

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, September 3, 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 25045](#) Minutes from August 6, 2025 Study Session and Public Hearing.

- 4 Take action on the following cases:**

***4-a** [ADJ 25036](#) **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

- *4-b** [ADJ 25037](#) **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

- *4-c** [ADJ 25038](#) **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

- *4-d** [ADJ 25039](#) **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

- *4-e** [ADJ 25040](#) **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

- *4-f** [ADJ 25041](#) **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

- *4-g** [ADJ 25042](#) **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

- *4-h** [ADJ 25043](#) **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

- *4-i** [ADJ 25044](#) **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

5 Adjournment.¹

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.

¹ Prior to adjournment, at this Board of Adjustment meeting, the Board may vote to go into executive session for legal advice on any item listed on this agenda pursuant to A.R.S. § 38-431.03(A)(3); this notice is given pursuant to A.R.S. § 38-431.02 to the members of the Board and the public.