

## **Board of Adjustment**

### *Minutes*

City Council Chambers, Lower Level  
June 10, 2014

**Board Members Present:**

Trent Montague – Chair  
Mark Freeman  
Shelly Allen  
Tyler Stradling  
Wade Swanson

**Board Members Absent:**

Greg Hitchens (excused)  
Chad Cluff (unexcused)

**Staff Present:**

Gordon Sheffield  
Angelica Guevara  
Lesley Davis  
Lisa Davis  
Kim Steadman  
Wahid Alam  
Mike Gildenstern

**Others Present Continued:**

Richard Mackey  
Tyler Whiting  
Jenna Whiting  
Sharon Wertle  
Lance Roesers  
Ford Bankson  
Chellappa Deva  
Jane Martinez  
Ruben Martinez  
Bev Shaver  
Jake Shaver  
Carol Hopkins  
Lois Hopkins  
Medina Kamau  
John Kamau  
Nathan Nelson  
Norman King

**Others Present:**

Erik Crawford  
Janna Crawford  
Dennis Ingram  
Susan Ingram  
Nick Huish  
Robert Chandler

The study session began at 4:34 p.m. The Public Hearing meeting began at 5:31 p.m. Before adjournment at 7:29 p.m., the following items were considered and recorded.

**Study Session began at 4:34 p.m.**

- A. Zoning Administrator's Report
  - 1. Discuss the proposal to move the Board of Adjustment meeting from the second Tuesday to the first Wednesday of each month, effective August 6, 2014.
  - 2. Discuss the proposal to administer portable storage containers as detached accessory buildings and determine what qualifies as a temporary and a permanent use.
  
- B. The items scheduled for the Board's Public Hearing were discussed.

**Study Session adjourned at 5:25 p.m.**

**Board of Adjustment Meeting  
June 10, 2014**

**Public Hearing began at 5:31 p.m.**

- A. Consider Minutes from the May 13, 2014 Meeting a motion was made by Boardmember Alan and seconded by Boardmember Swanson to approve the minutes. Vote: Passed 5-0 (Absent – Boardmembers Hitchens and Cluff)
  
- B. Consider Proposed Revisions to the By-laws of the Board of Adjustment a motion was made by Boardmember Swanson and seconded by Boardmember Freeman to consider the proposed revisions to the By-laws to change the regularly scheduled Board of Adjustment Meeting from the second Tuesday of the month to the first Wednesday of the month. Vote: Passed 5-0 (Absent-Boardmembers Hitchens and Cluff)

**Board of Adjustment Meeting  
June 10, 2014**

**Case No.:** BA14-011

**Location:** 1429 East Flossmor

**Subject:** Requesting a Variance to allow an encroachment into the required side yard in the RS-6 zoning district. (PLN2014-00043) (Continued from the May 13, 2014 hearing)

**Decision:** Approval with Conditions

**Summary:** The applicant, Jorge Gamez explained to the Board that he is proposing to build a 2 bedroom addition to his house by enclosing an existing patio.

Boardmember Allen explained that she couldn't find a justification to approve because of the 2-foot 3-inch setback created on the west side of the property.

Zoning Administrator Sheffield explained that between 1958 and 1970, the City Council would allow carports to encroach up to 3 feet into side yards, citing that an open wall had less of a negative impact than a closed wall garage. He added that the proposed 2-foot 3-inch setback would be considered as a 1-foot error, and considered as meeting the intent of the setback requirement.

**Motion:** It was moved by Boardmember Stradling seconded by Boardmember Swanson to approve case BA14-011 with the following conditions:

1. *Compliance with the site plan and exhibits submitted.*
2. *Compliance with all requirements of the Development Services Division in the issuance of building permits.*
3. *Provide 40' rear setback as recorded in McAfee Place Unit No 1 Subdivision plat, 2'-3" along west property line and 7'-8" along east property line.*

**FINDINGS:**

1. The applicant proposed the conversion of an existing patio into bedrooms. The existing house setback along east property line is 7'-8". The proposed conversion would maintain the same setback by encroaching 2'-4" into the required 10'.
2. The proposal allows the conversion of the carport into a garage, which was built with 2'-3" setback where 5' was required and would bring the site into conformance with current code requirements for parking.
3. The overall proposed roof area (2,814 sq. ft.) would be approximately 38% of the area of the lot (7,475 sq. ft.)
4. The existing setbacks were created during the original construction in 1974, which was typical for the subdivision. The current setbacks except the garage conversion are pre-existing and were not created by the current property owner.
5. There was a 40' rear setback recorded along the Southern Avenue.
6. The interior side yard along the east property line is 2'-3" (5' required), where the setback along the west property line is 7'-8" (10' required). The front setback is 20' (20' required).
7. The strict application of the Zoning Ordinance would deprive the property owner of privileges enjoyed by other properties within the same subdivision of the same zoning district to remodel and upgrade the 40 year old house to adapt to current day lifestyle.

