



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 3, 2022

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 Election of Board of Adjustment Officers**
 - 3-a Chair
 - 3-b Vice Chair
- 4 Approval of the following minutes from previous meetings:**
 - *4-a [ADJ 22146](#)** Minutes from the July 6, 2022 Study Session and Public Hearing.
- 5 Take action on the following cases:**

- *5-a** [ADJ 22147](#) **BOA22-00199 - District 4.** 1144 East Nielson Avenue. Located on the north side of East Nielson Avenue and west of South Stapley Drive. Requesting a Special Use Permit (SUP) to allow for the enlargement of a legal nonconforming residential structure within the Single Residence-6 (RS-6) Zoning District. **(Continued from the July 6, 2022 Board of Adjustment meeting)**
- Staff Planner: Chloe Durfee-Daniel**
Recommendation: Approval with Conditions
- *5-b** [ADJ 22151](#) **BOA22-00364 - District 3.** 424 West Rio Salado Parkway. Located west of Country Club Drive on the north side of Rio Salado Parkway. Requesting a Special Use Permit (SUP) to allow a Comprehensive Sign Plan (CSP) for an office building in the Limited Commercial zoning district with a Bonus Intensity Zone overlay (LC-BIZ).
- Staff Planner: Jennifer Merrill**
Recommendation: Approval with Conditions
- *5-c** [ADJ 22156](#) **BOA22-00478 - District 2.** 4151 East Pueblo Avenue. Located west of Greenfield Road and north of Southern Avenue. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for the redevelopment of an existing place of worship in the Single-Residence-43 (RS-43) Zoning District.
- Staff Planner: Charlotte Bridges**
Recommendation: Approval with Conditions
- *5-d** [ADJ 22160](#) **BOA22-00520 - District 3.** 740 North Orange Circle. Located south of West Rio Salado Parkway and west of North Country Club Drive. Requesting a Variance to allow an existing shop and carport support beam to encroach into the rear and side setbacks within the Single-Residence-9 (RS-9) Zoning District. **(Continued from the July 6, 2022 Board of Adjustment Meeting)**
- Staff Planner: Kwasi Abebrese**
Recommendation: Denial (existing shop) / Approval (existing carport)
- *5-e** [ADJ 22164](#) **BOA22-00570 District 6.** 8747 East Winnston Circle. Requesting a Special Use Permit (SUP) to allow the area of a detached accessory building to exceed the maximum roof area of a dwelling and a Variance to allow the same detached accessory building to encroach into the required rear yard in the Single Residence-43 (RS-43) Zoning District. **(Continued from the July 6, 2022 Board of Adjustment Meeting)**
- Staff Planner: Kellie Rorex**
Recommendation: Approval with Conditions

- *5-f** [ADJ 22169](#) **BOA22-00572 - District 5.** 1235 North Sunnyvale Drive #52. Located north of East Brown Road and east of North Higley Road. Requesting a Modification of a Planned Area Development (PAD) to allow for the addition of a garage on an existing casita within a Multiple-Residence-2 (RM-2) Zoning District.
(Continued from the July 6, 2022 Board of Adjustment Meeting)

Staff Planner: Kwasi Abebrese

Recommendation: Denial

- *5-g** [ADJ 22174](#) **BOA22-00662 - District 6.** Within the 8000 to 8100 blocks of East Pecos Road (south side) and within the 7200 to 7300 blocks of South 80th Street (east side). Requesting a Special Use Permit (SUP) to allow a Comprehensive Sign Plan (CSP) for an industrial development within the Employment Opportunity (EO) Zoning District.

Staff Planner: Cassidey Welch

Recommendation: Approval with Conditions

- *5-h** [ADJ 22180](#) **BOA22-00684 - District 5.** 7624 East Brown Road and 7745 E Brown Road. Within the 7600 through 7700 blocks of East Brown Road (north side) and within the 7500 through 7800 blocks of East Brown Road (south side). Located east of Power Road and north and south of Brown Road. Requesting a Variance to allow improvements to be located within the required front yard setback and the number of parking spaces to exceed eight spaces between parking lot landscape islands for the expansion of Red Mountain Park in the Public and Semi-Public (PS) District.

Staff Planner: Charlotte Bridges

Recommendation: Withdrawn

Items not on the Consent Agenda

- 6** **Take action on the following case: None**
- 7** **Items from citizens present.**
- 8** **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.**