



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*

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Wednesday, September 7, 2022

5:30 PM

Lower Council Chambers

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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:

[ADJ 22182](#) Minutes from August 3, 2022 Study Session and Public Hearing

- 4 Take action on the following cases:

[ADJ 22187](#) **BOA22-00501 - District 6.** 8946 East Germann Road. Located west of Ellsworth Road and north of Germann Road. Requesting a Special Use Permit (SUP) to allow a wireless communication facility to exceed the height limit in the Light Industrial Zoning District with a Council Use Permit Overlay (LI-CUP).

**Staff Planner: Chloe Durfee Daniel**

**Recommendation: Approval with Conditions**

**ADJ 22192** **BOA22-00550 - District 1.** 2831 East McKellips Road. Located east of Lindsay Road and south of McKellips Road. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards, a Variance to allow encroachment into the east side setback, and a Special Use Permit (SUP) for the expansion of an existing carwash onto an adjacent parcel in the Limited Commercial (LC) Zoning District.

**Staff Planner: Jennifer Merrill**

**Recommendation: Approval with Conditions**

**ADJ 22198** **BOA22-00584 - District 3.** 727 West 8th Place. Located west of Country Club Drive and north of Rio Salado Parkway on the south side of West 8th Place. Requesting a Development Incentive Permit (DIP) to allow deviations from certain development standards for a multiple residence development within the Multiple Residence-3 (RM-3) Zoning District.

**Staff Planner: Charlotte Bridges**

**Recommendation: Approval with Conditions**

**ADJ 22203** **BOA22-00697 - District 4.** 755 East 1st St. Located south of 1st Street and west of North Horne. Requesting a Variance to allow an accessory dwelling unit to exceed the maximum size of 30% of the primary residence within the Single Residence-6 (RS-6) Zoning District.

**Staff Planner: Samantha Brannagan**

**Recommendation: Denial**

**ADJ 22208** **BOA22-00764 - District 4.** 325 N Alma School. Located on the east side of North Alma School Road, south of University Drive. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow for the enlargement of a legal nonconforming commercial structure within the Office Commercial (OC) Zoning District.

**Staff Planner: Josh Grandlienard**

**Recommendation: Approval with Conditions**

**ADJ 22213** **BOA22-00802 - District 6.** Within the 8900 to 9200 blocks of East Elliot Road (north side) and within the 8900 to 9200 blocks of East Peterson Avenue (south side). Located west of Ellsworth Road on the north side of Elliot Road. Requesting a Special Use Permit (SUP) to allow a Comprehensive Sign Plan (CSP) for an industrial development in the Light Industrial zoning district with a Planned Area Development overlay (LI-PAD).

**Staff Planner:** Cassidy Welch

**Recommendation:** Continued to October 5, 2022

**Items not on the Consent Agenda**

- 5 Take action on the following case: None
- 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 servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunion al 480-644-2767.**