**Vote:** Vote (4-1) (Absent – Boardmember Cluff) (Excused- Boardmember Hitchens) (Nay- Boardmember Allen)

**Board of Adjustment Meeting  
June 10, 2014**

**Case No.:** BA14-013

**Location:** 1614 North Mesa Drive

**Subject:** Requesting a Special Use Permit and a Development Incentive Permit to allow the development of an Assisted Living Facility in the OC zoning district. (PLN2014-00056).

**Decision:** Approval with Conditions

**Summary:** The applicant, Brian Mortensen, at 916 E. Baseline Road, suite 106, presented his case to the Board. Mr. Mortensen explained that he has been doing research to address the added traffic concerns at the site. He explained to the Board that he consulted the Eighth Edition of the Institute of Traffic Engineers Trip Generation Manual to determine the additional impact that an assisted living facility may add to the location. Although more traffic would be generated with an independent assisted living home than the proposed directed care assisted living facility, he referenced Land Code 254 in the manual which addresses independent assisted living facilities for comparative purposes. According to the manual, the more traffic-intensive independent living facility designation referenced will generate 82 trips a day. In addition, to compare the company's larger sister 20 bed facility, only 18 to 20 daily car trips are generated, which is well below the expected traffic volume of that land use.

Mr. Mortensen explained that the facility employs live-in caregivers, reducing the amount of trips generated. He also added that the facility is licensed for the highest level of care (directed care) so there are no senior drivers at the site. Finally, visitation by family members was expected to be low, further reducing the amount of traffic volume at the location.

Mr. Mortensen informed the Board that there was 600 feet of visibility to the crest of the hill along that particular stretch of Mesa Drive, which was regulated at 45 miles per hour. According to the Arizona Department of Highways desirable breaking distance, 600 feet was twice the distance that someone traveling at 60 miles per hour would require to stop safely.

Hector Romero, at 435 E. Ingraham, spoke in opposition of the case. Mr. Romero explained to the Board that traffic had increased to a point that he was too scared to make a right turn. He also referenced an elderly care home in the area that had to be shut down because the residents would constantly escape, and the police would have to be called.

Ruben Martinez, at 257 E. McClellan, spoke in opposition of the case, citing that Mesa Drive was already too busy, and adding another set of driveways on the road would intensify the problem.

James Pomush at 1732 E. Dresden St., spoke in opposition to the case. He was opposed to the potential change in traffic flow and the additional accidents that may come with a busier road. He was concerned for the safety of the neighbors if the residents of the assisted living facility were to leave the site and wander around the area. He explained that he has collected 50 signatures opposing the project and he informed Boardmember

**Board of Adjustment Meeting  
June 10, 2014**

Stradling that he could not speak for his neighbors, but he preferred a more traditional office use at the site.

Mr. Mortensen explained that he understood the concern about the elderly, but if the Special Use Permit weren't granted, a more intense use would occur at the site. He confirmed for Boardmember Freeman that input was taken from the neighbors, and that he felt that an assisted living facility was a use more compatible with the neighborhood than the alternative two-story medical center that could be proposed for the location if this project was not realized. Mr. Mortensen also agreed with Boardmember Freeman that the property had not been maintained well, resulting in the former tenant being evicted, but the new facility would help improve the existing conditions.

After hearing Boardmember Allen's concerns with higher potential traffic volume at the site, Mr. Mortensen suggested the City install a "Your Speed Is" radar sign. He told the Board that MGF Funding had acknowledged that the hill limits visibility, but would persevere in getting the highest and best use for the site, even if that meant selling to another investor.

Zoning Administrator Sheffield confirmed for the Board that a Special Use Permit was needed for the project because of a deviation from required landscape setbacks, but an assisted living facility was permitted in an Office Commercial District (OC). Mr. Sheffield went on to explain that the OC district was designed as a transition between residential districts and more intensive ones with quasi-residential, institutional, and commercial uses.

