



## **City of Mesa | Board of Adjustment Study Session and Public Hearing**

To decrease COVID-19 exposure, the City Council Chambers is closed, but public participation will be available electronically and telephonically and listening to the meeting will be available electronically.

**Members of the Board of Adjustment will conduct their study session meeting via a telephonic conferencing platform, and the live meeting will be accessible telephonically.**

The live meeting may be listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts.

Public participation will be available electronically and telephonically. If you want to provide a written comment or speak telephonically at the meeting, please submit an [online comment card](#) at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

Applicants and their representatives who have items on the Board agenda and who want to be able to comment on their item or be able to answer questions should fill out this [Applicant online comment card](#) at least 1 hour prior to the start of the meeting and call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.



Board of Adjustment Public Hearing

Meeting Agenda - Final

*Chair Chris Jones  
Vice Chair Kathy Tolman  
Boardmember Ken Rembold  
Boardmember Steve Curran  
Boardmember Adam Gunderson  
Boardmember Nicole Lynam  
Boardmember Alexis Wagner*

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Wednesday, September 2, 2020

5:30 PM

Virtual Platform

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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 20049](#) Minutes from June 3, 2020 Study Session and Public Hearing.

- 4 Take action on the following cases:

\*4-a [ADJ 20050](#) BOA19-00979 - District 5. **Within the 5600 to 6000 blocks of East Thomas Road (north side) and within the 3600 to 4000 blocks of North Recker Road (west side).** Requesting a Special Use Permit (SUP) to allow a Comprehensive Sign Plan (CSP) for a single-residence subdivision. (Continued from June 3, 2020)

**Staff Planner: Evan Balmer**

**Staff Recommendation: Approval with Conditions**

- \*4-b**     [ADJ 20051](#)     **BOA20-00367** - District 4. **103 South Olive**. Requesting a Special Use Permit (SUP) to allow for the enlargement of a non-conforming structure to encroach into a side yard in the RM-2 District.
- Staff Planner: Kellie Rorex**  
**Staff Recommendation: Approval with Conditions**
- \*4-c**     [ADJ 20053](#)     **BOA20-00453** - District 3. **1837 West Guadalupe Road**. Requesting a Special Use Permit (SUP) to allow a kennel in the LC District.
- Staff Planner: Kellie Rorex**  
**Staff Recommendation: Approval with Conditions**
- \*4-d**     [ADJ 20052](#)     **BOA20-00226** - District 6. **Within the 9200 to 9400 blocks of East Ray Road (south side); the 5200 to 5400 blocks of South Ellsworth Road (east side); and within the 9200 to 9400 blocks of East Cadence Parkway (both sides)**. Located south of Ray Road and East of Ellsworth Road. Requesting a Special Use Permit (SUP) to allow a Comprehensive Sign Plan (CSP) for large commercial development located in the PC District.
- Staff Planner: Charlotte Bridges**  
**Staff Recommendation: Approval with Conditions**
- \*4-e**     [ADJ 20054](#)     **BOA20-00471** - District 1. **1265 East Inca Street**. Requesting a variance from the required front yard setback to allow for an addition to the carport of an existing single residence in a RS-9 PAD District.
- Staff Planner: Charlotte Bridges**  
**Staff Recommendation: Approval with Conditions**
- \*4-f**     [ADJ 20055](#)     **BOA20-00497** - District 4. **Within the 100 to 200 block of West Pepper (south side)**. Requesting a variance for a reduced setback to parking spaces along a main drive aisle connecting directly to a street, and the Form Based Code Building Form Standards, Building Type Standards and Private Frontage Standards, to allow a mixed-use development in the T5 Main Street Flex (T5MSF) Transect Zone.
- Staff Planner: Jennifer Gniffke**  
**Staff Recommendation: Approval with Conditions**
- \*4-g**     [ADJ 20056](#)     **BOA20-00525** - District 5. **241 North Power Road**. Requesting a Development Incentive Permit (DIP) to allow deviations from certain development standards for a new restaurant with a drive-thru in the LC District.
- Staff Planner: Kellie Rorex**

**Staff Recommendation: Approval with Conditions**

- \*4-h **ADJ 20057** BOA20-00529 - District 5. **Within the 2000 to 2100 blocks of North Power Road (east side) and the 2000 block of East McKellips Road (north side).** Requesting a Special Use Permit (SUP) to allow modification of an existing Comprehensive Sign Plan (CSP) for a group commercial center in the LC District.

**Staff Planner: Charlotte Bridges**

**Staff Recommendation: Approval with Conditions**

**Items not on the Consent Agenda**

- 5 Take action on the following case:
- 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.**