

Zoning Administrator Hearing **Minutes**



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

John S. Gendron
Hearing Officer

DATE April 24, 2007

TIME 1:30 P.M.

Staff Present

Jeff McVay
Jim Hash
Lena Butterfield

Others Present

Sean Lake

CASES

Case No.: ZA07-040

Location: 4663 E McKellips Rd

Subject: Requesting to renew Special Use Permits for: 1) an Auto Service Station; and 2) a car wash; both in the M-1 zoning district.

Decision: Approved with conditions

Summary: Mr. Lake explained that this is an identical Special Use Permit to that approved for the site last year. Due to some issues with the purchase of the property the original SUP was not exercised within one year.
Mr. McVay explained that the extension of the Special Use Permit does not grandfather the site plan. Additionally he explained that the condition of approval regarding hours of operation should be changed to state the fueling station may only be open during times when there is an attendant on site.
Mr. Gendron approved the case with the following conditions:
1. Compliance with the site plan submitted except as modified by the conditions below.
2. The Special Use Permit will be active for 2 years from the date of official action, April 24, 2007.
3. Compliance with all requirements of the Building Safety Division with regard to the issuance of building permits.

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4. The fueling station hours of operation to the times when there is a fueling attendant on site.

Finding of Fact:

- 1.1** The original Special Use Permit was approved in 2006, but was not excised within one year of the hearing date.
- 1.2** There have been no substantial changes to the proposed fueling station.
- 1.3** The auto service station will be compatible with and not detrimental to surrounding properties.

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There being no further business to come before the Zoning Administrator, the hearing adjourned at 1:41 p.m.

The cases for this hearing were recorded on Zoning Administrator Flash Card 2, Track 40.

Respectfully submitted,

John S. Gendron
Hearing Officer

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G:ZA/Minutes/ZAM