

Board of Adjustment Public Hearing**Meeting Agenda - Final**

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

Wednesday, September 7, 2016

5:30 PM

Council Chambers - Lower Level

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 16061](#) Minutes from the August 3, 2016 meeting

3 Take action on the following cases:

*3-a [ADJ 16048](#) BA16-033 2840 E. Main (District 2) - Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the LC zoning district. (PLN2016-00448) **SUP Continued from August 3, 2016**

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

*3-b [ADJ 16049](#) BA16-038 1133 S. Dobson Road (District 3) - Requesting a Substantial Conformance Improvement Plan (SCIP) to allow modifications to development standards associated with placement of a childcare facility within an existing commercial center in the LC zoning district. (PLN2016-00456)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

- *3-c** [ADJ 16051](#) BA16-041 3558 E. McDowell Road (District 1) - Requesting: 1) a Development Incentive Permit (DIP), and 2) a Special Use Permit (SUP), both to allow development of an assisted living facility in the OC zoning district. (PLN2016-00546)

Staff Planner: Jennifer Gniffke

Staff Recommendation: Approval with Conditions

- *3-d** [ADJ 16052](#) BA16-042 9130 E. Elliot Road (District 6) - Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the PEP-PAD zoning district. (PLN2016-00574)

Staff Planner: Gordon Sheffield

Staff Recommendation: Approval with Conditions

- *3-e** [ADJ 16053](#) BA16-043 5020 E. Main Street (District 2) - Requesting a modification of an existing Substantial Conformance Improvement Permit (SCIP) and a Special Use Permit (SUP) to allow the addition of a finishing canopy for a car wash in the GC zoning district. (PLN2016-00566)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

- *3-f** [ADJ 16054](#) BA16-044 1927 N. Gilbert Road (District 1) - Requesting: 1) a Substantial Conformance Improvement Permit (SCIP) and; 2) a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP), both associated with the development of a drive-thru restaurant in the LC zoning district. (PLN2016-00577)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approved with Conditions

- *3-g** [ADJ 16055](#) BA16-045 2207 W. Main Street (District 3) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow modifications to development standards for an existing manufactured home park in the GC zoning district. (PLN2016-00580)

Staff Planner: Lisa Davis

Staff Recommendation: Continuance to October 5, 2016

- *3-h [ADJ 16056](#) BA16-046 1433 and 1457 W. University Drive (District 3) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow for the expansion of a management office for an existing apartment complex in the RM-3 and RM-2 zoning districts. (PLN2016-00578)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

- *3-i [ADJ 16057](#) BA16-047 7400 - 7500 block of E. Southern Avenue (District 5) - Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the RSL-2.5 -PAD-PAD zoning district. (PLN2016-00586)

Staff Planner: Michael Gildenstern

Staff Recommendation: Approval with Conditions

Items not on the Consent Agenda

4 Take action on the following cases:

- 4-a [ADJ 16050](#) BA16-039 636 E. 2nd Street (District 4) - Requesting a Variance to allow for the elimination of minimum parking requirements for an existing single residence in the RS-6 zoning district. (PLN2016-00520)

Staff Planner: Lisa Davis

Staff Recommendation: Denial

- 4-b [ADJ 16058](#) 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) **Continued from August 3, 2016**

Staff Planner: Gordon Sheffield

Staff Recommendation: Denial

- 4-c [ADJ 16059](#) BA16-040 2222 N. Val Vista Drive, #9 (District 1) - Requesting Variances to allow: 1) a detached accessory dwelling unit, and 2) a detached garage, both to encroach into required side and rear yard setbacks, and to exceed the maximum building height of detached structures in the RS-35 PAD zoning district. (PLN2016-00555)

Staff Planner: Kaelee Wilson

Staff Recommendation: Denial

- 4-d **ADJ 16060** BA16-048 406 N. Val Vista Drive (District 1) - Requesting: 1) a Development Incentive Permit (DIP), and 2) a Special Use Permit (SUP) for outdoor dining, both associated with the development of a new group commercial development in the NC zoning district. (PLN2015-00650)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

- 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.