



Board of Adjustment Public Hearing

Meeting Agenda - Final

*Chair Alexis Wagner*  
*Vice Chair Shelly Allen*  
*Boardmember Nicole Lynam*  
*Boardmember Chris Jones*  
*Boardmember Heath Reed*  
*Boardmember Ethel Hoffman*  
*Boardmember Troy Glover*

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Wednesday, September 6, 2023

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 23091](#) Approval of minutes from the August 2, 2023 Study Session and Public Hearing.**

**4 Take action on the following cases:**

- \*4-a [ADJ 23092](#) BOA23-00269 - "St. Timothy Catholic School" (District 3). 2520 South Alma School Road. Located west of Alma School Road and north of Guadalupe Road (2 ± acres). Requesting a Substantial Conformance Incentive Permit (SCIP) to allow deviations from certain development standards in the Single-Residence-6 (RS-6) District.**

**Staff Planner: Samantha Brannagan**  
**Recommendation: Approval with Conditions**

- \*4-b [ADJ 23093](#) **BOA23-00462 - "Hub 202 Comprehensive Sign Plan" (District 6).** Within the 7100 and 7500 blocks of Warner Road, and within the 4200 and 4300 blocks of Sossaman Road. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan in the Light Industrial with a Planned Area Development Overlay (LI-PAD) zoning district.

**Staff Planner: Joshua Grandlienard**

**Recommendation: Approval with Conditions**

- \*4-c [ADJ 23094](#) **BOA23-00573 - "B.R.I Taproom & Arcade Comprehensive Sign Plan" (District 4).** 213 West Main Street. Located south of Main Street and west of Robson (0.2 ± acres). Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan in the Downtown Core with a Downtown Events overlay district (DC-DE).

**Staff Planner: Kwasi Abebrese**

**Recommendation: Approval with Conditions**

- \*4-d [ADJ 23095](#) **BOA23-00574 - "Shops on Mesa Drive" (District 4).** 144 South Mesa Drive. Located west of Mesa Drive and south of 1st Avenue (0.5 ± acres). Requesting a Special Use Permit (SUP) to allow for a Comprehensive Sign Plan in the Transect 4 Neighborhood Flex (T4NF) District.

**Staff Planner: Samantha Brannagan**

**Recommendation: Approval with Conditions**

- \*4-e [ADJ 23096](#) **BOA23-00575 - "Republica Comprehensive Sign Plan" (District 4).** 204 East 1st Avenue. Located north of 1st Avenue and east of Hibbert (0.2 ± acres). Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan in the Downtown Core (DC) Zoning District.

**Staff Planner: Emily Johnson**

**Recommendation: Approval with Conditions**

- \*4-f [ADJ 23097](#) **BOA23-00669 - "Griffith Residence" (District 1)**. 2604 North Robin Circle. Located south of Mc Dowell Road and east of Lindsay Road (0.36 ± acres). Requesting a Variance to allow for the roof area of a detached accessory structure to exceed the maximum roof area in the Single-Residence-9 (RS-9) District.

**Staff Planner:** Charlotte Bridges

**Recommendation:** Continued to October 4, 2023

## 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.