

Virtual Platform

Date: January 6, 2021 Time: 5:30 p.m.

**MEMBERS PRESENT:**

\*Chair Adam Gunderson  
\*Boardmember Chris Jones  
\*Boardmember Steve Curran  
\*Boardmember Kathy Tolman  
\*Boardmember Alexis Wagner

**MEMBERS ABSENT:**

Vice Chair Ken Rembold  
Boardmember Nicole Lynam

(\*Boardmembers and staff participated in the meeting through the use of audio conference equipment)

**STAFF PRESENT:**

Rachel Prelog  
Lesley Davis  
Evan Balmer  
Charlotte Bridges  
Jennifer Gniffke  
Kellie Rorex  
Chloe Durfee-Sherman

**OTHERS PRESENT:**

None

**1 Call meeting to order.**

Chair Gunderson declared a quorum present and the Public Hearing was called to order at 5:30 p.m. Vice Chair Ken Rembold and Boardmember Nicole Lynam were absent.

**2 Take action on all Consent Agenda items.**

A motion to approve the Consent Agenda was made by Boardmember Tolman as read by Boardmember Curran and seconded by Boardmember Jones.

**Items on the Consent Agenda**

**3 Approval of the following minutes from previous meeting:**

**\*3-a Minutes from December 2, 2020 Study Session and Public Hearing.**

Vote: 5-0  
Upon tabulation of vote, it showed:  
AYES –Tolman-Curran-Gunderson-Wagner- Jones  
NAYS – None

ABSENT – Lynam- Rembold  
ABSTAINED – None

**4 Take action on the following cases:**

**\*4-a Case No.: BOA20-00195 (Approved with Conditions)**

Location: District 3. Within the 1400 to 1600 block of South Dobson Road (west side). Located south of Southern Avenue on the west side of Dobson Road.  
Subject: Requesting a Special Use Permit (SUP) to allow a Comprehensive Sign Plan (CSP) for a medical office complex in the LC and NC-PAD Districts.  
Decision: Approved with Conditions.  
Summary: This item was on the consent agenda and not discussed on an individual basis.

A motion to approve case BOA20-00195 was made by Boardmember Tolman as read by Boardmember Curran with the acceptance of Findings of Fact and Conditions of Approval, and seconded by Boardmember Jones to approve the following conditions:

1. Compliance with the sign plan and project narrative.
2. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
3. All signage to be reviewed and approved through a separate permit application.

The Board’s decision is based upon the following Findings of Fact:

- A. The comprehensive sign plan will cover a 12± acre area consisting of four medical office buildings and a parking garage that are occupied by dozens of tenants. The CSP is therefore designed to provide wayfinding and direct patients to the correct building.
- B. The area has over 840 feet of frontage along South Dobson Road, however, the buildings covered under the CSP are located over 400 feet from Dobson Road; limiting the visibility of attached signage.
- C. The applicant is meeting attached signage requirements in the NC district per MZO Section 11-43-3(D)(1) for the buildings located at 1432 S Dobson and 1520 S Dobson.
- D. The applicant is proposing one additional attached sign on the building located at 1450 S Dobson and one extra attached sign on the building located at 1500 S Dobson.
- E. The applicants are requesting one-foot (1’) of additional monument sign height.
- F. The design of the proposed signs will help connect the multi-building development together and help patients find their way in the large medical complex.
- G. The subject CSP will advance the goals and objectives of the General Plan. The number of signs are also consistent with the location, size, design and operating characteristics of the property and will not be injurious or detrimental to the surrounding properties.

**\*4-b Case No.: BOA20-00797 (Approved with Conditions)**

Location: District 1. 1665 East Glencove Street.  
Subject: Requesting a Variance to allow a detached accessory building, which exceeds eight feet in height, within the side yard in the RS-9 District.  
Decision: Approved with Conditions.  
Summary: This item was on the consent agenda and not discussed on an individual basis.

A motion to approve case BOA20-00797 was made by Boardmember Tolman as read by Boardmember Curran with the acceptance of Findings of Fact and Conditions of Approval, and seconded by Boardmember Jones to approve the following conditions:

1. The storage container shall be refaced to match the exterior finishes of the adjacent detached accessory building.
2. Compliance with the final site plan as submitted.
3. Issuance of a building permit for the existing detached accessory building.
4. Compliance with all City Development Codes and regulations.

