

City of Mesa

*City Council Chambers
57 E. First Street*



Meeting Minutes

Wednesday, March 1, 2023

5:30 PM

Lower Council Chambers

Board of Adjustment Public Hearing

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

1 Call meeting to order

Chair Wagner called the meeting to order at 5:40 p.m.

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

Items on the Consent Agenda

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

3-a Minutes from February 1, 2023 Study Session and Public Hearing.

Approved (5-0) Boardmember Gunderson and Boardmember Reed absent.

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

4-a **BOA22-00718 - "Rio Salado 4plex" (District 3).** Within the 500 Block of West Rio Salado Parkway (north side). Located north of West University Drive and west of North Country Club Drive. Requesting a Development Incentive Permit (DIP) to allow for the development of a multiple residence development in the Multiple Residence-2 (RM-2) District.

Staff Planner: Josh Grandlienard

Recommendation: Approval with Conditions

Approved (5-0) Boardmember Gunderson and Boardmember Reed absent.

4-b **BOA22-01220 - "AZ-001 Mesa East" (District 2).** Within the 5500 Block of East Main Street and the 0 Block of North 56th Street. Located north of East Main Street and west of North 56th Street. Requesting a Special Use Permit (SUP) for a freestanding communication facility in the Multiple-Residence-4 (RM-4) District.

Staff Planner: Samantha Brannagan

Recommendation: Approval with Conditions

Approved (5-0) Boardmember Gunderson and Boardmember Reed absent.

- 4-c** **BOA22-01321 - "Evans Carport" (District 3).** 1460 West 7th Drive. Located south of West Broadway Road and west of South Alma School Road. Requesting a Variance from the required minimum covered parking spaces in the Single-Residence-6 (RS-6) District.

Staff Planner: Samantha Brannagan

Recommendation: Approval with Conditions

Approved (5-0) Boardmember Gunderson and Boardmember Reed absent.

- 4-d** **BOA22-01335 - "Ketterson Addition" (District 2).** 4040 East McLellan Road, Unit 18. Located south of East McKellips Road and west of North Greenfield Road. Requesting a Variance to allow a new building addition to encroach into the required rear setback within the Single Residence-35 with a Planned Area Development overlay (RS-35-PAD) District.

Staff Planner: Emily Johnson

Recommendation: Approval with Conditions

Approved (5-0) Boardmember Gunderson and Boardmember Reed absent.

- 4-e** **BOA22-01350 - "Desert Wind Harley-Davidson" (District 4).** 922 South Country Club Drive. Located north of West Southern Avenue on the west side of South Country Club Drive. Requesting a Special Use Permit to exceed the annual number of special events allowed in the General Commercial with a Planned Area Development overlay (GC-PAD) District.

Staff Planner: Samantha Brannagan

Recommendation: Continued to April 5, 2023 Board of Adjustment meeting.

Approved (5-0) Boardmember Gunderson and Boardmember Reed absent.

- 4-f** **BOA23-00010 - "Desert Pups - Special Use Permit" (District 4).**
1455 South Stapley Drive. Located north of US Highway 60 on the east side of South Stapley Drive. Requesting a Special Use Permit (SUP) for a small animal daycare in the Limited Commercial (LC) District.

Staff Planner: Emily Johnson

Recommendation: Approval with Conditions

Approved (5-0) Boardmember Gunderson and Boardmember Reed absent.

- 4-g** **BOA23-00011 - "Larry Pew - Accessory Structure" (District 1).**
1564 East Lehi Road. Located north of East Lehi Road and West of North Stapley Drive. Requesting a Special Use Permit (SUP) for the aggregate area of all accessory structures to exceed 100 percent of the roof area of the dwelling within the Single Residence-43 (RS-43) District.

Staff Planner: Josh Grandlineard

Recommendation: Approval with Conditions

Approved (5-0) Boardmember Gunderson and Boardmember Reed absent.

- 4-h** **BOA23-00012 - "2nd Ave Commons" (District 4).** Within the 100 Block of West 2nd Avenue, within the 100 Block of South Robson and within the 100 Block of South MacDonald. Located west of South Center Street and south of West Main Street. Requesting a Special Use Permit for a Comprehensive Sign Plan in the Transect 4 Neighborhood (T4N) District.

Staff Planner: Jennifer Merrill

Recommendation: Approval with Conditions

Approved (5-0) Boardmember Gunderson and Boardmember Reed absent.

5 Adjournment.

Approved (5-0) Boardmember Gunderson and Boardmember Reed absent.

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.