



# Zoning Administrator Hearing **Minutes**

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Mizner Conference Room  
Mesa City Plaza Building, Suite 130  
20 East Main Street  
Mesa, Arizona, 85201

## Draft

**John Gendron**  
**Hearing Officer**

**DATE** February 19, 2008

**TIME** 1:30 P.M.

**Staff Present**

Jeff McVay  
Brandice Elliott  
Constance Bachman

**Others Present**

Robert Long  
Bill Standage  
Cheryl Standage

**CASES**

Case No.: ZA08-008

Location: 736 North Country Club Drive

Subject: Requesting a Substantial Conformance Improvement Permit (SCIP) to allow redevelopment of a commercial building into a hospital in the C-2 zoning district.

Decision: **This case was continued to the March 11, 2008 hearing.**

Summary: Applicant requested a continuance for case ZA08-008.

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Case No.: ZA08-015

Location: 2020 East Hackamore Street

Subject: Requesting a Special Use Permit (SUP) to allow a detached accessory living quarters in the R1-9 zoning district.

Decision: **Approved with conditions**

Summary: Case ZA08-015 was approved with the following conditions:

1. Compliance with the site plan submitted except as modified by the conditions below.
2. The accessory living quarters may not be leased or rented.
3. Compliance with all requirements of the Building Safety Division with regard to the issuance of building permits.

Findings:

- The subject parcel is 56,332 square feet in area, and there is an existing single-family residence on the property. The applicant is proposing a 1,657 square-foot detached accessory living quarters that is to be used for storage and guests only.
- The proposed detached accessory living quarters will be the only one located on the subject property and will be constructed within the buildable area. As the applicant has not provided elevations noting the height of the structure, it is important to note that the proposed accessory living quarters may have a median height of 30-feet. In addition, the entry to the accessory living quarters will not be visible from the public right-of-way.
- The accessory living quarters will have an area of 1,657 square-feet, which is 23% of the primary dwelling. Including all existing and proposed detached accessory buildings, roof coverage will be 27% of the primary dwelling. The overall roof area for the entire site will be 16%, which is significantly less than the 40% allowed.
- The applicant has noted in the narrative that the accessory living quarters will not be served by separate utilities, and has shown the location of a sub-panel on the site plan. The narrative also notes that the accessory living quarters will not be offered for lease or rent, as it is intended to be used for storage area and guest accommodation.
- One call of concern has been received from an adjacent neighbor regarding the height of the structure, but he indicated that he would talk to the homeowner to discuss the issue.

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- Given the larger properties in the area and existing detached structures in the neighborhood, the proposed detached accessory living quarters is compatible with and not detrimental to the surrounding properties.

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Case No.: ZA08-016

Location: 9425 East Jasmine Circle

Subject: Requesting a Special Use Permit (SUP) to allow a detached accessory living quarters in the R1-43 zoning district.

Decision: **Approved with conditions**

Summary: Case ZA08-016 was approved with the following conditions:

1. Compliance with the site plan submitted except as modified by the conditions below.
2. The accessory living quarters may not be leased or rented.
3. Compliance with all requirements of the Building Safety Division with regard to the issuance of building permits.

Findings:

- The subject parcel is 51,168 square feet in area, and is located in the Boulder Views subdivision in the Desert Uplands sub-area. The applicant has applied for a building permit to develop the property, but has not obtained approval to construct the home due to the detached accessory living quarters (reference BLD2007-08096).
- The proposed detached accessory living quarters requires a Special Use Permit because it is not directly accessible from the primary dwelling. However, it is architecturally integrated with the primary dwelling in that it utilizes similar design, materials, and roofline.
- The proposed detached accessory living quarters will have an area of approximately 380 square feet, which is 4% of the primary dwelling. The overall roof area for the site, including all detached structures, will be 17.5%, where 30% is permitted.
- The proposed detached accessory living quarters will be the only one located on the subject property and will be constructed within the buildable area. While the median height of the structure has not been provided, it is important to note that the height of the structure may not exceed 30-feet. In addition, the entry of the accessory living quarters will not be visible from the public right-of-way.
- The applicant has noted in the narrative that the accessory living quarters will be used as an exercise room. The narrative also confirms that the structure will not be served by separate utilities, and will not be leased or rented. Additionally, the applicant has provided a letter of approval from the Boulder View Architectural Review Board.

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- Given the larger properties in the area and existing detached structure in the neighborhood, the proposed detached accessory living quarters is compatible with and not detrimental to the surrounding properties.

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There being no further business to come before the Zoning Administrator, the hearing adjourned at 01:45 p.m.

The cases for this hearing were recorded on Zoning Administrator Flash Card, then burned to CD.

Respectfully submitted,

John Gendron  
Hearing Officer

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