

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*

Wednesday, June 4, 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 25011](#) Minutes from April 2, 2025 Study Session and Public Hearing.
- 4 Take action on the following cases:
 - 4-a [ADJ 25012](#) **BOA25-00160 "UTV Stereo - Quality Car Audio,"** 2.1± acres located at 7561 East Baseline Road. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards to allow for the expansion of a vehicle service and repair use. (District 6)

Staff Planner: Chloe Durfee Daniel

Recommendation: Approval with Conditions

- 4-b [ADJ 25013](#) **BOA25-00186 "City of Mesa Fire and Medical Station 205,"** 1± acre located at 730 South Greenfield Road. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards to allow for a new Public Safety Facility. **(District 2)**

Staff Planner: Joshua Grandlienard

Recommendation: Approval with Conditions

- 4-c [ADJ 25014](#) **BOA25-00217 "AT Still University Main ID,"** 4.1+ acres located at the northeast corner of South Sunview and East Baseline Road. Requesting a Special Use Permit (SUP) for a modification to a Comprehensive Sign Plan (CSP). **(District 2)**

Staff Planner: Tulili Tuiteleleapaga-Howard

Recommendation: Approval with Conditions

- 4-d [ADJ 25015](#) **BOA25-00292 "Guadalupe & Power Retail,"** 1.7± acres located at 6810 East Guadalupe Road. Requesting a Special Use Permit (SUP) to expand a non-conforming structure, modification of a SUP for an automobile/vehicle car wash, and a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards to allow for the development of a restaurant with drive-thru facility and an automobile/vehicle car wash. **(District 6)**

Staff Planner: Charlotte Bridges

Recommendation: Approval with Conditions

- 4-e [ADJ 25016](#) **BOA25-00302 "Dink & Dine,"** 3± acres located at 1017 and 1065 North Dobson Road. Requesting a Special Use Permit (SUP) for a modification to a Comprehensive Sign Plan (CSP). **(District 3)**

Staff Planner: Sergio Solis

Recommendation: Approval with Conditions

- 4-f [ADJ 25017](#) **BOA25-00303 "Sanctum of Horror,"** 6± acres located at 6555 East Southern Avenue. Requesting a Special Use Permit (SUP) to exceed the maximum number of days allowed for a special event. **(District 6)**

Staff Planner: Kwasi Abebrese

Recommendation: Approval with Conditions

- 4-g [ADJ 25018](#) **BOA25-00306 "8645 E Winnston Circle,"** 1± acres located at 8645 East Winnston Circle. Requesting a Variance to allow the gross floor area of a detached accessory building to exceed 100% of the gross floor area of the primary building, and a Special Use Permit (SUP) to exceed the height of the primary building. **(District 6)**

Staff Planner: Tulili Tuiteleleapaga-Howard

Recommendation: Approval with Conditions

- 4-h [ADJ 25019](#) **BOA25-00308 "XNRGY Comprehensive Sign Plan,"** 17± acres located at 9013 East Aviation Way. Requesting a Special Use Permit (SUP) for a modification to a Comprehensive Sign Plan (CSP). **(District 6)**

Staff Planner: Noah Bulson

Recommendation: Approval with Conditions

- 4-i [ADJ 25020](#) **BOA25-00335 "Virgin Galactic,"** 12.5± acres located at 5559 South Sossaman Road. Requesting a Special Use Permit (SUP) for a modification to a Comprehensive Sign Plan (CSP). **(District 6)**

Staff Planner: Tye Hodson

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.