

Meeting Minutes Board of Adjustment Public Hearing

*Vice Chair Trent Montague
Boardmember Tony Siebers
Boardmember Wade Swanson
Boardmember Ken Rembold
Boardmember Steve Curran
Boardmember Kathy Tolman
Boardmember Terry Worcester*

Wednesday, August 3, 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 16035](#) Minutes from the June 1, 2016 meeting**

Board Decision: Minutes Approved (6-0)

- 3 Take action on the following cases:**

- 3-a [ADJ 16047](#) BA16-022 1437 E. Main (District 4) - Requesting a Special Use Permit (SUP) to allow a wireless communication facility to exceed the maximum height permitted in the GC zoning district. (PLN2016-00283)
Continued from July 13, 2016**

Staff Planner: Michael Gildenstern

Staff Recommendation: Approval with Conditions

Approved with Conditions (Vote: 6-0)

- 3-b** **ADJ 16031** BA16-025 2642 N. Mesa Drive (District 1) - Requesting a Variance to allow room additions to an existing single residence to encroach into front, side and rear building setbacks in the RS-43 zoning district. (PLN2016-00334) **Continued from July 13, 2016**

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

Approved with Conditions (Vote: 6-0)

- 3-c** **ADJ 16046** BA16-026 2912 E. McKellips Road, #16B (District 1) - Requesting a Variance to allow a manufactured home to encroach into the rear yard setback of a designated space in a manufactured home park in the RM-4 zoning district. (PLN2016-00349) **Continued from July 13, 2016 per applicant request**

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

Approved with Conditions (Vote: 6-0)

- 3-d** **ADJ 16036** BA16-027 608, 610 and 616 E. Southern Avenue (District 4) - Requesting: 1) a Substantial Conformance Improvement Plan (SCIP) to allow an existing professional office building to be used for a medical office, and; 2) a Special Use Permit (SUP) for a reduction in the required parking spaces all in the RM-4 zoning district. (PLN2016-00350)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

Approved with Conditions (Vote: 6-0)

- 3-e** **ADJ 16034** BA16-028 1239 S. Crismon Road (District 6) - Requesting Special Use Permits (SUP) to allow: 1) a Comprehensive Sign Plan; and 2) an electronic message displays to change more frequently than once per hour in the LC zoning district. (PLN2016-00265) **Continued from July 13, 2016**

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

Approved with Conditions (Vote: 6-0)

- 3-f** **ADJ 16037** BA16-029 1220 N. Horne (District 1) - Requesting a Substantial Conformance Improvement Permit (SCIP) to redevelop an existing car wash in the LC zoning district (PLN2016-00405)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

Approved with Conditions (Vote: 6-0)

- 3-g** **ADJ 16038** BA16-030 2458 W. Onza Avenue (District 3) - Requesting a Variance; 1) to encroach into the required front yard set-back; 2) to encroach into the required side yard setback and 3) to deviate from the required building form standards for the conversion of an existing carport into a garage in the RS-6 zoning district. (PLN2016-00409)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

Approved with Conditions (Vote: 6-0)

- 3-h** **ADJ 16039** BA16-031 1745 N. Greenfield (District 5) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the expansion of an existing business in the LI zoning district. (PLN2016-00442)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

Approved with Conditions (Vote: 6-0)

- 3-i** **ADJ 16040** BA16-032 2345 E. Main (District 2) - Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the RM-4 zoning district. (PLN2016-00446)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

Approved with Conditions (Vote: 6-0)

- 3-j** **ADJ 16041** BA16-033 2840 E. Main (District 2) - Requesting 1) a Substantial Conformance Improvement Permit (SCIP) for the redevelopment of an existing shopping center and 2) a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the LC zoning district. (PLN2016-00448)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

Approval with Conditions for the SCIP and continuance to September 7, 2016 for the SUP (Vote: 6-0)

- 3-k** **ADJ 16042** BA16-034 1730 W. Guadalupe (District 3) - Requesting a Special Use Permit (SUP) to allow for more than four (4) special events in a calendar year in the PS zoning district. (PLN2016-00455)

Staff Planner: Michael Gildenstern

Staff Recommendation: Approval with Conditions

Approved with Conditions (Vote: 5-0; Chair Siebers, Recused)

- 3-l** **ADJ 16043** BA16-035 1930 S. Greenfield (District 2) - Requesting a Substantial Conformance Improvement Permit (SCIP) and a Special Use Permit (SUP) for the reduction of the required number of parking spaces to allow a restaurant with drive-thru in the LC zoning district. (PLN2016-00457)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

Approved with Conditions (Vote: 6-0)

- 3-m** **ADJ 16045** BA16-037 545 S. Robson (District 4) - Requesting 1) a Substantial Conformance Improvement Permit (SCIP) to allow a reduction in landscaping setbacks and 2) a Special Use Permit (SUP) for a reduction in the minimum number of required parking spaces to allow expansion of a development in the LI zoning district. (PLN2016-00445)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

Approved with Conditions (Vote: 6-0)

Items not on the Consent Agenda

4 Take action on the following cases:

- 4-a** **ADJ 16029** BA16-023 614 North Robson (District 1) - Requesting a Special Use Permit (SUP) to allow an accessory dwelling unit to be leased or rented in the RS-6 zoning district. (PLN2016-00325) **Continued from July 13, 2016**

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

Approved with Conditions (Vote: 6-0)

- 4-b** **ADJ 16030** BA16-024 314 W. University (District 1) - Requesting Special Use Permits (SUPs) to allow: 1) a Comprehensive Sign Plan; 2) an electronic message display sign in a downtown zoning district; and 3) an electronic message display to change more frequently than once an hour; all relating to a place of worship in the DR-3 zoning district. (PLN2016-00310) **Continued from July 13, 2016**

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

Approved with Conditions (Vote: 6-0)

- 4-c** **ADJ 16044** BA16-036 2146 E. Glencove Street (District 1) - Requesting a Variance to encroach into the side yard setback and exceed the allowable height for a detached structure in the RS-9 zoning district. (PLN2016-00477)

Staff Planner: Gordon Sheffield

Staff Recommendation: Denial

Board Decision: Continuance to September 7, 2016 (6-0)

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.