The Board's decision is based upon the following Findings of Fact:

- A. The existing house was constructed in 1972 on a lot in the East Orangewood Estates Unit Two subdivision and complies with RS-9 District development standards.
- B. 2014 Maricopa County historical aerial photography shows a storage container located within the side and rear yard of the subject site.
- C. In 2015, the applicant purchased the subject property. At the time of purchase, the storage container was located on the property.
- D. The special circumstance is pre-existing and not created by the property owner.
- E. The applicant will resurface the PSC to match the rest of the detached accessory structure.
- F. On June 7, 1994, the Board of Adjustment granted a variance to allow a detached accessory building to encroach into a required side yard setback for the property located at 1760 East Grandview Street. Strict application of the zoning ordinance will deprive the subject property of privileges enjoyed by other property within the same zoning district and within the same neighborhood.
- G. Based on a previous approval of a similar variance within the neighborhood and within the RS-9 District, approval of this variance request to allow a detached accessory building to exceed eight feet in height within the side yard setback, does not grant special privileges inconsistent with the limitation upon other properties in the area or in the RS-9 District.

**\*4-c Case No.: BOA20-00803 (Approved with Conditions)**

Location: District 3. Within the 1300 to 1400 blocks of West Southern Avenue (north side) and the 1100 block of South Longmore (east side).  
Subject: Requesting a Special Use Permit to allow a reduction in the number of required parking spaces associated with a trade school in the LC District.  
Decision: Approved with Conditions.  
Summary: This item was on the consent agenda and not discussed on an individual basis.

A motion to approve case BOA20-00803 was made by Boardmember Tolman as read by Boardmember Curran with the acceptance of Findings of Fact and Conditions of Approval, and seconded by Boardmember Jones to approve the following conditions:

1. Compliance with all requirements of case SPR81-001.
2. Obtain administrative approval for any other minor exterior changes other than signage.
3. Compliance with all applicable City of Mesa Development Codes and regulations.

The Board’s decision is based upon the following Findings of Fact:

- A. The request is consistent with the goals of the General Plan and is in conformance with the LC zoning district designation on the property.
- B. Allowing a reduction in the number of required parking spaces will not be injurious or detrimental to adjacent properties.
- C. Adequate public services will be provided to the site.
- D. The request conforms with the criteria for granting a parking reduction as outlined in Section 11-32-6 of the Mesa Zoning Ordinance.
- E. This request conforms with the criteria for the granting of a SUP as outlined in Section 11-70-5(E) of the Mesa Zoning Ordinance.

**\*4-d Case No.: BOA20-00805 (Approved with Conditions)**

Location: District 6. 7615 East Baseline Road.  
Subject: Requesting a Special Use Permit to allow a reduction in the number of required parking spaces associated with a medical clinic in the LC-BIZ District.  
Decision: Approved with Conditions.  
Summary: This item was on the consent agenda and not discussed on an individual basis.

A motion to approve case BOA20-00805 was made by Boardmember Tolman as read by Boardmember Curran with the acceptance of Findings of Fact and Conditions of Approval, and seconded by Boardmember Jones to approve the following conditions:

1. Compliance with all requirements of case ZON18-00061.
2. Compliance with all applicable City of Mesa Development Codes and regulations.

The Board’s decision is based upon the following Findings of Fact:

- A. The request is consistent with the goals of the General Plan, the BIZ overlay, and is in conformance with the LC-BIZ zoning district designations on the property.
- B. Allowing a reduction in the number of required parking spaces will not be injurious or detrimental to adjacent properties.
- C. Adequate public services will be provided to the site.
- D. The request conforms with the criteria for granting a parking reduction as outlines in Section 11-32-6 of the Mesa Zoning Ordinance.
- E. This request conforms with the criteria for the granting of a SUP as outlined in Section 11-70-5(E) of the Mesa Zoning Ordinance.

**Consent Agenda Approved**

Vote: 5-0  
Upon tabulation of vote, it showed:  
AYES –Tolman-Curran-Gunderson-Wagner- Jones  
NAYS – None  
ABSENT – Lynam- Rembold  
ABSTAINED – None

**Items not on the Consent Agenda**

**5 Take action on the following cases: None.**

**6 Items from citizens present: None.**

**7 Adjournment.**

Boardmember Curran moved to adjourn the Public Hearing and was seconded by Boardmember Wagner. Without objection, the Public Hearing was adjourned at 5:38 p.m.

Respectfully submitted,



Rachel Prelog,  
On behalf of Zoning Administrator (Dr. Nana Appiah)