



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

Wednesday, May 1, 2024

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 24028](#) Minutes from April 3, 2024 Study Session and Public Hearing.

4 Take action on the following cases:

*4-a [ADJ 24029](#) **BOA23-01028 - "Restaurant Addition" (District 4).** 1002 East Main Street. Located west of Stapley Drive on the north side of Main Street. Requesting a Substantial Conformance Improvement Permit (SCIP) to deviate from certain development standards for a restaurant in the Limited Commercial (LC) District.

Staff Planner: Sergio Solis

Recommendation: Approval with Conditions

- *4-b [ADJ 24030](#) **BOA24-00031 - "Mesa Security Fence" (District 4).** 224 South Mesa Drive. Located north of Broadway Road and west of Mesa Drive. Requesting a Variance to exceed the maximum fence height in the required front yard setback in the Downtown Business 1 (DB-1) District.

Staff Planner: Sergio Solis

Recommendation: Approval with Conditions

- *4-c [ADJ 24031](#) **BOA24-00124 - "Shill Storage Garage" (District 1).** 462 East Lehi Road. Located east of Mesa Drive on the north side of Lehi Road. Requesting a Special Use Permit to allow the aggregate area of all detached buildings to exceed the square footage of the primary residence within the Single Residence 43 (RS-43) District.

Staff Planner: Emily Johnson

Recommendation: Continued to June 5, 2024

- *4-d [ADJ 24032](#) **BOA24-00219 - "4055 E Leonora Circle" (District 1).** 4055 East Leonora Circle. Located west of Greenfield Road and north of McKellips Road. Requesting a Variance to allow the aggregate area of all detached buildings to be greater than 50 percent of the primary residence in the Single Residence 35 with a Planned Area Development overlay (RS-35-PAD) District.

Staff Planner: Tulili Tuiteleleapaga-Howard

Recommendation: Approval with Conditions

- *4-e [ADJ 24033](#) **BOA24-00239 - "Gateway Executive Airpark" (District 6).** 5559 South Sossaman Road, Hanger 107. Located south of Ray Road on the east side of Sossaman Road. Requesting a Special Use Permit for a parking reduction for a manufacturing use in the Light Industrial with a Planned Area Development overlay (LI-PAD) District.

Staff Planner: Joshua Grandlienard

Recommendation: Approval with Conditions

- *4-f [ADJ 24034](#) **BOA24-00280 - "House of Clay" (District 1).** 2332 East Brown Road. Located on the north side of Brown Road east of Gilbert Road. Requesting an extension to an approved Development Incentive Permit (DIP) in the Office Commercial (OC) District.

Staff Planner: Chloe Durfee Daniel

Recommendation: Continued to June 5, 2024

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.