

## Board of Adjustment Public Hearing

### Meeting Agenda - Final

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

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Wednesday, October 2, 2019

5:30 PM

Council Chambers - Lower Level

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**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 19056](#)     Minutes from September 04, 2019 study session and regular meeting.

- 3 Take action on the following cases:**

**\*3-a**     [ADJ 19057](#)     **BOA19-00595 - District 3. 1111 South Dobson Road.** Requesting a variance from the required setback to allow for a detached sign to be placed in the future right of way width for a commercial development in the LC District.

**Planner: Charlotte Bridges**

**Staff Recommendation: Approval with conditions**

- \*3-b**     [ADJ 19059](#)     **BOA19-00620** - District 1. **Within the 1900 to 2000 block of East McKellips Road (north side) and 1900 block of North Gilbert Road (west side).**  
Requesting a variance from the required setback to allow a detached sign to be placed in the future right of way width in the LC District.

**Planner:** Lisa Davis

**Staff Recommendation:** Approval with conditions

- \*3-c**     [ADJ 19060](#)     **BOA19-00624** - District 6. **Within the 10200 through the 10300 blocks of East Elliot Road (north side).** Requesting a Special Use Permit (SUP) to allow a parking reduction for an industrial warehouse in the LI-PAD District.

**Planner:** Evan Balmer

**Staff Recommendation:** Approval with conditions

- \*3-d**     [ADJ 19061](#)     **BOA19-00633** - District 4. **Within the 0 to 100 block of South Udall, and 0 to 100 block of South Lesueur.** Requesting a variance from the Form Based Code Building Form Standards, Building Type Standards and Private Frontage Standards to allow a residential development in the T4 Neighborhood (T4N) Transect Zone.

**Planner:** Jennifer Gniffke

**Staff Recommendation:** Approval with conditions

- \*3-e**     [ADJ 19062](#)     **BOA19-00634** - District 4. **Within the 0 to 100 block of South Mesa Drive, and within the 0 to 100 block of South Udall.** Requesting a variance from the Form Based Code Building Form Standards, Building Type Standards and Private Frontage Standards to allow a residential development in the T4 Neighborhood (T4N) and T4 Neighborhood Flex (T4NF) Transect Zones.

**Planner:** Jennifer Gniffke

**Staff Recommendation:** Approval with conditions

- \*3-f**     [ADJ 19063](#)     **BOA19-00671** - District 6. **Within the 4000 to 4100 block of South Power Road (east side).** Requesting a Special Use Permit (SUP) to allow a special event to exceed the maximum number of consecutive days in the LC and LI District.

**Planner:** Charlotte Bridges

**Staff Recommendation:** Approval with conditions

**4 Other business.**

**Items not on the Consent Agenda**

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

- 5-a**     [ADJ 19058](#)     **BOA19-00617** - District 1. **2550 North Brimhall**. Requesting a variance from the required minimum lot area and minimum lot width to allow the creation of two lots in the RS-43 District.

**Planner:** Charlotte Bridges

**Staff Recommendation:** Denial

**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.