

Board of Adjustment Public Hearing

Meeting Agenda - Final

Chair Alexis Wagner
Vice Chair Shelly Allen
Boardmember Heath Reed
Boardmember Troy Glover
Boardmember Todd Trendler
Boardmember Gerson Barrera
Boardmember Janice Paul

Wednesday, August 6, 2025

5:30 PM

Lower Council Chambers

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 25026](#) Minutes from June 4, 2025 Study Session and Public Hearing.
- *3-b** [ADJ 25025](#) Minutes from July 2, 2025 Study Session and Public Hearing.

- 4 Take action on the following cases:**

- *4-a** [ADJ 25027](#) **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: Continued to September 3, 2025

- *4-b** [ADJ 25028](#) **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: Continued to September 3, 2025

- *4-c** [ADJ 25029](#) **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: Continued to September 3, 2025

- *4-d** [ADJ 25030](#) **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: Continued to September 3, 2025

- *4-e** [ADJ 25031](#) **BOA25-00395 "Woodruff Residence,"** 0.95± acres located approximately 325 feet north of the northeast corner of North Lemon and East Kenwood Street. Requesting a Variance to allow for an increase to the maximum fence height in the required front yard. **(District 1)**

Staff Planner: Noah Bulson

Recommendation: Denial

- *4-f** [ADJ 25032](#) **BOA25-00468 "Navona - Toll Bros,"** 19.25± acres located at 10141 East Williams Field Road. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP). **(District 6)**

Staff Planner: Sergio Solis

Recommendation: Approval with Conditions

- *4-g** [ADJ 25033](#) **BOA25-00479 "Setback Variance at 2012 N Olive,"** 0.35± acres located at 2012 North Olive. Requesting a Variance to allow a reduction to the required interior side yard setback. **(District 1)**

Staff Planner: Emily Johnson

Recommendation: Approval with Conditions

- *4-h** **ADJ 25034** **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: Continued to September 3, 2025

- *4-i** **ADJ 25035** **BOA25-00516 "Project Aspire,"** 13± acres located at 7236 East Warner Road. Requesting a Special Use Permit (SUP) for a parking reduction and a Special Use Permit for an alternative compliance parking plan. **(District 6)**

Staff Planner: Joshua Grandlienard

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.