



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, May 4, 2016

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

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

- 2-a [ADJ 16015](#) Minutes from the March 2, 2016 meeting.**

Board Decision: Minutes Approved (5-0)

- 3 Take action on the following cases:**

- 3-a [ADJ 16016](#) *BA16-012 3512 E. Southern Avenue (District 2) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow reuse of an existing retail building to accommodate limited repair work for motorcycles and other small motorized vehicles in the LC zoning district (PLN2016-00184)**

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

Approved with Conditions (Vote: 5-0)

- 3-b** **ADJ 16017** *BA16-013 3530 N. Hawes, #6 (District 5) - Requesting a Variance to allow an accessory structure to encroach into sideyard setbacks in the RS-35 PAD zoning district. (PLN2016-00203)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

Approved with Conditions (Vote: 5-0)

- 3-c** **ADJ 16018** *BA16-014 330 S. Gilbert Road (District 4) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow construction of a kiosk commercial building within an existing group commercial center in the LC zoning district (PLN2016-00204)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

Approved with Conditions (Vote: 5-0)

- 3-d** **ADJ 16019** *BA16-015 4403 E. Broadway (District 2) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow changes to an existing bank building resulting in the use of the building as a funeral home and mortuary in the LC zoning district (PLN2016-00205).

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

Approved with Conditions (Vote: 5-0)

- 3-e** **ADJ 16020** *BA16-016 933 N. Lindsay (District 1) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow construction of new classroom education buildings on the campus of a place of worship in the RS-9 zoning district (PLN2016-00208).

Staff Planner: Rebecca Gorton

Staff Recommendation: Request to Table by Applicant

Approved with Conditions (Vote: 5-0)

- 3-f **ADJ 16024** *BA16-017 2837 E. McKellips Road (District 1) - Requesting a Special Use Permit (SUP) to allow a wireless communication facility to exceed the maximum height permitted in the LC zoning district. (PLN2016-00203).

Staff Planner: Michael Gildenstern

Staff Recommendation: Approval with Conditions

Approved with Conditions (Vote: 5-0)

- 3-g **ADJ 16022** *BA16-018 1305 S. Alma School Road (District 3) - Requesting a Development Incentive Permit (DIP) to allow redevelopment of commercial site as a retail building in the LC zoning district (PLN2016-00206).

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

Approved with Conditions (Vote: 5-0)

- 3-h **ADJ 16023** *BA16-019 2434 E. Southern (District 2) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow revisions to the site plan related to the change of use from a professional office to a place of worship in the OC zoning district (PLN2016-00207).

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

Approved with Conditions (Vote: 4-0; Vice Chair Montague, Recused)

Items not on the Consent Agenda

- 4 Take action on the following case:
- 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.