



Board of Adjustment Public Hearing

Meeting Agenda - Final

Chair Trent Montague
Vice Chair Ken Rembold
Boardmember Wade Swanson
Boardmember Steve Curran
Boardmember Kathy Tolman
Boardmember Adam Gunderson
Boardmember Chris Jones

Wednesday, February 7, 2018

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 18012](#) January 3, 2018 Minutes

- 3 Take action on the following cases:**

***3-a** [ADJ 18007](#) **BOA17-00525 - 505 South Morris** (District 4) - Requesting a Development Incentive Permit (DIP) for a commercial/industrial project in the LI District.

Staff Planner: Kim Steadman

Staff Recommendation: Continuance to March 7, 2018

- *3-b** [ADJ 18008](#) **BOA17-00530 - 2060 West Broadway Road (District 3)** - Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) to allow an electronic message display to change more often than once per hour in the LI PAD District.
- Staff Planner:** **Charlotte Bridges**
 Staff Recommendation: **Approval with Conditions**
- *3-c** [ADJ 18009](#) **BOA17-00541 - 1235 North Sunnyvale Unit 31 (District 5)** - Requesting a Variance to allow an encroachment for a garage addition into the required side yard setback for an attached single residence in the RM-2-PAD District.
- Staff Planner:** **Veronica Gonzalez**
 Staff Recommendation: **Approval with Conditions**
- *3-d** [ADJ 18010](#) **BOA17-00559 - 2340 East Hermosa Vista Drive (District 1)** - Requesting Variances to allow two detached accessory structures: 1) to be placed in front of the front line of the primary dwelling; 2) to be placed in the required front yard setback; and 3) to exceed the maximum allowed height in the required front yard setback; and requesting a Variance to allow a fence to exceed the maximum allowed height in the required front yard setback, in the RS-15 District.
- Staff Planner:** **Kim Steadman**
 Staff Recommendation: **Denial**
- *3-e** [ADJ 18014](#) **BOA17-00562 - 1600 to 1900 blocks of South Val Vista Drive (west side) and 3400 to 3500 blocks of East Baseline Road (north side) (District 2)** - Requesting a Special Use Permit (SUP) to allow modification of a Comprehensive Sign Plan (CSP) in the LC-PAD-CUP-BIZ District.
- Staff Planner:** **Charlotte Bridges**
 Recommendation: **Withdrawal**
- *3-f** [ADJ 18011](#) **BOA17-00576 - 1920 S. Alma School Road (District 3)** - Requesting: 1) a Special Use Permit (SUP) to allow a car wash in the LC-PAD District; and 2) a Substantial Conformance Improvement Permit (SCIP) to allow deviations from development standards for the modification of a car wash in the LC-PAD District.
- Staff Planner:** **Veronica Gonzalez**
 Staff Recommendation: **Approval with Conditions**

Items not on the Consent Agenda

4 Take action on the following case:**NONE****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.