Mr. Sheffield went on to explain that the applicant could rezone, take the request to City Council, and then have the assisted living use authorized by right. He added that if the site plan was modified by less than 20%, it could obtain an approval by the Planning Director without needing a hearing or without giving any kind of notification to the surrounding neighbors.

A proposal for a "right-turn-only" ingress/egress was proposed, but advised against by Boardmember Swanson, because the Board did not have traffic engineering experience and their efforts could make the intersection more hazardous. Mr. Swanson explained that the project was of concern to the community, but since the facility would only add 80 more trips a day to a street with an average of 15,000 trips in daily volume, he was supportive of the project.

Boardmember Stradling explained that the use was less intensive than it could be and the applicant had satisfied all the requirements, so he was supportive of the project.

Chairman Montague explained that he chose to support the project, because although it would change the nature of the property, it was located on an arterial, making the use more fitting.

**Board of Adjustment Meeting  
June 10, 2014**

**Motion:** It was moved by Boardmember Ailen seconded by Boardmember Swanson to approve Case BA14-013 with the following conditions:

1. *Compliance with the site and landscape plans and elevations as submitted, except as modified by the conditions below.*
2. *Compliance with all requirements and conditions of approval for the previously approved Development Incentive Permit (DIP), ZA08-066.*
3. *Design Review approval is required for the proposed project to include review of the site plan, landscape plan and elevations with finish materials, architectural details and colors.*
4. *Compliance with all requirements of rezoning and site plan approval of Z08-43.*
5. *Provide screening of parking and drive aisles as required in section 11-30-9.H of the Zoning Code.*
6. *Compliance with all requirements of the Development Services Division with regard to the issuance of building permits.*

**FINDINGS:**

1. The development conformed to the General Plan Land Use category of Medium Density Residential 4-6 which allows Office and limited Neighborhood Commercial of less than 10 acres.
2. The project as proposed with a residential single-story character was consistent with the General Plan Section 06, Goal RR-2: "Assure that infill development is compatible with neighboring uses."
3. The proposed Assisted Living Facility is allowed in the Office Commercial (OC) zoning district with the approval of a Special Use Permit. According to the Zoning Code the OC district is intended to provide areas for small-scale medical and professional offices intended to serve the community and remain compatible with adjacent residential areas.
4. The proposed Assisted Living Facility was compatible with adjacent developments, as it is complimentary to existing surrounding uses. Therefore, the proposed Assisted Living Facility is compatible with, and not detrimental to, surrounding properties.

**Vote:** Vote (4-1) (Nay- Boardmember Freeman) (Absent – Boardmember Cluff) (Excused- Boardmember Hitchens)

**Board of Adjustment Meeting  
June 10, 2014**

**Case No.:** BA14-036

**Location:** 1301 West Broadway Road

**Subject:** Requesting a Special Use Permit (SUP) to allow an Electronic Message Display to change more frequently than once per hour in the GC zoning district. (PLN2014-00214)

**Decision:** Approved with Conditions

**Summary:** This item was on the consent agenda and was not discussed on an individual basis.

**Motion:** It was moved by Boardmember Allen seconded by Boardmember Swanson to approve Case BA14-036 with the following conditions:

1. *Compliance with the sign plan submitted, except as modified by the conditions listed below.*
2. *Compliance with all requirements of the Development Services Division in the issuance of sign permits.*
3. *A building permit for the electronic sign is required. Prior to issuance of a building permit for the sign, design changes as discussed in the staff report shall be incorporated. Review and approval by the Planning Division through the building permit application shall be required.*
4. *Each message shall remain static for a minimum of fifteen (15) seconds.*
5. *The transitions between messages and the light intensity level of the electronic message display shall comply with the requirements of Section 11-41-8(D)17.*

