



Board of Adjustment Public Hearing

Meeting Agenda - Final

*Chair Alexis Wagner  
Vice Chair Shelly Allen  
Boardmember Nicole Lynam  
Boardmember Heath Reed  
Boardmember Troy Glover  
Boardmember Todd Trendler  
Boardmember Gerson Barrera*

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Wednesday, July 3, 2024

5:30 PM

Lower Council Chambers

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Consent Agenda - All items listed with an asterisk (\*) will be considered as a group by the Board and will be enacted in one motion. There will be no separate discussion of these items unless a Boardmember or a citizen so requests. If a request is made, the item will be removed from the Consent Agenda and considered as a separate item, following adoption of the Consent Agenda.

- 1 Call meeting to order.
- 2 Take action on all Consent Agenda items.

Items on the Consent Agenda

3 Approval of the following minutes from previous meetings:

\*3-a [ADJ 24047](#) Minutes from June 5, 2024 Study Session and Public Hearing.

4 Take action on the following cases:

\*4-a [ADJ 24048](#) BOA24-00229 - "AZ International Marketplace" (District 3). 1920 West Broadway Road. Located east of Dobson Road on the north side of Broadway Road. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan in the Light Industrial (LI) District.

**Staff Planner: Chloe Durfee Daniel**  
**Recommendation: Approval with Conditions**

- \*4-b [ADJ 24049](#) **BOA24-00421 - "Raths Project" (District 2).** 5001 East Main Street, Lot 910. Located west of Higley Road and south of Main Street. Requesting a minor modification to an existing Planned Area Development (PAD) overlay to allow for a reduction to the required front yard setback in a manufactured home subdivision in the Multiple Residential 2 district with a Planned Area Development overlay (RM-2-PAD) District.

**Staff Planner: Chloe Durfee Daniel**

**Recommendation: Approval with Conditions**

- \*4-c [ADJ 24050](#) **BOA24-00452 - "The Nile Theater Marquee" (District 4).** 105 West Main Street. Located south of Main Street and east of Country Club Drive. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan in the Downtown Core with a Downtown Events overlay (DC-DE) District.

**Staff Planner: Emily Johnson**

**Recommendation: Continued to August 7, 2024**

- \*4-d [ADJ 24051](#) **BOA24-00492 - "Melton Project" (District 2).** 5001 East Main Street, Lot 1396. Located west of Higley Road and south of Main Street. Requesting a minor modification to an existing Planned Area Development (PAD) overlay to allow for a reduction to the required front yard setback in a manufactured home subdivision in the Multiple Residential 2 district with a Planned Area Development overlay (RM-2-PAD) District.

**Staff Planner: Chloe Durfee Daniel**

**Recommendation: Approval with Conditions**

- \*4-e [ADJ 24052](#) **BOA24-00493 - "Pearson Project" (District 2).** 5001 East Main Street, Lot 942. Located west of Higley Road and south of Main Street. Requesting a minor modification to an existing Planned Area Development (PAD) overlay to allow for a reduction to the required front yard setback in a manufactured home subdivision in the Multiple Residential 2 district with a Planned Area Development overlay (RM-2-PAD) District.

**Staff Planner: Chloe Durfee Daniel**

**Recommendation: Approval with Conditions**

## 5 Adjournment.

**The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.**

**Si necesita asistencia o servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunion al 480-644-2767.**