

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, August 3, 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 Take action on the following cases:**

***3-a [ADJ 16047](#)** 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) **Continued from July 13, 2016**

Staff Planner: Michael Gildenstern

Staff Recommendation: Approval with Conditions

- *3-b** [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)
Continued from July 13, 2016

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

- *3-c** [ADJ 16046](#) 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) **Continued from July 13, 2016 per applicant request**

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

- *3-d** [ADJ 16036](#) BA16-027 608, 610 and 616 E. Southern Avenue (District 4) - Requesting: 1) a Substantial Conformance Improvement Plan (SCIP) to allow an existing professional office building to be used for a medical office, and; 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: Approval with Conditions

- *3-e** [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) **Continued from July 13, 2016**

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

- *3-f** [ADJ 16037](#) BA16-029 1220 N. Horne (District 1) - Requesting a Substantial Conformance Improvement Permit (SCIP) to redevelop an existing car wash in the LC zoning district (PLN2016-00405)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

- *3-g** [ADJ 16038](#) BA16-030 2458 W. Onza Avenue (District 3) - Requesting a Variance; 1) to encroach into the required front yard set-back; 2) to encroach into the required side yard setback and 3) to deviate from the required building form standards for the conversion of an existing carport into a garage in the RS-6 zoning district. (PLN2016-00409)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

- *3-h** [ADJ 16039](#) BA16-031 1745 N. Greenfield (District 5) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the expansion of an existing business in the LI zoning district. (PLN2016-00442)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

- *3-i** [ADJ 16040](#) BA16-032 2345 E. Main (District 2) - Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the RM-4 zoning district. (PLN2016-00446)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

- *3-j** [ADJ 16041](#) BA16-033 2840 E. Main (District 2) - Requesting 1) a Substantial Conformance Improvement Permit (SCIP) for the redevelopment of an existing shopping center and 2) a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the LC zoning district. (PLN2016-00448)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

- *3-k** [ADJ 16042](#) BA16-034 1730 W. Guadalupe (District 3) - Requesting a Special Use Permit (SUP) to allow for more than four (4) special events in a calendar year in the PS zoning district. (PLN2016-00455)

Staff Planner: Michael Gildenstern

Staff Recommendation: Approval with Conditions

- *3-l** [ADJ 16043](#) BA16-035 1930 S. Greenfield (District 2) - Requesting a Substantial Conformance Improvement Permit (SCIP) and a Special Use Permit (SUP) for the reduction of the required number of parking spaces to allow a restaurant with drive-thru in the LC zoning district. (PLN2016-00457)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

- *3-m** [ADJ 16045](#) BA16-037 545 S. Robson (District 4) - Requesting 1) a Substantial Conformance Improvement Permit (SCIP) to allow a reduction in landscaping setbacks and 2) a Special Use Permit (SUP) for a reduction in the minimum number of required parking spaces to allow expansion of a development in the LI zoning district. (PLN2016-00445)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

Items not on the Consent Agenda

4 Take action on the following cases:

- 4-a** [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) **Continued from July 13, 2016**

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

- 4-b** [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) **Continued from July 13, 2016**

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

- 4-c** [ADJ 16044](#) BA16-036 2146 E. Glencove Street (District 1) - Requesting a Variance to encroach into the side yard setback and exceed the allowable height for a detached structure in the RS-9 zoning district. (PLN2016-00477)

Staff Planner: Gordon Sheffield

Staff Recommendation: Denial

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.