

Zoning Administrator Hearing



Minutes

John S. Gendron Zoning Administrator/Hearing Officer

August 27th, 2013 – 1:30 p.m.

View Conference Room, 2nd Floor
55 North Center Street
Mesa, Arizona, 85201

Staff Present

Angelica Guevara
Kim Steadman
Delphina Legah

Others Present

Tim Nielson
Joe Cooper

CASES:

Case No.: ZA13-005

Location: 4863 East Ingram Street

Subject: Requesting a Substantial Conformance Improvement Permit to allow the expansion of an office/warehouse in the LI zoning district. (PLN2013-00259)

Decision: Case ZA13-006 was approved, *conditioned upon the following:*

1. *Compliance with the site plan submitted.*
2. *Compliance with all conditions of approval of case Z13-040 unless modified by this request.*
3. *Compliance with all requirements of the Development Services Division in the issuance of building permits.*

Summary: Tim Nielson, the applicant, presented the case to the Zoning Administrator. Mr. Nielson stated he doesn't have more to add and both understand what they are trying to accomplish.

Conversation between the applicant and Mr. Gendron ensued concerning the parking arrangement and set-backs regarding the buildings on the property.

Mr. Nielson stated the owner found the site for a wholesale plumbing industry to sell plumbing pipes. Mr. Gendron asked will there be outside storage. Mr. Nielson stated there will be some but substantially more inside. Mr. Steadman stated limited industrial district requires that all activities take place inside the building. Ms. Guevara stated it does allow for some outdoor storage at the rear half of the site. Mr. Gendron stated want to make sure we bring everything out on the table.

Mr. Gendron stated for the record there are no citizens to speak in favor or in opposition of this case.

City of Mesa
Zoning Administrator Minutes
April 2nd, 2013

Case No.: ZA13-006

Location: 2800 to 2900 blocks of North Power Road (west side)

Subject: Requesting a Special Use Permit to modify an existing Comprehensive Sign plan in the LC-PAD zoning district. (PLN2013-00334)

Decision: Case ZA13-006 Withdrawn

There being no further business to come before the Zoning Administrator, the hearing adjourned at 1:47 p.m.

The cases for this hearing were digitally recorded and are available upon request.

Respectfully submitted,

Gordon Sheffield
Zoning Administrator/Hearing Officer

Minutes written by Delphina Legah, Office Assistant II