

Zoning Administrator Hearing

Minutes



Gordon Sheffield Zoning Administrator/Hearing Officer

July 9th, 2013 – 1:30 p.m.

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

Staff Present

Angelica Guevara
Kaelee Wilson

Others Present

CASES:

Case No.: ZA13-003

Location: 2118 West Pampa Avenue (District 3)

Subject: Requesting a variance to allow a reduction to the required number of covered parking spaces in the RS-6 zoning district. (PLN2013-00223)

Decision: Case ZA13-003 was approved, *conditioned upon the following:*

1. *Compliance with all health, building, fire safety, and tax and licensing regulations of the City of Mesa.*
2. *Compliance with the site plan and narrative submitted with the Zoning Administrator application for ZA13-001.*
3. *Additional landscape shall be required in compliance with Section 11-33-4 of the City of Mesa Zoning Code to address the overage of parking spaces.*

Summary: Thomas Barrell, the applicant, presented the case to the Zoning Administrator. Mr. Barrell stated his current carport doesn't meet the dimensional requirements for a two-car garage. He stated there is a beam that makes the last four feet of the garage unusable.

No one from the public was in attendance to comment on the case.

Staff member Angelica Guevara presented the staff report. Ms. Guevara stated the applicant wants to enclose the garage into storage space and add a garage in

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the rear of the property. Ms. Guevara stated the applicant meets justification requirements for the parking reduction.

Conversations ensued between the applicant and the Zoning Administrator concerning required parking spaces.

FINDINGS

1. As justification for the approved variance, the applicant has noted: 1) the home was built in the 1970's with a more than compliant east side yard setback; 2) other homes in the neighborhood have single-car garages; 3) the circumstance of having an undersized carport and not a two-car garage was preexisting and not self-imposed; and 5) the variance would not grant any special privilege to the applicant since 50% of the homes have enclosed single-car garages.
2. Strict compliance of the Zoning Ordinance would deprive the applicant the ability of having a garage that other property owners in the RS-6 zoning district have the privilege of enjoying.
3. Since a garage is a privilege that many property owners in the neighborhood are currently enjoying, the construction of a garage in the rear one-quarter of the property would not be detrimental to the neighborhood nor would it be granting a special privilege to the applicant as detached accessory structures are allowed within the rear and side yard in the rear one-quarter of the lot when under ten-feet in height.
4. The installation of a ten-foot wide driveway and approach on the east side of the house remains in compliance with the requirement for maximum width of combined driveways in an RS District. The existing driveway, as indicated in the site plans is fourteen-feet wide, for a total driveway width of twenty-four feet.

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Case No.: ZA13-004

Location: 6610 East Baseline Road (District 6)

Subject: Requesting a Special Use Permit to modify an existing Comprehensive Sign Plan in the OC-BIZ-CUP-PAD zoning district (PLN2013-00282)

Decision: Case ZA13-004 was approved, *conditioned upon the following:*

1. *Compliance with previous Comprehensive Sign Plan, Case No. ZA04-091, except as modified by the revised pages submitted and as modified by the conditions listed below.*
2. *A maximum of 160 sq. ft. of signage allowed per occupancy.*
3. *Limit of two signs for occupancies with less than 100 front feet.*
4. *Any additional signage not identified with this Sign Plan will require modification of this Special Use Permit.*
5. *Compliance with all requirements of the Development Services Division with regard to the issuance of sign permits.*
6. *An exhibit to be submitted to staff depicting sign area per tenant space that shall not exceed 70 percent of sign area in height and 80 percent of sign area in length.*

Summary: Scott Mehloff, the applicant, presented the case to the Zoning Administrator. Mr. Mehloff stated the 24" letter height is contradictory to the Zoning Ordinance. He stated one of the tenants would like a sign on the southwest fascia. He stated the applicant wants to move goosenecks up further to allow for signage. Currently, the Comprehensive Sign Plan (CSP) states that signs can't be placed on a fascia with goosenecks. The applicant proposes allowances of 30" on one line to a two line to 36". The Zoning Administrator asked the applicant if he is proposing to change the overall vertical height. Mr. Mehloff responded he would like to on a two line sign to equate to 80% for length and 70% for vertical height.

The Zoning Administrator asked the applicant questions regarding the available area for signage. The applicant stated they would move the goosenecks up to allow for more sign area.

Mr. Sheffield stated he would like to see a percentage of eligibility approved versus a distinct sign size.

Staff member Kim Steadman gave a brief staff report. Mr. Steadman added the applicant would like to add two new possible sign locations as well as increasing the allowable area.

Mr. Sheffield stated he won't limit the font height but would like the applicant to work with the owner's representative on the needed square footage and to bring that exhibit to Planning staff.

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FINDINGS

1. The approved modification to the Comprehensive Sign Plan (CSP) would allow two additional locations for signage on the retail building fronting Baseline Rd. Staff is supportive of this modification with the addition of a condition limiting the number of signs for these tenant spaces to 2, as in the standard code.
2. The approved modification to the Comprehensive Sign Plan (CSP) would increase the allowed height of signs from 24" to 30" for a single line of copy and from 24" to 36" for a double line of copy. Staff is supportive of this increase in scale for the sake of legibility as the CSP requirements for sign quality are not being affected.
3. The approved modifications are designed to be consistent with the quality, placement, illumination, and materials of the original CSP. Staff is supportive of the requested increase in sign height with the addition of a condition capping sign area to 160 sq. ft. as in the standard sign ordinance. As shown on the photo-simulation provided by the applicant, the proposed sign appears proportionate to the area.
4. The approved modifications are consistent with the intent of the approved Comprehensive Sign Plan.

There being no further business to come before the Zoning Administrator, the hearing adjourned at 1:44 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 Kaelee Wilson, Planning Assistant