

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, February 1, 2017

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

***1-a [ADJ 17013](#) BA16-068 463 North Grand** (District 1) - Requesting Variances to allow: 1) a carport addition and a detached garage to encroach into the minimum side yard setbacks; and 2) deviation from the required building form standard for carports; both in conjunction with an existing single residence in the RS-6-HP zoning district. (PLN2016-00759) **Continued from January 4, 2017**

Staff Planner: Kaelee Wilson

Staff Recommendation: Continuance to March 1, 2017

***1-b [ADJ 17014](#) BA17-003 4626 E. Fighter Aces Drive** (District 5) Requesting a Special Use Permit (SUP) to allow for more than four (4) special events in a calendar year in the LI-PAD zoning district. (PLN2016-00830) **Continued from January 4, 2017**

Staff Planner: Kaelee Wilson

Staff Recommendation: Withdrawn

- *1-c** [ADJ 17015](#) **BA17-015 1118 W. Guadalupe Road** (District 3) - Requesting: 1) a Substantial Conformance Improvement Permit (SCIP); and 2) a modification of Special Use Permit (SUP); both to allow modifications to an existing car wash facility in the LC District. **Continued from January 4, 2017 for re-advertising**

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

- *1-d** [ADJ 17017](#) **BA17-001 2700 E. Main Street** (District 2) - Requesting: 1) a Substantial Conformance Improvement Permit (SCIP), and; 2) a Variance to allow a shade structure to encroach into the required setbacks in the GC zoning district. (PLN2016-00779) **Continued from January 4, 2017**

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

- *1-e** [ADJ 17018](#) **BA17-009 430 S. Esquire Way** (District 3)- Requesting 1): a variance to allow for buildings to exceed the maximum roof area allowed for a detached accessory building; and 2) and a variance to allow the detached accessory building to encroach into a required side yard; in the RS-9 District. (PLN2016-00930)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

- *1-f** [ADJ 17019](#) **BA17-010 2055 E. Hampton** (District 3) - Requesting a Substantial Conformance Improvement Permit (SCIP) with regard to the installation of new carports placed over existing parking spaces for a multiple residence development in the RM-3 District. (PLN2016-00928)

Staff Planner: Cierra Edwards

Staff Recommendation: Approval with Conditions

- *1-g** [ADJ 17020](#) **BA17-011 536 S. Drew** (District 4) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow expansion of an existing industrial building in the GI District. (PLN2016-00934)

Staff Planner: Lisa Davis

Staff Recommendation: Continuance to March 1, 2017.

- *1-h** [ADJ 17023](#) **BA17-014 5037 E. Broadway Road** (District 2) - Requesting a Special Use Permit (SUP) to allow an existing residential care and assisted facility to also be utilized as a nursing home facility in the RM-4 BIZ District. (PLN2016-00922)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

- *1-i** [ADJ 17024](#) **BA17-016 1300 S. County Club Drive** (District 3) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow redevelopment of a commercial center in the LC District. (PLN2016-00937)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

2 **Approval of the following minutes from previous meetings:**

- *2-a** [ADJ 17026](#) Minutes from the January 4, 2017 meeting.

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

Items not on the Consent Agenda

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

- 4-a** [ADJ 17016](#) **BA17-008 254 S. Mulberry Street** (District 3) - Requesting 1): an appeal of a denial of a medical marijuana cultivation facility registration; and 2) a variance to allow a medical marijuana cultivation facility to be less than the required distance from a school; in the GI District. (PLN2016-00842)
Continued from January 4, 2017 for re-advertising

Staff Planner: Gordon Sheffield

Staff Recommendation: Uphold Decision of Zoning Administrator and Deny Variance

- 4-b** [ADJ 17021](#) **BA17-012 525 S. Hunt Drive** (District 4) - Requesting: 1) a variance to allow the number of covered parking spaces to be reduced below the required minimum; and 2) a variance to allow an encroachment of an accessory structure into the required rear and side yards; in the RS-6 District. (PLN2016-00938)

Staff Planner: Lisa Davis

Staff Recommendation: Request 1: Approval with Conditions
Request 2: Denial

- 4-c** **ADJ 17022** **BA17-013 1155 S. Country Club Drive** (District 4) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the redevelopment of a commercial tenant space into an urgent care medical office facility in the GC District. (PLN2016-00858)

Staff Planner: Lisa Davis

Staff Recommendation: Denial

- 4-d** **ADJ 17025** **BA17-017 1440 N. Crismon Road** (District 5) - Requesting: 1) a variance to allow detached accessory buildings and accessory living quarters to be placed in front of the front line of the primary dwelling; 2) a Special Use Permit (SUP) to allow detached accessory structures to exceed the maximum allowable area; 3) a variance to allow the floor area of thean accessory dwelling unit to exceed 30 percent of the roof area of the primary dwelling unit and; 4) a Special Use Permit (SUP) to allow the rental of the accessory dwelling unit and/or primary dwelling unit; all in the RS-43 District. (PLN2015-00519)

Staff Planner: Kaelee Wilson

Staff Recommendation: See Analysis

- 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.