**FINDINGS:**

1. The Sign Ordinance requires electronic message displays to remain static for a minimum of one hour unless a Special Use Permit (SUP) is granted. Such SUP may be granted if the proposed sign is found to be compatible with and not detrimental to surrounding properties through the consideration of the following factors: 1) the speed and volume of the vehicular traffic visually exposed to the sign, 2) the presence of other signs or distracting influences in proximity to the sign location, and 3) the extent to which the design of the sign is compatible with other signs located on the premises.
2. A 15 second message display is consistent with past Board of Adjustment decisions, which have allowed message changes every 15 seconds. The basis for these decisions has been the idea of having one message visible for approximately a quarter mile as a vehicle approaches the sign. A static message for 15 seconds ensures the message is static long enough for the driver to read whatever it says quickly, in a single display, and then divert their attention back to the roadway. It also avoids distracting drivers by creating the appearance of signs being in motion.
3. The proposed monument sign is approximately 220' west of the existing non-conforming pole sign utilized for the Enterprise.
4. A sign permit is required for the installation of the electronic sign. The sign will be required to comply with Section 11-41-8.E. of the zoning code as determined by Planning Staff.

**Vote:** Vote (4-0) (Absent – Boardmember Cluff) (Excused- Boardmember Hitchens)

**Board of Adjustment Meeting  
June 10, 2014**

**Case No.:** BA14-037

**Location:** 1060 South Robin Lane

**Subject:** Requesting an Interpretation of Section 11-31-14-A(4) regarding the minimum separation distance required between group homes for the handicapped. (PLN2014-00230)

**Decision:** Upheld Zoning Administrator's Interpretation

**Summary:** The applicant, John Kamau, at 1060 S. Robin Lane, gave a brief presentation on the case. He explained to the Board that he filed documents March 12, 2014 for a group home based on information he received from City of Mesa Planning staff members. He explained that he was told by staff that he would need fire sprinklers, which would significantly add to the cost of the project. Mr. Kamau then explained to the Board that he was told that his property was not eligible on March 24<sup>th</sup>, because another home within the 1200 foot clearance range had been approved for a group home on March 19<sup>th</sup>. Mr. Kamau explained that Zoning Administrator Sheffield did not deem the canal that separates the two properties a sufficient barrier to allow two registered group homes within 1200 feet of each other. The applicant then proceeded to explain that he disagreed with using "as-the-crow-flies" as a way to measure distance, because to walk or drive to the bridge to cross the canal, the distance is considerably further than 1200 feet.

Taylor Earl, at 3101 N. Central Ave, Suite #1000, in Phoenix, spoke on behalf of Ms. Tammy Whiting. Ms. Whiting opposed the request and was supportive of the staff recommendation. Mr. Earl explained to the Board that since the bridge was at-grade, traversing the bridge was not difficult, and should not be counted as a barrier or an obstruction. Mr. Earl then went on to interpret the Mesa Zoning Ordinance as requiring more than one physical feature to serve as an obstruction, counting the canal as only one, if it should even be regarded as such. Mr. Earl then went on to tell the board that he thinks that the definition of "handicap" is too broad, currently only restricting those who would create a direct threat to themselves or others. By that ambiguous definition, the restriction could potentially allow some latitude for an unqualified person to be allowed in to the group home, and possibly pose a threat to the children that attend the surrounding schools.

Dennis Ingram of 1059 S. Robin Lane spoke in opposition of the request and supportive of the staff recommendation. Mr. Ingram told the Board that he was concerned about the welfare of the neighborhood, since there was an existing charter school in the area with 20% of its student population being there by court order. He was also concerned about the potential safety hazard that the group home may pose on the pickup/drop zone at the Montessori School.

Richard Mackey of 1020 S. Robin Lane spoke in opposition of the request and supported the staff recommendation. Mr. Mackey was concerned about the broad definition of "handicapped", and wanted to preserve the character of the residential street.

Jake Shaver of 921 S. Robin Lane spoke in opposition of the request and supported the staff

**Board of Adjustment Meeting  
June 10, 2014**

recommendation. Mr. Shaver had concerns about clustering several group homes in the same area, fearing that the neighborhood would become a social services district. He also mentioned that the property at 1060 S. Robin Lane did not have a sidewalk, making it non-ADA compliant.

Erik Crawford of 10S2 S. Robin Lane spoke in opposition of the request and supported the staff recommendation. Mr. Crawford was concerned that a group home with residents with alcohol/drug related problems would impair the lifestyle of a family-oriented neighborhood.

The applicant's wife, Medina Kamau, also at 1060 S. Robin Lane informed the Board that she and her husband tried to convene with neighbors to discuss the group home, but they were not able to schedule a meeting prior to the public hearing.

