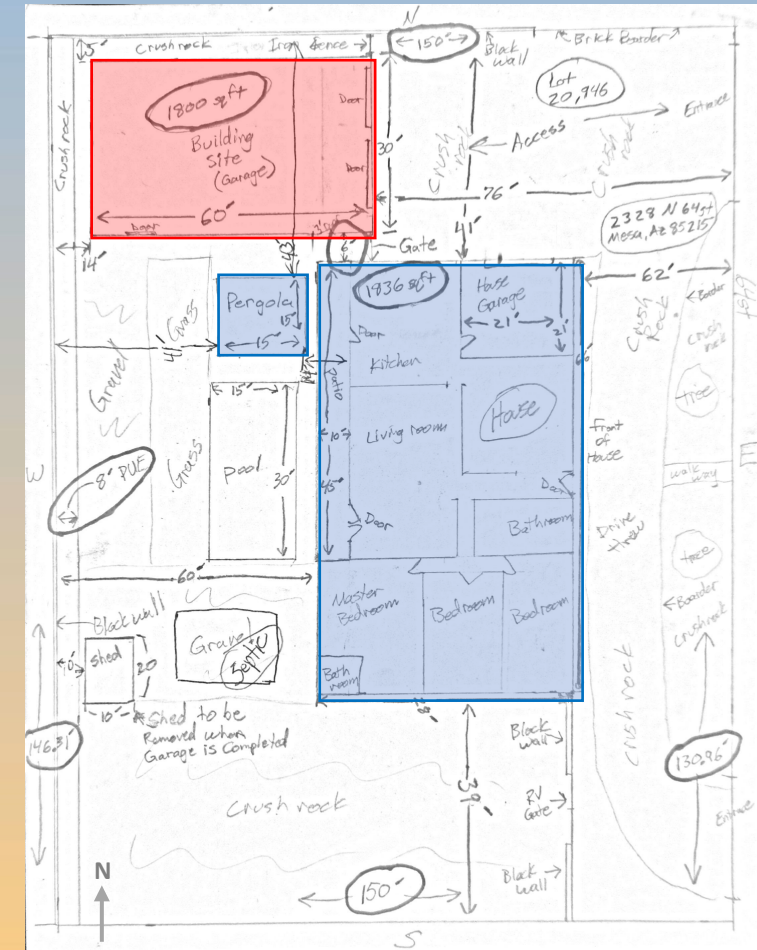


Looking from N. 64th St.



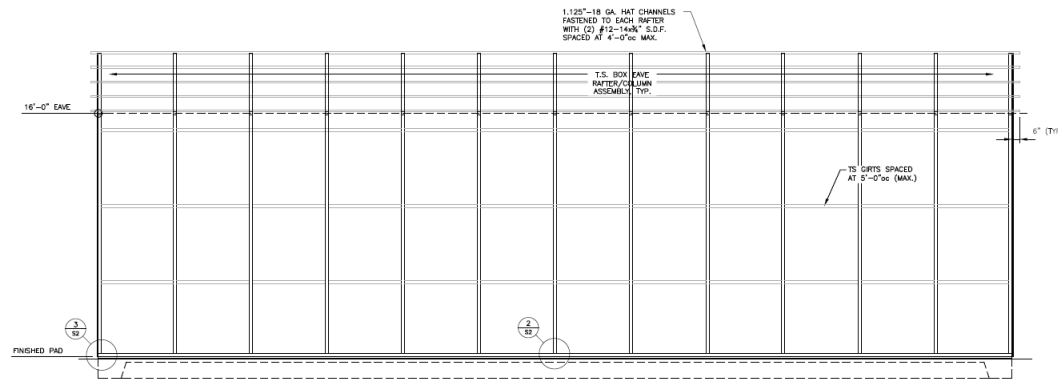
Site Plan

- There is an existing 1,836 SF home that is 16'-2" and pergola (blue)
- The 1,800 SF, 20' detached garage is proposed at the northwest corner of the lot 5 feet from the side property line and 14 feet from the rear (red)

