

Board of Adjustment



Agenda

MIKE CLEMENT, CHAIR	
DIANNE von BORSTEL, VICE CHAIR GARRET MCCRAY LINDA SULLIVAN	SCOTT THOMAS GREG HITCHENS JUDAH NATIVIO

July 14, 2009
City Council Chambers, Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Discussion of cases listed on Public Hearing Agenda
- B. Zoning Administrator update:

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE JUNE 9, 2009 MEETING.
- B. CONSENT AGENDA: All items listed with an asterisk (*) will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):
 - *1. BA09-019 758 East Brown Road (Council District 1) – Requesting: 1) a Development Incentive Permit (DIP); and 2) a Special Use Permit (SUP); all in conjunction with the development of a retail store and automobile service station in the C-2 zoning district.

Staff Planner: Wahid Alam
Staff recommendation: Approval with Conditions
 - 2. BA09-022 2518 West Monte Avenue (Council District 3) – Requesting a Variance to allow an addition into the required side yard in the R1-6-DMP zoning district.

Staff Planner: Tim Lillo
Staff recommendation: Denial

3. BA09-025 2030 West Southern Avenue (Council District 3) – Appeal of Zoning Administrator Hearing Officer decision regarding a Special Use Permit (SUP) in conjunction with the redevelopment of an automobile service station in the C-2 zoning district.

Staff Planner: Jeff McVay

Staff recommendation: Approval with Conditions

- *4. BA09-026 2601 East Brown Road (Council District 2) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the expansion of a church building in the O-S zoning district.

Staff Planner: Lesley Davis

Staff recommendation: Approval with conditions

5. BA09-027 1201 South Alma School Road (Council District 3) – Requesting a Special Use Permit to allow modification of an existing Comprehensive Sign Plan for Mesa Financial Plaza located in the C-2 BIZ zoning district.

Staff Planner: Wahid Alam

Staff recommendation: Approval with conditions

6. BA09-028 1324 South Country Club Drive (Council District 5) – Requesting a Special Use Permit to allow development of a Comprehensive Sign Plan for a group commercial development in the C-2 zoning district.

Staff Planner: Lesley Davis

Staff recommendation: Approval with conditions

D. ITEMS FROM CITIZENS PRESENT.