

City of Mesa

City Council Chambers
57 E. First Street



Meeting Minutes

Wednesday, May 1, 2024

5:30 PM

Lower Council Chambers

Board of Adjustment Public Hearing

Chair Alexis Wagner

Vice Chair Shelly Allen

Boardmember Nicole Lynam

Boardmember Chris Jones

Boardmember Heath Reed

Boardmember Ethel Hoffman

Boardmember Troy Glover

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.

Chair Wagner called the meeting to order at 5:34 pm.

2 Take action on all Consent Agenda items.

Items on the Consent Agenda

3 Approval of the following minutes from previous meetings:

**3-a Minutes from April 3, 2024 Study Session and Public Hearing.

Approved (6-0 Vice Chair Allen Absent)

4 Take action on the following cases:

4-a **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

Approved (6-0 Vice Chair Allen Absent)

4-b **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

Off Consent

Approved (6-0 Vice Chair Allen Absent)

- **4-c 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 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

Approved (6-0 Vice Chair Allen Absent)

- **4-e 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

Approved (6-0 Vice Chair Allen Absent)

- **4-f 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.

Approved (6-0 Vice Chair Allen Absent)

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.

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