



Zoning Administrator Hearing **Agenda**

John S. Gendron
Hearing Officer

September 18, 2007 - 1:30 p.m.

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

A. CONSIDER THE FOLLOWING:

1. ZA07-095TC 527 North Lewis (Council District 4) – Requesting a variance to allow reduced side setbacks in the R-2 zoning district. **Staff Recommends approved with conditions.**
2. ZA07-096 2425 North Greenfield Road (Council District 5) – Requesting variances to allow: 1) a reduction in foundation base and foundation base landscape requirements; 2) parking and service areas to encroach into the setback from Greenfield Road; and 3) utilization of chain link perimeter fencing all in conjunction with the development of a hanger in the M-1 zoning district. **Staff Recommends approved with conditions.**
3. ZA 07-097 1608 North Greenfield Road (Council District 5) – Requesting a Substantial Conformance Improvement Permit to allow an office/showroom addition to an existing nonconforming site in the M-1 zoning district. **Staff Recommends this case be tabled.**

4. ZA07-098 3941 North Higley Road (Council District 5) – Requesting a Substantial Conformance Improvement Permit to allow expansion of an existing industrial building in the M-1 zoning district. **Staff Recommends approved with conditions.**

5. ZA07-099 2015 West Nopal Avenue (Council District 3) – Requesting a minor modification of a Planned Area Development to allow construction of a detached ramada in the required rear setback in the R-2-DMP-PAD zoning district. **A Staff Recommends approved with conditions.**

B. ITEMS FROM CITIZENS PRESENT.