



Meeting Minutes Board of Adjustment Public Hearing

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

Wednesday, September 7, 2016

5:30 PM

Council Chambers - Lower Level

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 16061](#) Minutes from the August 3, 2016 meeting

Board Decision: Continuance to October 5, 2016

- 3 Take action on the following cases:

- 3-a [ADJ 16048](#) BA16-033 2840 E. Main (District 2) - Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the LC zoning district. (PLN2016-00448) **SUP Continued from August 3, 2016**

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

Passed: (Vote: 7-0)

- 3-b** **ADJ 16049** BA16-0381133 S. Dobson Road (District 3) - Requesting a Substantial Conformance Improvement Plan (SCIP) to allow modifications to development standards associated with placement of a childcare facility within an existing commercial center in the LC zoning district. (PLN2016-00456)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

Passed: (Vote: 7-0)

- 3-c** **ADJ 16051** BA16-041 3558 E. McDowell Road (District 1) - Requesting: 1) a Development Incentive Permit (DIP), and 2) a Special Use Permit (SUP), both to allow development of an assisted living facility in the OC zoning district. (PLN2016-00546)

Staff Planner: Jennifer Gniffke

Staff Recommendation: Approval with Conditions

Passed: (Vote: 7-0)

- 3-d** **ADJ 16052** BA16-042 9130 E. Elliot Road (District 6) - Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the PEP-PAD zoning district. (PLN2016-00574)

Staff Planner: Gordon Sheffield

Staff Recommendation: Approval with Conditions

Passed: (Vote: 7-0)

- 3-e** **ADJ 16053** BA16-0435020 E. Main Street (District 2) - Requesting a modification of an existing Substantial Conformance Improvement Permit (SCIP) and a Special Use Permit (SUP) to allow the addition of a finishing canopy for a car wash in the GC zoning district. (PLN2016-00566)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

Passed: (Vote: 7-0)

- 3-f **ADJ 16054** BA16-0441927 N. Gilbert Road (District 1) - Requesting: 1) a Substantial Conformance Improvement Permit (SCIP) and; 2) a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP), both associated with the development of a drive-thru restaurant in the LC zoning district. (PLN2016-00577)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approved with Conditions

Approval with Conditions for the SCIP and continuance to October 5, 2016 for the SUP (Vote: 7-0)

- 3-g **ADJ 16055** BA16-0452207 W. Main Street (District 3) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow modifications to development standards for an existing manufactured home park in the GC zoning district. (PLN2016-00580)

Staff Planner: Lisa Davis

Staff Recommendation: Continuance to October 5, 2016

Passed: (Vote: 7-0)

- 3-h **ADJ 16056** BA16-0461433 and 1457 W. University Drive (District 3) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow for the expansion of a management office for an existing apartment complex in the RM-3 and RM-2 zoning districts. (PLN2016-00578)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

Passed: (Vote: 7-0)

- 3-i **ADJ 16057** BA16-0477400 - 7500 block of E. Southern Avenue (District 5) - Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the RSL-2.5-PAD-PAD zoning district. (PLN2016-00586)

Staff Planner: Michael Gildenstern

Staff Recommendation: Approval with Conditions

Passed: (Vote: 7-0)

Items not on the Consent Agenda

4 Take action on the following cases:

- 4-a** **ADJ 16050** BA16-039636 E. 2nd Street (District 4) - Requesting a Variance to allow for the elimination of minimum parking requirements for an existing single residence in the RS-6 zoning district. (PLN2016-00520)

Staff Planner: Lisa Davis

Staff Recommendation: Denial

Passed: (Vote: 7-0)

- 4-b** **ADJ 16058** 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) **Continued from August 3, 2016**

Staff Planner: Gordon Sheffield

Staff Recommendation: Denial

Denied: (Vote: 4-2: Chair Siebers, recused)

- 4-c** **ADJ 16059** BA16-0402222 N. Val Vista Drive, #9 (District 1) - Requesting Variances to allow: 1) a detached accessory dwelling unit, and 2) a detached garage, both to encroach into required side and rear yard setbacks, and to exceed the maximum building height of detached structures in the RS-35 PAD zoning district. (PLN2016-00555)

Staff Planner: Kaelee Wilson

Staff Recommendation: Denial

Passed: (Vote: 6-1)

- 4-d** **ADJ 16060** BA16-048 406 N. Val Vista Drive (District 1) - Requesting: 1) a Development Incentive Permit (DIP), and 2) a Special Use Permit (SUP) for outdoor dining, both associated with the development of a new group commercial development in the NC zoning district. (PLN2015-00650)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

Passed: (Vote: 7-0)

- 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.