



# 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*

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Wednesday, November 4, 2015

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 Approval of the following minutes from previous meetings:**

**1-a [ADJ 15134](#) Minutes from the October 7, 2015 Meeting**

Board Decision: Minutes Approved (Vote: 5-0, Excused:  
Boardmembers Swanson and Sarkissian)

**This ADJ Minutes was Approved.**

**2 Take action on all Consent Agenda items.**

**Items on the Consent Agenda**

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

- 4-a**     [ADJ 15127](#)     **\*BA15-047**   556 West Kiva Avenue (District 3) - Requesting Variances to: 1) reduce the number of required covered parking spaces below the minimum required; and 2) allow required parking spaces to encroach into a required front yard. Both variances relate to an existing single residence in the RS-6 zoning district. (PLN2015-00393)

Staff Planner: Lisa Davis

Staff Recommendation: Continuance to the December 2, 2015 Meeting

Board Decision: Continued to the December 2, 2015 meeting Vote: (5-0) (Boardmembers Swanson and Sarkissian Excused)

**This ADJ Action was Continued .**

- 4-b**     [ADJ 15128](#)     **BA15-048**   2111 East Main Street (District 4) - Requesting a Substantial Conformance Improvement Permit (SCIP) to facilitate the redevelopment of a commercial building into a automobile sales lot, including consideration of the following: 1) reduction in the minimum required number of parking spaces; 2) allowance of existing landscape areas and screening requirements that are dimensionally less than the minimum required; and 3) foundation bases that less than the minimum depth required; all in the GC zoning district. (PLN2015-00374)

Staff Planner: Lisa Davis

Staff Recommendation: Approval With Conditions

Board Decision: Approved with Conditions Vote: (5-0) (Boardmembers Swanson and Sarkissian Excused)

**This ADJ Action was Approved.**

- 4-c**     [ADJ 15129](#)     **\*BA15-049**   254 West Broadway Road (District 4) - Requesting a Substantial Conformance Improvement Permit (SCIP) to facilitate redevelopment of a commercial building in the DB-2 zoning district. (PLN2015-00410)

Staff Planner: Gordon Sheffield

Staff Recommendation: Approval With Conditions

Board Decision: Approved with Conditions Vote: (5-0) (Boardmembers Swanson and Sarkissian Excused)

**This ADJ Action was Approved.**

- 4-d**     [ADJ 15130](#)     **\*BA15-050**    1010 South Crismon Road (District 6) - Requesting a Special Use Permit for a Comprehensive Sign Plan in the OC-BIZ zoning district. (PLN2015-00426)
- Staff Planner: Kaelee Wilson  
Staff Recommendation: Approval With Conditions
- Board Decision: Approved with Conditions Vote: (5-0) (Boardmembers Swanson and Sarkissian Excused)

**This ADJ Action was Approved.**

- 4-e**     [ADJ 15131](#)     **BA15-051**    1902 West Main Street (District 3) - Requesting a Special Use Permit to modify a Comprehensive Sign Plan in the GC zoning district. (PLN2015-00434)
- Staff Planner: Lisa Davis  
Staff Recommendation: Approval With Conditions

Board Decision: Approved with Conditions Vote: (5-0) (Boardmembers Swanson and Sarkissian Excused)

**This ADJ Action was Approved.**

- 4-f**     [ADJ 15132](#)     **\*BA15-052**    11041 East Medina Avenue (District 6) - Requesting a Special Use Permit to allow the construction of a wireless communications facility in the RS-6 PAD zoning district. (PLN2015-00436)
- Staff Planner: Mike Gildenstern  
Staff Recommendation: Approval With Conditions
- Board Decision: Approved with Conditions Vote: (5-0) (Boardmembers Swanson and Sarkissian Excused)

**This ADJ Action was Approved.**

- 4-g     **ADJ 15133**     \*BA15-053     1420 West Southern Avenue (District 3) - Requesting a Special Use Permit to modify a Comprehensive Sign Plan in the in the LC zoning district. (PLN2015-00438)

Staff Planner: Kaelee Wilson

Staff Recommendation: Continuance to the December 2, 2015 Meeting

Board Decision: Continued to the December 2, 2015 meeting Vote: (5-0) (Boardmembers Swanson and Sarkissian Excused)

**This ADJ Action was Continued .**

- 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.***