



## 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*

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Wednesday, October 5, 2016

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 Take action on all Consent Agenda items.**

### **Items on the Consent Agenda**

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

- 2-a [ADJ 16075](#) Minutes from the August 3, 2016 meeting**

**Board Decision: Minutes Approved (7-0)**

- 2-b [ADJ 16076](#) Minutes from the September 7, 2016 meeting**

**Board Decision: Minutes Approved (7-0)**

- 3 Take action on the following cases:**

- 3-a**     **ADJ 16063**     **BA16-044 1927 N. Gilbert Road (District 1)** - Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the LC zoning district. (PLN2016-00577) **SUP Continued from August 3, 2016**

**Staff Planner:** Kaelee Wilson

**Staff Recommendation:** Continuance to November 2, 2016

Board Decision: Continued to November 2, 2016 meeting (Vote: 7-0)

- 3-b**     **ADJ 16062**     **BA16-045 2207 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) **Continued from the September 7, 2016 meeting**

**Staff Planner:** Lisa Davis

**Staff Recommendation:** Continuance to November 2, 2016

Board Decision: Continued to November 2, 2016 meeting (Vote: 7-0)

- 3-c**     **ADJ 16064**     **BA16-050 4550 E. Southern Avenue (District 2)** - Requesting: 1) a Substantial Conformance Improvement Permit (SCIP) to facilitate additions to an existing mini-storage warehouse facility in the LC zoning district; 2) a Special Use Permit to allow an existing recreational vehicle (RV) storage yard initially provided as an accessory use to a residential master plan development in the RS-6-PAD zoning district to be utilized by the general public; and 3) and minor modifications to a Planned Area Development (PAD) overlay district related to development standards for that same RV storage yard. (PLN2016-00489)

**Staff Planner:** Wahid Alam

**Staff Recommendation:** Approval with Conditions

Board Decision: Approved with Removal of Conditions 5, 6, & 7 Vote: (7-0)

- 3-d**     **ADJ 16065**     **BA16-051 111 S. Dobson Road (District 3)** - Requesting a Special Use Permit (SUP) for an alternative compliance parking plan with transit accessibility for an existing commercial center in the LI zoning district. (PLN2016-00650)

**Staff Planner:** Lisa Davis

**Staff Recommendation:** Approval with Conditions

Board Decision: Approved with Conditions Vote: (7-0)

- 3-e**     **ADJ 16066**     **BA16-052 855 W. Southern Avenue (District 3)** - Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) for a multi-residence development in the RM-4-PAD zoning district. (PLN2016-00644)

**Staff Planner:** Lisa Davis

**Staff Recommendation:** Approval with Conditions

Board Decision: Approved with Conditions Vote: (7-0)

- 3-f**     **ADJ 16067**     **BA16-053 5245 E. Southern Avenue (District 2)** - Requesting a Special Use Permit (SUP) for the expansion of an existing carwash in the LC zoning district. (PLN2016-00647)

**Staff Planner:** Kaelee Wilson

**Staff Recommendation:** Approval with Conditions

Board Decision: Approved with Conditions with Condition #7 to read: "Vacuum enclosure shall be fully enclosed to meet City development standards" Vote: (7-0)

- 3-g**     **ADJ 16068**     **BA16-054 856 S. 80th Street (District 5)** - Requesting a Modification of PAD for enclosure of carport into garage, and a reduction of front yard garage setback in the RS-6-PAD-AS zoning district. (PLN2016-00651)

**Staff Planner:** Gordon Sheffield

**Staff Recommendation:** Approval with Conditions

Board Decision: Approved with Conditions with the revision of Condition #3 to allow interior garage length of 27' Vote: (4-3)

- 3-h**     **ADJ 16069**     **BA16-055 1005 W. Hickory Street (District 1)** - Requesting a Variance to encroach in front, side yard setbacks and building form standard in the RS-6 zoning district. (PLN2016-00652)
- Staff Planner: Kaelee Wilson**  
**Staff Recommendation: Approval with Conditions**  
**Board Decision: Approved with Conditions Vote: (7-0)**
- 3-i**     **ADJ 16070**     **BA16-056 812 E. Kramer Street (District 1)** - Requesting a Variance to encroach in side yard set back in the RS-15-PAD zoning district. (PLN2016-00653)
- Staff Planner: Kaelee Wilson**  
**Staff Recommendation: Approval with Conditions**  
**Board Decision: Approved with Conditions with the revision to Condition #3 to allow a 5' side yard setback Vote: (6-1)**
- 3-j**     **ADJ 16071**     **BA16-057 2434 E. Main Street (District 2)** - Requesting a Special Use Permit (SUP) for alteration of an existing non-conforming single residence to allow a second residential unit in the LC zoning district. (PLN2016-00426)
- Staff Planner: Lisa Davis**  
**Staff Recommendation: Approval with Conditions**  
**Board Decision: Approved with Conditions Vote: (7-0)**
- 3-k**     **ADJ 16072**     **BA16-058 4121 E. Valley Auto Drive (District 2)** - Requesting a Special Use Permit (SUP) to allow a Medical Clinic in the LI-PAD zoning district. (PLN2016-00654)
- Staff Planner: Kaelee Wilson**  
**Staff Recommendation: Approval with Conditions**  
**Board Decision: Approved with Conditions Vote: (7-0)**
- 3-l**     **ADJ 16073**     **BA16-059 6402 E. Superstition Springs Boulevard (District 6)** - Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the LC-PAD zoning district. (PLN2016-00661)
- Staff Planner: Gordon Sheffield**  
**Staff Recommendation: Approval with Conditions**  
**Board Decision: Approved with Conditions Vote: (6-0; Vice Chair Montague, recused)**

- 3-m**    **ADJ 16074**    **BA16-060 1155 S. Country Club Drive (District 4)** - Requesting a Substantial Conformance Improvement Permit (SCIP) for reduction in development standards to facilitate the reuse of the existing building as a new dental office in the GC zoning district. (PLN2016-00662)

**Staff Planner:** Lisa Davis

**Staff Recommendation:** Withdrawn by Applicant

**Board Decision:** Tabled Vote: (7-0)

**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.