

Board of Adjustment Public Hearing**Meeting Agenda - Final**

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

Wednesday, December 1, 2021

5:30 PM

20 E. Main St., Room 170 Mesa, AZ 85201

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 21139](#) Minutes from November 3, 2021 Study Session and Public Hearing.

- 4 Take action on the following cases:**

***4-a** [ADJ 21138](#) **BOA21-00787 - District 2.** Within the 3900 block of E. University Drive (south side). Located west of N. Greenfield Road. Requesting a Development Incentive Permit (DIP) to allow deviations from certain development standards for an apartment complex in the Multiple Residence 4 (RM-4) District.

Staff Planner: Sean Pesek

Recommendation: Approval with Conditions

- *4-b [21-1299](#) BOA21-01021 - District 3.** 245 S. Dobson Road. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for an automobile/vehicle sales and leasing facility in the Light Industrial (LI) District.

Staff Planner: Charlotte Bridges

Recommendation: Approval with Conditions

- *4-c [21-1301](#) BOA21-01027 - District 1.** Within the 400 to 600 block of West Brown Road (north side). Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for the conversion of an existing medical office into apartments in the Multiple Residence 4 (RM-4) District.

Staff Planner: Jennifer Gniffke

Recommendation: Approval with Conditions

- *4-d [21-1303](#) BOA21-00686 - District 5.** 3940 N. Power Road. Requesting a Special Use Permit (SUP) to allow a wireless communication facility to exceed the height limit in the Single Residence-9 District with a Planned Unit Development Overlay (RS-9-PAD).

Staff Planner: Chloe Durfee-Sherman

Recommendation: Continued to January 5, 2021.

Items not on the Consent Agenda

5 Take action on the following case:

- 5-a [21-1305](#) BOA21-00823 - District 1.** 939 E. Kael Street. Requesting a Variance from the required rear setback for a residential addition in a Single Residence-35 District with a Planned Area Development Overlay (RS-35-PAD).

Staff Planner: Joshua Grandlienard

Recommendation: Denial

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.**