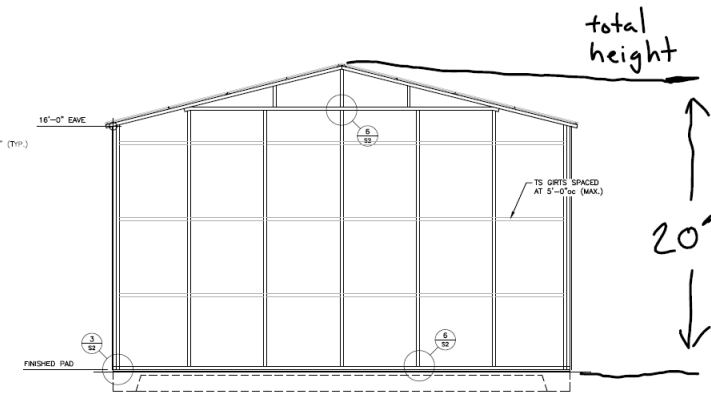




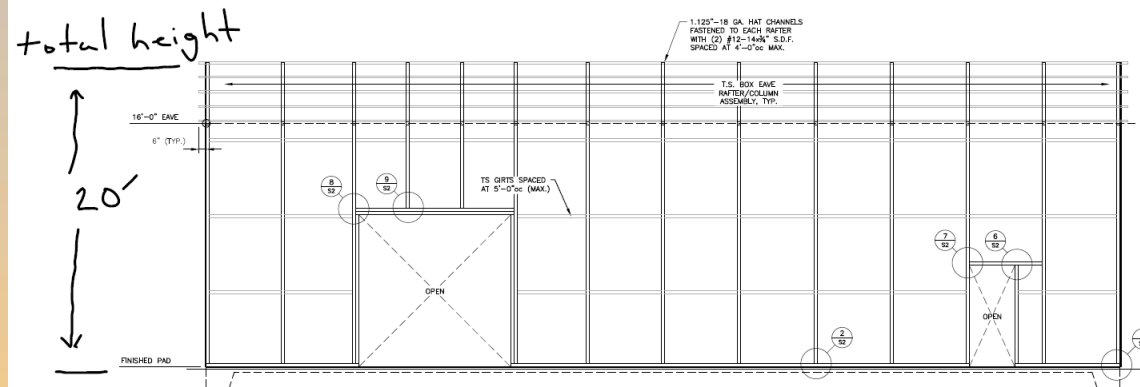
Elevations



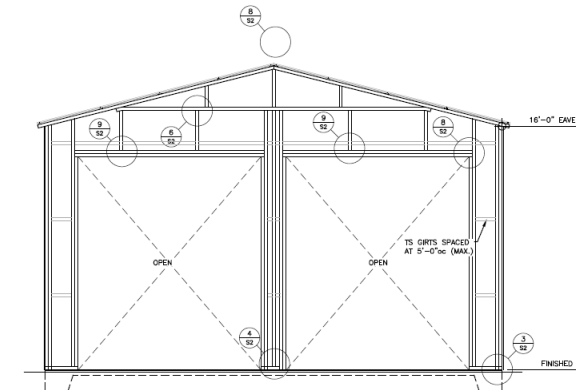
RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

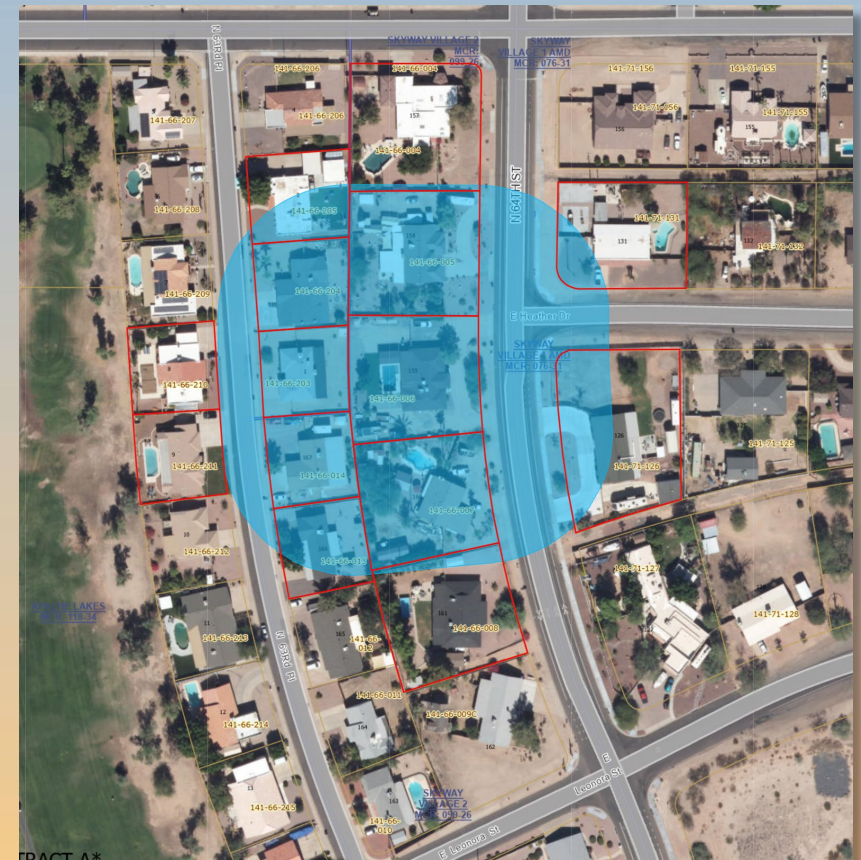


FRONT ELEVATION
SCALE: 1/4"=1'-0"



Citizen Participation

- Notified property owners within 150 feet
- No feedback was received





Approval Criteria

Section 11-70-5.E SUP Criteria

- ✓ Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- ✗ Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- ✓ Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available.



Required Findings

Section 11-80-3 Required Findings:

- ✖ There are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, and
- ✖ That such special circumstances are pre-existing, and not created by the property owner or appellant; and
- ✖ The strict application of the Zoning Ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district; and
- ✖ Any variance granted will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.



Summary of Findings

	Allowed	Dimensions	Square Footage	Height	Distance from Side and Rear
Proposed	Requires SUP and Variance	60' x 30'	1,800 SF	20'	5' and 14'
Alternative to Height	Yes	60' x 30'	1,800 SF	15'	5' and 8' (rear setback of 8' due to PUE)
Alternative to Size	Requires SUP	49' x 28'	1,372 SF	20'	7' and 25' (required setbacks)



Findings

- ✘ Does not meet the required finding for an SUP in Section 11-70-5.E of the MZO
- ✘ Does not meet the required findings for a Variance in Section 11-80-3 of the MZO

***Staff recommends Denial of the requested
Special Use Permit and Variance***





2033 N 64th Street



6411 E Holly Drive