



**CITY OF
MESA**

Great People, Quality Service!

BOARD OF ADJUSTMENT MINUTES

November 4, 2003

Board members Present:

Jared Langkilde, Chair
Roxanne Pierson, Vice Chair
Greg Lambright
Mike Clement
Webb Crockett

Staff Present:

John Gendron
Gordon Sheffield
David Nicolella
Krissa Hargis
Gabriel Medina

Board members absent:

David Shuff (excused)
Jennifer Gniffke (resigned)

Others Present:

Holly Jo Taylor
Martha West
John Belisle
Cindy Munday
Reese Anderson
Bud Moughler
Jill Moughler
Others

Before adjournment at 5:40 p.m., the following items were considered and recorded on Board of Adjustment Tape # 296.

Study Session 4:30 p.m.

- A. The study session began at 4:30 p.m. The items scheduled for the Board's Public Hearing were discussed.
- B. Senior Planner Gordon Sheffield spoke to the Board about the signing of the Loyalty Oath.
- C. Senior Planner Gordon Sheffield spoke to the Board about reconsideration of case BA03-048, located at 634 East Bates Street. (Council District 1) involving an approved Special Use Permit to allow for additional livestock. The Board confirmed their decision that approved the Special Use Permit and by consensus indicated to staff that no further discussion is necessary.

Public Hearing 5:30 p.m.

- A. Consider Minutes from the October 14, 2003 Meeting:

It was moved by Boardmember Crockett and seconded by Boardmember Pierson, that the minutes of the October 14, 2003 Board of Adjustment meeting be approved.

Vote: Passed 5-0

- B. Consent Agenda

It was moved by Boardmember Lambright and seconded by Boardmember Crockett that case BA03-052 be placed on the consent agenda to be tabled.

Vote: Passed 5-0

**Board of Adjustment Meeting
«November 4, 2003»**

Case No.: BA03-042

Location: 1215 South Country Club Drive.

Subject: Requesting a Development Incentive Permit (DIP) to allow the development of an automotive service building in the C-2 district.

Decision: Withdrawn

Summary: This case was on the consent agenda and was not discussed individually.

Motion: It was moved by Mr. Crocket seconded by Mr. Clement, that this case be
Withdrawn.

Vote: Passed 5-0

Finding of Fact: N/A

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**Board of Adjustment Meeting
«November 4, 2003»**

Case No.: BA03-044

Location: 1959 East Main Street

Subject: Requesting a Development Incentive Permit (DIP) to allow for the development of an automotive dealership in the C-3 district.

Decision: Continued to the December 9, 2003 hearing.

Summary: This case was on the consent agenda and was not discussed individually.

Motion: It was moved by Mr. Crocket, seconded by Mr. Clement, that this case be continued for 30 days.

Vote: Passed 5-0

Finding of Fact: N/A

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**Board of Adjustment Meeting
«November 4, 2003»**

Case No.: BA03-045

Location: 1409 South Nassau

Subject: Requesting a variance to allow a carport to encroach into the front yard.

Decision: Continued to the December 9, 2003 hearing.

Summary: This case was on the consent agenda and was not discussed individually.

Motion: It was moved by Mr. Crocket, seconded by Mr. Clement, that this case be continued for 30 days.

Vote: Passed 5-0

Finding of Fact: The applicant failed to send notice of this request to abutting property owners.

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**Board of Adjustment Meeting
«November 4, 2003»**

Case No.: BA03-050

Location: 307 South York.

Subject: Requesting a variance to allow a structure to encroach into the front setback in the R-4 district.

Decision: Continued to the December 9, 2003 hearing.

Summary: This case was on the consent agenda and was not discussed individually.

Motion: It was moved by Mr. Crocket, seconded by Mr. Clement, that this case be continued for 30 days.

Vote: Passed 5-0

Finding of Fact: N/A

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**Board of Adjustment Meeting
«November 4, 2003»**

Case No.: BA03-051

Location: 6711 S. Mountain Road

Subject: Requesting variances to: 1) delete a portion of the required landscaping and screen wall on the north and south property line; and 2) to allow a drive aisle to encroach into the required landscape setback all in conjunction with the development of a waste transfer station in the M-2 CUP zoning district.

Decision: Continued to the December 9, 2003 hearing.

Summary: This case was on the consent agenda and was not discussed individually.

Motion: It was moved by Mr. Crocket, seconded by Mr. Clement, that this case be continued for 30 days.

Vote: Passed 5-0

Finding of Fact: N/A

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**Board of Adjustment Meeting
«November 4, 2003»**

Case No.: BA03-052

Location: 2950 South Alma School Road

Subject: Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the development of a retail building in the C-2 district.

Decision: Tabled

Summary: This case was on the consent agenda and was not discussed individually.

Motion: It was moved by Mr. Crocket, seconded by Mr. Clement, that this case be Tabled.

Vote: Passed 5-0

Finding of Fact:

- 1.1 The Board tabled this case until such time as the Planning and Zoning Board and City Council have decided whether to approve the requested modification to the approved site plan.

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Respectfully submitted,

Gordon Sheffield, AICP
Senior Planner