City of Mesa

Board of Adjustment Public Hearing

Meeting Agenda - Final

Vice Chair Trent Montague
Boardmember Tony Siebers
Boardmember Wade Swanson
Boardmember Ken Rembold
Boardmember Steve Curran
Boardmember Kathy Tolman
Boardmember Terry Worcester

Wednesday, July 13, 2016	**5:30 PM**	**Council Chambers - Lower Level**

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.

Call meeting to order.

1   Take action on all Consent Agenda items.

Items on the Consent Agenda

2   Approval of the following minutes from previous meetings:

*2-a   ADJ 16035 Minutes from the June 1, 2016 meeting

3   Election of new Chair and Vice Chair.

4   Take action on the following cases:

*4-a   ADJ 16028 BA16-022   1437 E. Main (District 4) - Requesting a Special Use Permit (SUP) to allow a wireless communication facility to exceed the maximum height permitted in the GC zoning district. (PLN2016-00283)

Staff Planner: Michael Gildenstern
Staff Recommendation: Continuance to August 3, 2016

*4-b **ADJ 16029** BA16-023   614 North Robson (District 1) - Requesting a Special Use Permit (SUP) to allow an accessory dwelling unit to be leased or rented in the RS-6 zoning district. (PLN2016-00325)

> **Staff Planner: Kaelee Wilson**
> **Staff Recommendation: Approval with Conditions**

*4-c **ADJ 16030** BA16-024   314 W. University (District 1) - Requesting Special Use Permits (SUPs) to allow: 1) a Comprehensive Sign Plan; 2) an electronic message display sign in a downtown zoning district; and 3) an electronic message display to change more frequently than once an hour; all relating to a place of worship in the DR-3 zoning district. (PLN2016-00310)

> **Staff Planner: Lisa Davis**
> **Staff Recommendation: Approval with Conditions**

*4-d **ADJ 16031** BA16-025   2642 N. Mesa Drive (District 1) - Requesting a Variance to allow room additions to an existing single residence to encroach into front, side and rear building setbacks in the RS-43 zoning district. (PLN2016-00334)

> **Staff Planner: Lisa Davis**
> **Staff Recommendation: Approval with Conditions**

*4-e **ADJ 16032** BA16-026   2912 E. McKellips Road, #16B (District 1) - Requesting a Variance to allow a manufactured home to encroach into the rear yard setback of a designated space in a manufactured home park in the RM-4 zoning district. (PLN2016-00349)

> **Staff Planner: Lisa Davis**
> **Staff Recommendation: Continued to August 3, 2016 per applicant request**

*4-f **ADJ 16033** BA16-027   616 E. Southern Avenue (District 4) - Requesting: 1) a Substantial Conformance Improvement Permit (SCIP) to allow an existing professional office building to be used for a medical office; 2) a Special Use Permit (SUP) for a reduction in the required parking spaces; all in the RM-4 zoning district. (PLN2016-00350)

> **Staff Planner: Kaelee Wilson**
> **Staff Recommendation: Re-advertise for August 3, 2016 to include additional addresses**

*4-g **ADJ 16034** BA16-028   1239 S. Crismon Road (District 6) - Requesting Special Use Permits (SUP) to allow: 1) a Comprehensive Sign Plan; and 2) an electronic message displays to change more frequently than once per hour in the LC zoning district. (PLN2016-00265)

Staff Planner: Lisa Davis
Staff Recommendation: Approval with Conditions

Items not on the Consent Agenda

5   **Other business.**

6   **Items from citizens present.**

7   **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 traducción en español, favor de llamar al menos 48 horas antes de la reunión al 480-644-2767.