

City of Mesa

City Council Chambers
57 E. First Street



Meeting Minutes

Wednesday, June 5, 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 5:47 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 May 1, 2024 Study Session and Public Hearing.

Approved (5-0 Boardmember Jones and Boardmember Reed Absent)

4 Take action on the following cases:

*4-a **BOA24-00051 - "Harris Mallory" (District 1).** Within the 2400 to 2500 blocks of North Harris Drive (west side). Located north of McKellips Road and west of Gilbert Road. Requesting a Special Use Permit (SUP) 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, a SUP to allow two non-resident employees working at a home occupation site in the RS-43 District, a Variance to exceed the maximum fence height in the required front yard setback in the RS-43 District, and a Variance to allow a detached building to be located between the principal dwelling and the front property line in the RS-43 District.

Staff Planner: Emily Johnson

Recommendation: Approval with Conditions

Pulled off Consent Agenda

Approved (4-1 Boardmember Jones and Boardmember Reed Absent)

- *4-b **BOA24-00124 - "Shill Storage Garage" (District 1).** 462 East Lehi Road. Located north of Lehi Road and east of Mesa Drive. Requesting a Special Use Permit (SUP) 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: Approval with Conditions

Pulled off Consent Agenda

Approved (4-0 Boardmember Jones and Boardmember Reed Absent; Vice Chair Allen recused)

- **4-c **BOA24-00221 - "Remalia Shed" (District 5).** 7309 East Halifax Street. Located east of Power Road and north of Brown Road. Requesting a Variance to allow an addition within the required street side and rear yards in the Single Residence 9 (RS-9) District.

Staff Planner: Charlotte Bridges

Recommendation: Approval with Conditions

Approved (5-0 Boardmember Jones and Boardmember Reed Absent)

- **4-d **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) Zoning District.

Staff Planner: Chloe Durfee Daniel

Recommendation: Approval with Conditions

Approved (5-0 Boardmember Jones and Boardmember Reed Absent)

- **4-e **BOA24-00282 - "Valle Del Sol Community Health" (District 4).** 334 West 10th Place. Located south of Brown Road and east of Country Club Drive. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan in the Multiple Residence 4 (RM-4) District.

Staff Planner: Kwasi Abebrese

Recommendation: Approval with Conditions

Approved (5-0 Boardmember Jones and Boardmember Reed Absent)

- **4-f BOA24-00322 - "QuikTrip #1439" (District 6).** Within the 9000 block of East Elliot Road. Located west of Ellsworth Road and north of Elliot Road. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan for a service station in the Light Industrial Zoning District with two Planned Area Development overlays (LI-PAD-PAD).

Staff Planner: Tulili Tuiteleleapaga-Howard

Recommendation: Approval with Conditions

Approved (5-0 Boardmember Jones and Boardmember Reed Absent)

- *4-g BOA24-00327 - "Hancock Residence" (District 1).** 919 East Lehi Road. Located east of Horne and south of Lehi Road. Requesting a Special Use Permit (SUP) 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: Tulili Tuiteleleapaga-Howard

Recommendation: Approval with Conditions

Pulled off Consent Agenda

Approved (5-0 Boardmember Jones and Boardmember Reed Absent)

- **4-h BOA24-00328 - "Beacon at 601 Variance" (District 3).** 601 South Alma School Road. Located south of Broadway Road on the east side of Alma School Road. Requesting a Variance to exceed the maximum height of freestanding walls in the required street side setback in the Multiple Residence 4 (RM-4) District.

Staff Planner: Kwasi Abebrese

Recommendation: Approval with Conditions

Approved (5-0 Boardmember Jones and Boardmember Reed Absent)

- **4-i BOA24-00379 - "Owens 6-Plex" (District 4).** Within the 400 block of South Hobson (west side). Located east of Mesa Drive and south of Broadway Road on the west side of Hobson. Requesting a Development Incentive Permit (DIP) to allow for the expansion of an existing multiple residence development.

Staff Planner: Jennifer Merrill

Recommendation: Approval with Conditions

Approved (5-0 Boardmember Jones and Boardmember Reed Absent)

- **4-j **BOA24-00402 - "Smiles for Special Needs" (District 1).** 1858 East Brown Road. Located west of Gilbert Road on the north side of Brown Road. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards within the Single Residence-9 (RS-9) District.

Staff Planner: Chloe Durfee Daniel

Recommendation: Approval with Conditions

Approved (5-0 Boardmember Jones and Boardmember Reed Absent)

5 Adjournment.

Approved (5-0 Boardmember Jones and Boardmember Reed 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.