

Board of Adjustment

Agenda

MIKE CLEMENT, VICE CHAIR DIANNE von BORSTEL ROXANNE PIERSON	DINA HIGGINS, CHAIR	CRAIG BOSWELL GARRET MCCRAY
---	---------------------	--------------------------------

May 8, 2007

City Council Chambers, Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Discussion of cases listed on Public Hearing Agenda.

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE April 10, 2007 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 the Consent Agenda and considered as a separate item following adoption of the Consent Agenda.

C. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):

- *1. BA07-012 2751 East University Drive (Council District 2) - Requesting 1) a Development Incentive Permit (DIP); 2) a Special Use Permit for an automobile service station; and 3) a Special Use Permit for a carwash, to allow the redevelopment of an auto service station and carwash in the C-2 zoning district.
- *2. BA07-017 1441 East Broadway Road (Council District 4) - Requesting an interpretation of Mesa Zoning Ordinance Section 11-13-2 (T) with regard to the use of Portable Storage Containers in the O-S zoning district. **The applicant has requested a continuance until July 10, 2007.**
3. BA07-018 62 North May (Council District 3) - Requesting a variance to allow a carport to encroach into the required side yard in the R-4 zoning district.
4. BA07-019 1040 East Main Street (Council District 1) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the redevelopment of a restaurant use in the C-3 zoning district.

- *5. BA07-020 2302 East Harmony Avenue (Council District 2) - Requesting a variance to allow a patio enclosure to encroach into the required rear yard in the R1-7 zoning district. **The applicant has requested a withdrawal of this case.**

- *6. BA07-021 627 West 8th Street (Council District 1) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the redevelopment of a public assembly hall in the R-2 zoning district.

- 7. BA07-022 2200 and 2300 blocks of South Country Club Drive, west side south of Baseline Road (Council District 3) - Requesting an interpretation of Mesa Zoning Ordinance Section 11-18-8(M) with regard to the application of supermajority voting requirements for City Council approval of a Council Use Permit in the M-1 zoning district.

D. ITEMS FROM CITIZENS PRESENT.