



Board of Adjustment Public Hearing

Meeting Agenda

*Chair Alexis Wagner*  
*Vice Chair Nicole Lynam*  
*Boardmember Adam Gunderson*  
*Boardmember Chris Jones*  
*Boardmember Heath Reed*  
*Boardmember Ethel Hoffman*  
*Boardmember Troy Glover*

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Wednesday, January 4, 2023

5:30 PM

Lower Council Chambers

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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.

- 1 Call meeting to order.
- 2 Take action on all Consent Agenda items.

Items on the Consent Agenda

3 Approval of the following minutes from previous meetings:

\*3-a [ADJ 23003](#) Minutes from the December 7, 2022 Study Session and Public Hearing

4 Take action on the following cases:

\*4-a [ADJ 23009](#) BOA22-00919 - "Harrop Garage" (District 1) 1920 East Inca Circle. Located west of North Gilbert Road and south of East McKellips Road. Requesting a Variance to allow a new attached garage within the required front and rear setbacks within the Single Residence-6 (RS-6) District.

**Staff Planner: Josh Grandlienard**  
**Recommendation: Approval with Conditions**

- \*4-b [ADJ 23014](#) **BOA22-01171 - "Sunland Village East" (District 6)** Within the 7600 to 8400 blocks of East Baseline Road (south side), the 2000 to 2800 blocks of South Hawes Road (west side), the 7600 to 8400 blocks of East Guadalupe Road (north side) and the 2000 to 2800 blocks of South Sossaman Road (east side). Located north of East Guadalupe Road and east of South Sossaman Road. Requesting a minor modification of the approved Sunland Village East Planned Area Development (PAD) to increase the maximum allowed fence height in the Single Residence-7 with a Planned Area Development overlay (RS-7-PAD) District.

**Staff Planner: Charlotte Bridges**

**Recommendation: Approval with Conditions**

- \*4-c [ADJ 23019](#) **BOA22-01211 - "Bank of America" (District 3)** 1201 South Alma School Road. Located east of South Alma School Road and south of West Southern Avenue. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) for an existing financial institution in the Limited Commercial with a Bonus Intensity Zone (LC-BIZ) District.

**Staff Planner: Kwasi Abebrese**

**Recommendation: Approval with Conditions**

- \*4-d [ADJ 23024](#) **BOA22-01226 - "Fun Box Bounce House" (District 6)** 6421 East Southern Avenue. Located west of South Power Road and south of East Southern Avenue. Requesting a Special Use Permit (SUP) to exceed the maximum number of days allowed for a special event in the Limited Commercial with a Bonus Intensity Zone overlay (LC-BIZ) District.

**Staff Planner: Victoria Chavez**

**Recommendation: Approval with Conditions**

- \*4-e [ADJ 23028](#) **BOA22-01279 - "Ace Hardware" (District 6)**. Within the 9200 to 9400 blocks of East Cadence Parkway. Located south of East Ray Road and east of South Ellsworth Road. Requesting a Special Use Permit for permanent outdoor display areas in the Planned Community (PC) District.

**Staff Planner: Samantha Brannagan**

**Recommendation: Approval with Conditions**

### **Items not on the Consent Agenda**

5 Take action on the following case: None

6 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 servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunion al 480-644-2767.**