



Meeting Minutes
Board of Adjustment Public Hearing

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

Wednesday, July 7, 2021

5:30 PM

Lower Level 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.

Boardmember Jones called the meeting to order at 5:30 pm.

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 21039](#) Minutes from June 2, 2021 Study Session and Public Hearing.

Approved (Vote 6-0: Chair Gunderson, absent)

4 Take action on the following cases:

- 4-a** **ADJ 21040** **BOA20-00808 - District 4.** 1002 E. Main Street. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for a restaurant building in the Limited Commercial (LC) District.

Staff Planner: Kellie Rorex

Recommendation: Tabled

Tabled (Vote 6-0: Chair Gunderson, absent)

- 4-b** [ADJ 21041](#) **BOA21-00301 - District 6.** 6859 E. Rembrandt Ave., Suites 101-109. Requesting a Special Use Permit (SUP) to allow for an Outpatient Surgical Center in the Limited Industrial (LI) zoning district.

Staff Planner: Chloe Durfee-Sherman

Recommendation: Approval with Conditions

Approval with conditions (Vote 6-0: Chair Gunderson, absent)

- 4-c** [ADJ 21043](#) **BOA21-00478 - District 4.** 1242 E. 7th Ave. Requesting a Variance to eliminate covered parking requirements for a single residential home in the Single Residence 6 (RS-6) districts.

Staff Planner: Chloe Durfee-Sherman

Recommendation: Approval with Conditions

Approval with conditions which include change to condition #1 to state "Issuance of a residential building permit for the enclosure of the carport". (Vote 6-0: Chair Gunderson, absent)

- 4-d** [ADJ 21042](#) **BOA21-00482 - District 3.** 1231 W. Baseline Rd. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for a limited service restaurant with drive-thru facilities in the Limited Commercial (LC) district with a Planned Area Development (PAD) overlay.

Staff Planner: Charlotte Bridges

Recommendation: Continue to August 4, 2021

Continued to August 4, 2021 (Vote 6-0: Chair Gunderson, absent)

- 4-e** [ADJ 21044](#) **BOA21-00550 - District 4.** 207 N. Mesa Drive. Requesting a Special Use Permit (SUP) to allow a Day Care Center in the Downtown Residence 3 (DR-3) district.

Staff Planner: Jennifer Gniffke

Recommendation: Approval with Conditions

Approval with conditions (Vote 6-0: Chair Gunderson, absent)

Items not on the Consent Agenda

- 5** **Take action on the following case: None**

6 Items from citizens present.

7 Adjournment.

Approved (Vote 6-0: Chair Gunderson, 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 traducción en español, favor de llamar al menos 48 horas antes de la reunión al (480) 644-2767.