



City of Mesa

City Council Chambers
57 E. First Street

Meeting Minutes Board of Adjustment Public Hearing

*Chair Mark Freeman
Vice Chair Trent Montague
Boardmember Tony Siebers
Boardmember Wade Swanson
Boardmember Ken Rembold
Boardmember Steven Curran
Boardmember Jessica Sarkissian*

Wednesday, October 7, 2015

5:30 PM

Council Chambers - Lower Level

- 1 Take action on all Consent Agenda items.

Items on the Consent Agenda

- 2 Approval of the following minutes from previous meetings:

[ADJ 15126](#) Minutes from the September 2, 2015 Board of Adjustment Meeting

Approved (Vote: 6-0-1); Boardmember Siebers Excused

- 3 Take action on the following cases:

- 3-a [ADJ 15125](#) **BA15-018** 60 North Gilbert Road (District 4) - Requesting: 1) a Substantial Conformance Improvement Permit (SCIP) to allow the redevelopment of a commercial building; and 2) a Special Use Permit to allow a reduction to the minimum number of required parking spaces, both in the GC zoning district. (PLN2015-00389)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions Vote: (6-0-1) Boardmember Siebers Excused

- 3-b** **ADJ 15117** **BA15-022** 1925 East Brown Road (District 2) - Requesting a Special Use Permit to allow a wireless communications facility to exceed the maximum height allowed in the LC zoning district. (PLN2015-00187)
- Staff Planner: Kaelee Wilson
Staff Recommendation: Approval with Conditions
- Board Decision: Approved with Conditions Vote: (6-0-1) Boardmember Siebers Excused
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- 3-c** **ADJ 15111** **BA15-038** 1948 East McKellips Road (District 1) - Requesting a Special Use Permit to modify a Comprehensive Sign Plan in the LC zoning district. (PLN2015-00316)
- Staff Planner: Kaelee Wilson
Staff Recommendation: Approval with Conditions
- Board Decision: Approved with Conditions Vote: (6-0-1) Boardmember Siebers Excused
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- 3-d** **ADJ 15119** **BA15-042** 526 West Rio Salado Parkway (District 1) - Requesting a Variance to allow a fence to exceed the maximum height permitted when located within the required street side setback in the RM-4 zoning district. (PLN2015-00366)
- Staff Planner: Lisa Davis
Staff Recommendation: Approval with Conditions
- Board Decision: Approved with Conditions Vote: (6-0-1) Boardmember Siebers Excused
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- 3-e** **ADJ 15120** **BA15-043** 3852 North Hawes (District 5) - Requesting a Variance to allow a detached accessory structure to be constructed in front of the front line of the primary dwelling in the RS-90 zoning district. (PLN2015-00379)
- Staff Planner: Mike Gildenstern
Staff Recommendation: Approval with Conditions
- Board Decision: Approved with Conditions Vote: (6-0-1)
Boardmember Siebers Excused

- 3-f** **ADJ 15121** **BA15-044** 4325 and 4349 East Pueblo Avenue (District 2) - Requesting a Development Incentive Permit (DIP) to facilitate development of a place of worship on an infill site located in the RS-35 zoning district. (PLN2015-00381)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions Vote: (6-0-1) Boardmember Siebers Excused

- 3-g** **ADJ 15122** **BA15-045** 1255 East Southern Avenue (District 4) - Requesting a Substantial Conformance Improvement Permit (SCIP) to facilitate redevelopment of a group commercial center in the LC zoning district, including a proposed encroachment into a setback required for a commercial loading area when placed adjacent to a residential zoning district. (PLN2015-00385)

Staff Planner: Gordon Sheffield

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions Vote: (6-0-1) Boardmember Siebers Excused

- 3-h** **ADJ 15123** **BA15-046** 861 East Mahoney Avenue (District 4) - Requesting a Substantial Conformance Improvement Permit (SCIP) for a proposed assisted living facility, including possible reductions to the minimum number of on-site parking spaces, and allowances for existing buildings to remain encroaching into required perimeter building setbacks, all in the RM-4 zoning district. (PLN2015-00326)

Staff Planner: Kaelee Wilson

Staff Recommendation: Withdrawn by Applicant

**Board Decision: Approved with Conditions Vote: (6-0-1)
Boardmember Siebers Excused**

4 **Other business.**

5 **Items from citizens present.**

6 **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.