



City of Mesa

City Council Chambers
57 E. First Street

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, December 7, 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 16098](#) Minutes from the November 2, 2016 meeting.**

Board Decision: Minutes Approved (6-0, Absent Boardmember Curran)

- 3 Take action on the following cases:**

- 3-a** **ADJ 16089** **BA16-062 5245 E. Southern Avenue** (District 2) - Requesting a Special Use Permit (SUP) to allow: 1) modification of an existing Comprehensive Sign Plan (CSP), and 2) for an electronic message display to change more than once per hour for an existing car wash within a commercial center in the LC zoning district. (PLN2016-00714)
Continued from November 2, 2016

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

Board Decision: Continuance to January 4, 2017 meeting (Vote: 6-0, Absent, Boardmember Curran)

- 3-b** **ADJ 16090** **BA16-064 1040 W. Southern Avenue** (District 3) - Requesting a Special Use Permit (SUP) for modification of a Comprehensive Sign Plan (CSP) for a group commercial center in the LC zoning district. (PLN2016-00736) **Continued from November 2, 2016**

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions (Vote: 6-0, Absent, Boardmember Curran)

- 3-c** **ADJ 16091** **BA16-067 32 East 14th Place** (District 1) - Requesting a Development Incentive Permit (DIP) to allow the development of a multi-residence project in the RM-2 district. (PLN2016-00739)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions (Vote: 6-0, Absent, Boardmember Curran)

- 3-d** **ADJ 16095** **BA16-068 463 North Grand** (District 1) - Requesting Variances to allow: 1) a carport addition and a detached garage to encroach into the minimum side yard setbacks; and 2) deviation from the required building form standard for carports; both in conjunction with an existing single residence in the RS-6-HP zoning district. (PLN2016-00759)

Staff Planner: Kaelee Wilson

Staff Recommendation: Continuance to January 4, 2017

Board Decision: Continuance to January 4, 2017 (Vote: 6-0, Absent, Boardmember Curran)

- 3-e [ADJ 16092](#) **BA16-069 2864 North Power Road** (District 5) - Requesting a modification of a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) for a group commercial center in the LC-PAD zoning district. (PLN2016-00781)

Staff Planner: Cierra Edwards

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions with Condition #4 change from 12' to 12" (Vote: 6-0, Absent, Boardmember Curran)

- 3-f [ADJ 16093](#) **BA16-070 840 East McKellips Road** (District 1) - Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) for a group office center in the OC-PAD zoning district. (PLN2016-00785)

Staff Planner: Gordon Sheffield

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions (Vote: 6-0, Absent, Boardmember Curran)

- 3-g [ADJ 16094](#) **BA16-071 1118 West Guadalupe Road** (District 3) - Requesting: 1) a Special Use Permit (SUP) for the modification of an existing sign, and; 2) a Substantial Conformance Improvement Permit (SCIP) for the expansion of an existing carwash in the LC zoning district. (PLN2016-00790)

Staff Planner: Kaelee Wilson

Staff Recommendation: Withdrawn by Applicant

Board Decision: Withdrawn (Vote: 6-0, Absent, Boardmember Curran)

4 Items not on the Consent Agenda

- 4-a [ADJ 16096](#) **BA16-061 2724 N. Winthrop** (District 1) - Requesting a Variance to allow for a fence to exceed the maximum height in the front yard in the RS-9 zoning district. (PLN2016-00691) **Continued from November 2, 2016**

Staff Planner: Gordon Sheffield

Staff Recommendation: Denial

Board Decision: Continuance to January 4, 2017 meeting (Vote: 4-2, Absent, Boardmember Curran)

- 4-b** **ADJ 16097** **BA16-072 (Citywide)** - An appeal of a Zoning Administrator interpretation of the mailed public notice requirements for processing a major modification to an approved development master plan adopted as part of a Planned Area Development (PAD) overlay district. (PLN2016-00846)

Staff Planner: Gordon Sheffield

Staff Recommendation: Uphold the Decision of the Zoning Administrator

Board Decision: Motion to modify the decision of the Zoning Administrator (Vote: 4-2, Absent, Boardmember Curran)

The Board may vote to recess the public meeting and hold an executive session on this item pursuant to A.R.S. § 38-431.03(A)(3) for the purpose of discussion or consultation for legal advice with the Board's attorney. Executive sessions are not open to the public and no action may be taken in executive session.

- 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.