

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, October 5, 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 16075](#) Minutes from the August 3, 2016 meeting**

***2-b [ADJ 16076](#) Minutes from the September 7, 2016 meeting**

- 3 Take action on the following cases:**

***3-a [ADJ 16063](#) BA16-044 1927 N. Gilbert Road (District 1) - Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the LC zoning district. (PLN2016-00577) SUP Continued from August 3, 2016**

Staff Planner: Kaelee Wilson

Staff Recommendation: Continuance to November 2, 2016

- *3-b** [ADJ 16062](#) 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) Continued from the September 7, 2016 meeting

Staff Planner: Lisa Davis

Staff Recommendation: Continuance to November 2, 2016

- *3-c** [ADJ 16064](#) BA16-050 4550 E. Southern Avenue (District 2) - Requesting: 1) a Substantial Conformance Improvement Permit (SCIP) to facilitate additions to an existing mini-storage warehouse facility in the LC zoning district; 2) a Special Use Permit to allow an existing recreational vehicle (RV) storage yard initially provided as an accessory use to a residential master plan development in the RS-6-PAD zoning district to be utilized by the general public; and 3) and minor modifications to a Planned Area Development (PAD) overlay district related to development standards for that same RV storage yard. (PLN2016-00489)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

- *3-d** [ADJ 16065](#) BA16-051 111 S. Dobson Road (District 3) - Requesting a Special Use Permit (SUP) for an alternative compliance parking plan with transit accessibility for an existing commercial center in the LI zoning district. (PLN2016-00650)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

- *3-e** [ADJ 16066](#) BA16-052 855 W. Southern Avenue (District 3) - Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) for a multi-residence development in the RM-4-PAD zoning district. (PLN2016-00644)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

- *3-f** [ADJ 16067](#) BA16-053 5245 E. Southern Avenue (District 2) - Requesting a Special Use Permit (SUP) for the expansion of an existing carwash in the LC zoning district. (PLN2016-00647)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

- *3-g** [ADJ 16068](#) BA16-054 856 S. 80th Street (District 5) - Requesting a Modification of PAD for enclosure of carport into garage, and a reduction of front yard garage setback in the RS-6-PAD-AS zoning district. (PLN2016-00651)

Staff Planner: Gordon Sheffield

Staff Recommendation: Approval with Conditions

- *3-h** [ADJ 16069](#) BA16-055 1005 W. Hickory Street (District 1) - Requesting a Variance to encroach in front, side yard setbacks and building form standard in the RS-6 zoning district. (PLN2016-00652)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

- *3-i** [ADJ 16070](#) BA16-056 812 E. Kramer Street (District 1) - Requesting a Variance to encroach in side yard set back in the RS-15-PAD zoning district. (PLN2016-00653)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

- *3-j** [ADJ 16071](#) BA16-057 2434 E. Main Street (District 2) - Requesting a Special Use Permit (SUP) for alteration of an existing non-conforming single residence to allow a second residential unit in the LC zoning district. (PLN2016-00426)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

- *3-k** **ADJ 16072** BA16-058 4121 E. Valley Auto Drive (District 2) - Requesting a Special Use Permit (SUP) to allow a Medical Clinic in the LI-PAD zoning district. (PLN2016-00654)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

- *3-l** **ADJ 16073** BA16-059 6402 E. Superstition Springs Boulevard (District 6) - Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the LC-PAD zoning district. (PLN2016-00661)

Staff Planner: Gordon Sheffield

Staff Recommendation: Approval with Conditions

- *3-m** **ADJ 16074** BA16-060 1155 S. Country Club Drive (District 4) - Requesting a Substantial Conformance Improvement Permit (SCIP) for reduction in development standards to facilitate the reuse of the existing building as a new dental office in the GC zoning district. (PLN2016-00662)

Staff Planner: Lisa Davis

Staff Recommendation: Withdrawn by Applicant

Items not on the Consent Agenda

- 4** Take action on the following case:
- 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.