

Board of Adjustment Public Hearing

Meeting Agenda - Final

*Chair Alexis Wagner
Vice Chair Shelly Allen
Boardmember Nicole Lynam
Boardmember Chris Jones
Boardmember Heath Reed
Boardmember Ethel Hoffman
Boardmember Troy Glover*

Wednesday, March 6, 2024

5:30 PM

Lower Council Chambers

Consent Agenda - All items listed with an asterisk (*) will be considered as a group by the Board and will be enacted in one motion. There will be no separate discussion of these items unless a Boardmember or a citizen so requests. If a request is made, the item will be removed from the Consent Agenda and considered as a separate item, following adoption of the Consent Agenda.

- 1 Call meeting to order.
- 2 Take action on all Consent Agenda items.

Items on the Consent Agenda

- 3 Approval of the following minutes from previous meetings:
 - 3-a [ADJ 24017](#) Minutes from February 7, 2024 Study Session and Public Hearing.
- 4 Take action on the following cases:
 - 4-a [ADJ 24018](#) **BOA23-00870 - “Verizon Initial Build” (District 4).** Within the 1900 block of East Broadway Road (south side). Located south of Broadway Road and west of Gilbert Road. Requesting a Special Use Permit (SUP) to allow a fourth carrier to co-locate on an existing freestanding communication facility in the Limited Commercial (LC) district.

Staff Planner: Sergio Solis

Recommendation: Approval with Conditions

- 4-b** [ADJ 24019](#) **BOA23-00975 - "Building Addition and Canopy for Prudential Overall Supply" (District 4).** 102 W Hampton Avenue. Located east of Country Club Drive and south of Southern Avenue. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for a commercial cleaning business within the General Industrial (GI) district.

Staff Planner: Joshua Grandlienard

Recommendation: Approval with Conditions

- 4-c** [ADJ 24020](#) **BOA23-01021 - "Cardonas House" (District 4).** 611 West 6th Avenue. Located south of Broadway Road and west of Country Club Drive. Requesting a Variance to allow for deviations to certain development standards within the Single Residence-6 (RS-6) district.

Staff Planner: Chloe Durfee Daniel

Recommendation: Approval with Conditions

- 4-d** [ADJ 24021](#) **BOA23-01031 - "Canopy/Carport" (District 4).** 1235 East 3rd Avenue. Located north of Broadway Road and east of Stapley Drive. Requesting a Minor Modification to a Planned Area Development (PAD) overlay, to allow reductions to the required setbacks and building separation for a multifamily development within the Multiple Residence-4 with a Planned Area Development Overlay (RM-4 PAD) district.

Staff Planner: Chloe Durfee Daniel

Recommendation: Approval with Conditions

- 4-e** [ADJ 24022](#) **BOA24-00048 - "America First Credit Union" (District 2).** 4354 East Baseline Road. Located west of Greenfield Road on the north side of Baseline Road. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for development of a financial institution in the Limited Commercial (LC) district.

Staff Planner: Charlotte Bridges

Recommendation: Approval with Conditions

5 Adjournment.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.

Si necesita asistencia o servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunion al 480-644-2767.