Mrs. Kamau went on to say that she has been a Registered Nurse in mental health for 7 years and she and her husband would take special care in screening their clientele. Regular visiting hours would be established, and the number of visitors would be strictly regulated. Mrs. Kamau confirmed for Boardmember Allen that she had operated a 10-person senior assisted care home, but had to close it in order to go back to school.

Mr. Kamau explained to the Board, that as an entrepreneur, one exposes themselves to liabilities, so the patient would be carefully observed 24 hours a day, addressing neighbors' safety concerns. He also told the Board that any issue that was clinical would be directed to his wife, and added that he had drafted a comprehensive care procedural program.

Mr. Kamau confirmed for Boardmember Allen that he was currently leasing the property at 1060 S. Robin Lane, and Staff Member Angelica Guevara confirmed that the group home registration was tied to the property and not the business operating on the property. Mr. Kamau confirmed for Chairperson Montague that he would be financially accountable to the landowner if he were to break the lease.

Zoning Administrator Sheffield confirmed for the Board that there had been situations in the past in which an exception had been considered for the 1200 foot separation requirement, and also confirmed that there was an appeal process with Superior Court if the Board upheld his interpretation.

The Board agreed that the Zoning Administrator's interpretation was correct and found that the canal was not a significant enough intervening barrier to relax the standard 1200 foot radius requirement.

**Motion:** It was moved by Boardmember Swanson seconded by Boardmember Freeman to uphold the Zoning Administrator's Interpretation on Case BA14-037.

**FINDINGS:**

1. The home is located north of Southern Avenue and east of Lindsay Road. The lot is an acre in area and is surrounded by other lots that average an acre in area. To the south of the lot is an existing Charter High School and just east of Robin Lane is the Consolidated Canal that runs parallel with Robin Lane.
2. GHH with up to 10 residents are an allowed use within the residential zoning districts and are required to register with the Planning Division, obtain any necessary permits to demonstrate compliance with

**Board of Adjustment Meeting  
June 10, 2014**

- the Building and Fire Codes, and a license or certification from the appropriate state or federal agency.
3. The registration with the Planning Division is required to ensure the required 1200 foot separation between GHH's is met as required by Section 11-31-14-A-4 of the Zoning Ordinance. This section also allows exception when there are significant intervening physical features between an existing GHH and the proposed GHH, such as arterial streets, canals, parks, or similar buffering features or developments.
  4. The 1200 foot separation is measured from the property line of an existing GHH to the wall of the house of the proposed GHH measured in a straight line (as the crow flies).
  5. Staff previously registered a GHH at 2950 E. Southern Ave. which is approximately 930 feet from the proposed GHH at 1060 S. Robin Ln. The applicant has indicated that he believes the Consolidated Canal provides sufficient separation and buffer between the homes and he should be allowed to register and operate a GHH on the property.
  6. The Zoning Administrator has made a formal interpretation that the Consolidated Canal does not provide sufficient separation between the two homes. This interpretation is based on the direct connections that exist with the street design providing direct street connections between both homes. The existing bridge on Southern Avenue over the Consolidated Canal does not provide a buffer or significant separation between the two homes.
  7. As an example, if the proposed GHH was proposed in a home located on Fontana or Enid Ave. which are the homes to the east of the Consolidated Canal staff would agree that the canal provides sufficient separation and a buffer to allow another GHH to register within 1200 feet. This is mainly due to the lack of a direct connection between the two neighborhoods since a bridge or direct street connection does not exist between the homes.

**Vote:** Vote (5-0) (Absent – Boardmember Cluff) (Excused- Boardmember Hitchens)

**Board of Adjustment Meeting  
June 10, 2014**

**Case No.:** BA14-038

**Location:** 2055 South Power Road

**Subject:** Requesting a Special Use Permit (SUP) to allow the number of special events to exceed the maximum allowed in the LC-PAD zoning district. (PLN2014-00234)

**Decision:** Approval with Conditions

**Summary:** This item was on the consent agenda and was not discussed on an individual basis

**Motion:** It was moved by Boardmember Allen seconded by Boardmember Swanson to approve case BA14-038 with the following conditions:

1. *Compliance with the site plan and operation plan submitted except as modified by the conditions below.*
2. *Compliance with all requirements of the Business Services Department regarding application for and issuance of a Special Event License.*
3. *Compliance with all requirements of the Development Services Division in the issuance of building Permits.*
4. *Signage shall be contained to the boundaries of the Special Event area. Signage visible from outside the boundaries of the site shall not be displayed prior to nor after the dates of the Special Event (may include construction and break-down days), as specified in the Special Event license.*
5. *Compliance with Title 6, Chapter 12 of City Code: "Offensive, Excessive, and Prohibited Noises".*

