

# City of Mesa

*City Council Chambers  
57 E. First Street*



## Meeting Minutes

**Wednesday, September 1, 2021**

**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*

**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.**

Chair Wagner called the meeting to order at 5:31 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** Minutes from August 4, 2021 Study Session and Public Hearing

Approved (Vote: 5 - 0: Vice Chair Lynam and Boardmember Hoffman absent)

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

**4-a** **BOA21-00477 - District 4.** 151 E. 1st Street and 48 N. Hibbert. Requesting variances from the parking access drive maximum width and the maximum footprint depth for a multiple residence development in the T5 Main Street Flex (T5MSF) Transect Zone.

**Staff Planner: Jennifer Gniffke**  
**Recommendation: Approval with Conditions**

Approval with conditions (Vote: 5 - 0: Vice Chair Lynam and Boardmember Hoffman absent)

**4-b** **BOA21-00487 - District 2.** 3020 E. Main Street. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) for new monument signage in the Multiple Residence (RM-4) District. (Continued from August 4, 2021)

**Staff Planner: Sean Pesek**  
**Recommendation: Approval with Conditions**

Approval with conditions (Vote: 5 - 0: Vice Chair Lynam and Boardmember Hoffman absent)

**4-c**                    **BOA21-00581 - District 5.** 3759 N. Hawes Road. Requesting a variance to allow a detached accessory building to be located in the area between the front of the principal dwelling and the front property line in a RS-90 District.

**Staff Planner: Jennifer Gniffke**

**Recommendation: Approval with Conditions**

Approval with conditions (Vote: 5 - 0: Vice Chair Lynam and Boardmember Hoffman absent)

**4-d**                    **BOA21-00600 - District 6.** Within the 10700 block of East Hampton Avenue (south side) and within the 1400 to 1600 block of South Signal Butte Road (west side). Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the Limited Commercial District with a Planned Area Development Overlay (LC-PAD).

**Staff Planner: Evan Balmer**

**Recommendation: Approval with Conditions**

Approval with conditions (Vote: 5 - 0: Vice Chair Lynam and Boardmember Hoffman absent)

**4-e**                    **BOA21-00766 - District 4.** Within the 500 block of East Main Street (south side), within the 500 block of East 2nd Avenue (north side), within the 0 to 100 blocks of south Lesueur (east side) and within the 0 to 100 blocks of south Hobson (west side). Requesting a Special Use Permit (SUP) for a Special Event to exceed a duration of four consecutive days in the General Commercial (GC), Downtown Residential 2 (DR-2) and Multiple Residential 2 (RM-2) Districts.

**Staff Planner: Jennifer Gniffke**

**Recommendation: Approval with Conditions**

Approval with conditions (Vote: 5 - 0: Vice Chair Lynam and Boardmember Hoffman absent)

**Items not on the Consent Agenda**

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

**6**                    **Items from citizens present.**

**7**                    **Adjournment.**

Approved (Vote: 5 - 0: Vice Chair Lynam and Boardmember Hoffman 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.**