City of Mesa

City Council Chambers
57 E. First Street

Meeting Agenda - Final

Board of Adjustment Public Hearing

Chair Mark Freeman
Vice Chair Trent Montague
Boardmember Tony Siebers
Boardmember Wade Swanson
Boardmember Ken Rembold
Boardmember Steven Curran
Boardmember Jessica Sarkissian

Wednesday, October 7, 2015 **5:30 PM** **Council Chambers - Lower Level**

1 Take action on all Consent Agenda items.

Items on the Consent Agenda

2 Approval of the following minutes from previous meetings:

ADJ 15126 Minutes from the September 2, 2015 Board of Adjustment Meeting

3 Take action on the following cases:

3-a **ADJ 15125** **BA15-018** 60 North Gilbert Road (District 4) - Requesting: 1) a Substantial Conformance Improvement Permit (SCIP) to allow the redevelopment of a commercial building; and 2) a Special Use Permit to allow a reduction to the minimum number of required parking spaces, both in the GC zoning district. (PLN2015-00389)

Staff Planner: Wahid Alam
Staff Recommendation: Approval with Conditions

3-b **ADJ 15117** **BA15-022** 1925 East Brown Road (District 2) - Requesting a Special Use Permit to allow a wireless communications facility to exceed the maximum height allowed in the LC zoning district. (PLN2015-00187)

Staff Planner: Kaelee Wilson
Staff Recommendation: Approval with Conditions

3-c **ADJ 15111** **BA15-038** 1948 East McKellips Road (District 1) - Requesting a Special Use Permit to modify a Comprehensive Sign Plan in the LC zoning district. (PLN2015-00316)

Staff Planner: Kaelee Wilson
Staff Recommendation: Approval with Conditions

3-d **ADJ 15119** **BA15-042** 526 West Rio Salado Parkway (District 1) - Requesting a Variance to allow a fence to exceed the maximum height permitted when located within the required street side setback in the RM-4 zoning district. (PLN2015-00366)

Staff Planner: Lisa Davis
Staff Recommendation: Approval with Conditions

3-e **ADJ 15120** **BA15-043** 3852 North Hawes (District 5) - Requesting a Variance to allow a detached accessory structure to be constructed in front of the front line of the primary dwelling in the RS-90 zoning district. (PLN2015-00379)

Staff Planner: Mike Gildenstern
Staff Recommendation: Approval with Conditions

3-f **ADJ 15121** **BA15-044** 4325 and 4349 East Pueblo Avenue (District 2) - Requesting a Development Incentive Permit (DIP) to facilitate development of a place of worship on an infill site located in the RS-35 zoning district. (PLN2015-00381)

Staff Planner: Kaelee Wilson
Staff Recommendation: Approval with Conditions

3-g **ADJ 15122** **BA15-045** 1255 East Southern Avenue (District 4) - Requesting a Substantial Conformance Improvement Permit (SCIP) to facilitate redevelopment of a group commercial center in the LC zoning district, including a proposed encroachment into a setback required for a commercial loading area when placed adjacent to a residential zoning district. (PLN2015-00385)

Staff Planner: Gordon Sheffield
Staff Recommendation: Approval with Conditions

3-h **ADJ 15123** **BA15-046** 861 East Mahoney Avenue (District 4) - Requesting a Substantial Conformance Improvement Permit (SCIP) for a proposed assisted living facility, including possible reductions to the minimum number of on-site parking spaces, and allowances for existing buildings to remain encroaching into required perimeter building setbacks, all in the RM-4 zoning district. (PLN2015-00326)

Staff Planner: Kaelee Wilson
Staff Recommendation: Withdrawn by Applicant

4 Other business.

5 Items from citizens present.

6 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.