**FINDINGS:**

1. The Special Event is located southeast of Power Mall in the paved parking lot. All event parking will be located west of the event.
2. Sanctum of Horror operated a haunted attraction in this same location within the mall parking lot in 2013 (BA13-026).
3. The prior year's event operated with limited hours, closing at 10:00 PM, as a compromise with a neighbor who, at the public hearing expressed concern with possible disturbance. After the prior year's event the applicant contacted Mesa's Crime Prevention Officer for this area and there were no reports associated with this event. The applicant tested sound levels throughout last year's event and proposes the same protocol during the hours of operation this year to ensure compliance with the Mesa Sound Ordinance. The applicant therefore proposes operation hours until 11:00 PM this year.
4. The haunted attraction installation will be located far enough from the neighboring residential uses, and far enough from the mall that staff does not anticipate any injury or detriment to surrounding uses.
5. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

**Vote:** Vote (5-0) (Absent – Boardmember Cluff) (Excused- Boardmember Hitchens)

**Board of Adjustment Meeting  
June 10, 2014**

**Case No.:** BA14-039

**Location:** 4711 East Main Street and 111 South Greenfield Road

**Subject:** 4711 East Main Street and 111 South Greenfield Road (District 2) – Requesting a Substantial Conformance Improvement Permit to allow the redevelopment and expansion of a recreational vehicle subdivision in the RM-3 and GC zoning districts. (PLN2014-00235)

**Decision:** Approval with conditions

**Summary:** This item was on the consent agenda and was not discussed on an individual basis

**Motion:** It was moved by Boardmember Allen seconded by Boardmember Swanson to approve case BA14-039 with the following conditions:

1. *Compliance with the site plan and elevations submitted, except as modified by the conditions below.*
2. *Compliance with all requirements of Design Review Administrative Approval.*
3. *Future expansion of the site requires a modification of the PAD with approval by the Planning and Zoning Board and City Council.*
4. *Recordation of cross-access and reciprocal parking agreements with the existing Greenfield Village recreational vehicle subdivision.*
5. *Compliance with all requirements of Development Services in the issuance of building permits.*

**FINDINGS:**

1. This request allowed the redevelopment of a car sales lot in LC zoning district. The proposed re-use of the site provides additional recreational amenities for Greenfield Village, which is the existing RV subdivision to the south. These amenities include classrooms in the existing office building on the site, bocce ball and pickle ball. The existing storage buildings at the south side of the property will continue to be used for additional storage of maintenance equipment, but will be removed as part of a future phase.
2. The existing development encroaches into the required setbacks on all four sides of the property. The applicant is proposing to maintain the existing setbacks, except along East Main Street, where the full setback and landscape tract will comply with code minimums.
3. Full compliance with current Code development standards would require significant demolition of existing improvements.
4. The proposed improvements will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.

**Vote:** Vote (5-0-1) (Absent – Boardmember Cluff) (Boardmember Hitchens- Abstained)

**Board of Adjustment Meeting  
June 10, 2014**

**Case No.:** BA14-040

**Location:** 1224 North Gilbert Road

**Subject:** Requesting a Variance to allow an encroachment into the required side yard in the RS-6 zoning district. (PLN2014-00043) (Continued from the April 8, 2014 hearing)

**Decision:** Continuance to the July 8, 2014 hearing

**Summary:** This item was on the consent agenda and was not discussed on an individual basis

**Motion:** It was moved by Boardmember Allen seconded by Boardmember Swanson to continue case BA14-040 to the July 8, 2014 hearing

**Vote:** Vote (5-0) (Absent – Boardmember Cluff) (Excused- Boardmember Hitchens)

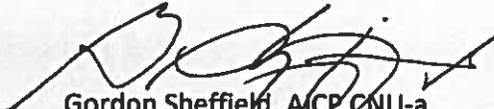
**Board of Adjustment Meeting  
June 10, 2014**

**OTHER BUSINESS:**

**ITEMS FROM CITIZENS PRESENT**

None

Respectfully submitted,

  
Gordon Sheffield, AICP CNU-a  
Zoning Administrator