



Board of Adjustment Board Hearing

To decrease COVID-19 exposure, the City Council Chambers is closed, but public viewing and participation are available electronically.

Members of the Board of Adjustment will appear electronically for study session meetings via a video or telephonic conferencing platform, and the live meetings will be accessible via video broadcast and telephonically.

The live meeting may be watched via a video conferencing platform at <https://mesa11.zoom.us/j/5301232921> or 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 of Adjustment agenda and who want to comment on their item or be able to answer questions from the Board should fill out an applicant [online comment card](#) at **least 1 hour prior to the start of the meeting.** **Prior to the start of the meeting, call 888-788-0099 or 877-853-5247 (toll free) use meeting ID 530 123 2921 and follow the prompts.** 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 any difficulty accessing this meeting, please call 480-644-2099.

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

Wednesday, August 4, 2021

5:30 PM

Lower Council Chambers

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 21046](#) Minutes from July 7, 2021 Study Session and Public Hearing.

- 4 Take action on the following cases:**

***4-a** [ADJ 21047](#) BOA21-00389 - District 4. Within the 300 block of N. Stapley Drive (west side) and within the 1100 block of E. University Drive (south side). Located west of N. Stapley Drive on the south side of E. University Drive. Requesting a Development Incentive Permit (DIP) to allow the development of a drive-thru coffee shop in the Limited Commercial (LC) District.

Staff Planner: Sean Pesek

Recommendation: Approval with Conditions

- *4-b** [ADJ 21048](#) BOA21-00482 - District 3. 1231 W. Baseline Road. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for a limited service restaurant with drive-thru facility in the Limited Commercial District with a Planned Area Development Overlay (LC-PAD).

Staff Planner: Charlotte Bridges

Recommendation: Approval with Conditions

- *4-c** [ADJ 21049](#) BOA21-00487 - District 2. 3020 E. Main Street. Requesting a Special Use Permit (SUP) to allow modifications to an existing Comprehensive Sign Plan (CSP) in the Multiple Residence (RM-4) District.

Staff Planner: Sean Pesek

Recommendation: Continue to September 1, 2021

- *4-d** [ADJ 21050](#) BOA21-00512 - District 3. 1242 W. University Drive. Requesting a Substantial Conformance Improvement Permit (SCIP) to re-establish a drive-thru at an existing restaurant building in the Limited Commercial (LC) District.

Staff Planner: Jennifer Gniffke

Recommendation: Approval with Conditions

- *4-e** [ADJ 21051](#) BOA21-00585 - District 1. 2811 E. Norwood Street. Requesting a variance to allow a detached accessory building greater than 15-feet in height within the required side and rear yards in a Single Residence 9 (RS-9) District.

Staff Planner: Charlotte Bridges

Recommendation: Denial

- *4-f** **ADJ 21052** BOA21-00596 - District 3. Within the 2000 to 2300 blocks of W. Southern Avenue (south side) and within the 1200 to 1600 blocks of S. Dobson Road (west side). Requesting a Special Use Permit (SUP) to allow modifications to an existing Comprehensive Sign Plan (CSP) in the Neighborhood Commercial District with a Planned Area Development Overlay (NC-PAD).

Staff Planner: Sean Pesek

Recommendation: Approval with Conditions

- *4-g** **ADJ 21053** BOA20-00808 - District 4. 1002 E. Main Street. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for a restaurant building in the Limited Commercial (LC) District. (Continued from July 7, 2021)

Staff Planner: Kellie Rorex

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.**