



Board of Adjustment Public Hearing

Meeting Agenda - Final

*Vice Chair Trent Montague
Boardmember Wade Swanson
Boardmember Ken Rembold
Boardmember Steve Curran
Boardmember Kathy Tolman
Boardmember Adam Gunderson
Boardmember Chris Jones*

Wednesday, July 12, 2017

5:30 PM

Council Chambers - Lower Level

1 Approval of the following minutes from previous meetings:

1-a [ADJ 17075](#) June 7, 2017 Minutes

2 Take action on all Consent Agenda items.

3 Take action on the following cases:

Items on the Consent Agenda

***3-a** [ADJ 17068](#) **BA17-032 1842 W. Broadway Road and 1911 W. Broadway Road** (District 3) - Consider an appeal of a Zoning Administrator interpretation regarding the proximity of two medical marijuana dispensaries. The Zoning Administrator's interpretation is that the two medical marijuana dispensaries were registered as approved locations on the same day, and for this reason both locations are considered legal but non-conforming uses. The applicant is appealing this interpretation. (PLN2017-00188) **(Continued from June 7, 2017)**

Staff Planner: John Wesley

Staff Recommendation: Continuance to August 2, 2017

- *3-b** [ADJ 17070](#) **BA17-034 5400 Block of S. Power Road (east side)** (District 6) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow modifications to development standards on the eastern portion of the lot for an existing industrial project in the LI District. (PLN2017-00297)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

- *3-c** [ADJ 17071](#) **BA17-036 648 E. Lehi Road** (District 1) - Requesting a variance to allow a detached accessory structure to encroach into the required rear and side yards in the northwest portion of the property in the RS-43 District. (PLN2017-00338)

Staff Planner: Charlotte Bridges

Staff Recommendation: Table

- *3-d** [ADJ 17072](#) **BA17-037 1864 E. Baseline Road** (District 3)- Requesting a Special Use Permit (SUP) for modification of a Comprehensive Sign Plan in the LC District. (PLN2017-00339)

Staff Planner: Charlotte Bridges

Staff Recommendation: Approval with Conditions

- *3-e** [ADJ 17073](#) **BA17-038 4200 Block of S. Power Road (east side)** (District 6) - Requesting a Special Use Permit (SUP) to allow for a carwash in the LC-AF-PAD District. (PLN2017-00341)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

- *3-f** [ADJ 17074](#) **BA17-039 630 S. Saguaro Way** (District 5) - Requesting a minor modification of an existing Planned Area Development, after the initial construction, to allow the expansion of an existing structure in the RM-2-AS-PAD District. (PLN2017-00355)

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 17069](#) **BA17-033 1710 W. Southern Avenue** (District 3) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow modifications to development standards for a restaurant with a drive through in the LC District. (PLN2016-00838)

Staff Planner: Lisa Davis

Staff Recommendation: Denial

- 4-b** [ADJ 17067](#) **BA17-035 903 W. Lindner Avenue** (District 3) - Requesting a variance to allow an addition to the primary residence to encroach into the required rear and side yards in the RS-6 District. (PLN2017-00337)

Staff Planner: Cierra Edwards

Staff Recommendation: Denial

5 Other business.

- 5-a** [ADJ 17076](#) Hear a presentation on the City's digital community engagement program, Imagine Mesa.

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.