



## Zoning Administrator Hearing

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### *Agenda*

**John S. Gendron**  
Hearing Officer

**June 22, 2010 - 1:30 p.m.**

View Conference Room  
55 North Center Street, 2<sup>nd</sup> Floor  
Mesa, Arizona 85201

A. CONSIDER THE FOLLOWING:

1. ZA10-019      303 East Jacaranda Street (Council District 1) – Requesting a variance to allow an attached structure to encroach into the side yard in the R1-6 zoning district. (PLN2010-00170)  
  

Staff Planner: Lesley Davis  
Staff recommendation: Approval with conditions  
Hearing Officer decision: **Approved with conditions**
  
2. ZA10-020      5245 East Southern Avenue (Council District 6) – Requesting a Special Use Permit to allow a Commercial Communication Tower to exceed the maximum height allowed in the C-2 zoning district. (PLN2010-00144)  
  

Staff Planner: Tom Ellsworth  
Staff recommendation: Approval with conditions  
Hearing Officer decision: **Approved with conditions**
  
3. ZA10-021      1425 South Greenfield Road (Council District 6) – Requesting a Substantial Conformance Improvement Permit to allow a medical office addition in the O-S zoning district. (PLN2010-00155)  
  

Staff Planner: Lesley Davis  
Staff recommendation: Approval with conditions  
Hearing Officer decision: **Approved with conditions**

4. ZA10-022 848 North Horne (Council District 1) – Requesting a Special Use Permit to allow a Commercial Communication Tower in the R1-9 zoning district. (PLN2010-00151)

Staff Planner: Tim Lillo

Staff recommendation: Approval with conditions

Hearing Officer decision: [Approved with conditions](#)

5. ZA10-023 447, 453, and 459 West 1<sup>st</sup> Avenue (Council District 4) - Requesting a Development Incentive Permit (DIP) to allow development of single family residences in the R-2 zoning district. (PLN2010-00166)

Staff Planner: Angelica Guevara

Staff recommendation: Approval with conditions

Hearing Officer decision: [Approved with conditions](#)

6. ZA10-024 1915 South Power Road (Council District 6) – Requesting: 1) a Special Use Permit; and 2) a Substantial Conformance Improvement Permit (SCIP); both to allow the development of an automobile service station in the C-2-DMP zoning district. (PLN2010-00102)

Staff Planner: Lesley Davis

Staff recommendation: Approval with conditions

Hearing Officer decision: [Approved with conditions](#)

B. ITEMS FROM CITIZENS PRESENT.