



Meeting Agenda - Final

Board of Adjustment Public Hearing

*Chair Mark Freeman
Vice Chair Trent Montague
Boardmember Tony Siebers
Boardmember Wade Swanson
Boardmember Ken Rembold
Boardmember Steven Curran
Boardmember Jessica Sarkissian*

Wednesday, October 7, 2015

5:30 PM

Council Chambers - Lower Level

1 Take action on all Consent Agenda items.

Items on the Consent Agenda

2 Approval of the following minutes from previous meetings:

ADJ 15126 Minutes from the September 2, 2015 Board of Adjustment Meeting

3 Take action on the following cases:

3-a ADJ 15125 BA15-018 60 North Gilbert Road (District 4) - Requesting: 1) a Substantial Conformance Improvement Permit (SCIP) to allow the redevelopment of a commercial building; and 2) a Special Use Permit to allow a reduction to the minimum number of required parking spaces, both in the GC zoning district. (PLN2015-00389)

Staff Planner: Wahid Alam
Staff Recommendation: Approval with Conditions

3-b ADJ 15117 BA15-022 1925 East Brown Road (District 2) - Requesting a Special Use Permit to allow a wireless communications facility to exceed the maximum height allowed in the LC zoning district. (PLN2015-00187)

Staff Planner: Kaelee Wilson
Staff Recommendation: Approval with Conditions

- 3-c** [ADJ 15111](#) **BA15-038** 1948 East McKellips Road (District 1) - Requesting a Special Use Permit to modify a Comprehensive Sign Plan in the LC zoning district. (PLN2015-00316)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

- 3-d** [ADJ 15119](#) **BA15-042** 526 West Rio Salado Parkway (District 1) - Requesting a Variance to allow a fence to exceed the maximum height permitted when located within the required street side setback in the RM-4 zoning district. (PLN2015-00366)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

- 3-e** [ADJ 15120](#) **BA15-043** 3852 North Hawes (District 5) - Requesting a Variance to allow a detached accessory structure to be constructed in front of the front line of the primary dwelling in the RS-90 zoning district. (PLN2015-00379)

Staff Planner: Mike Gildenstern

Staff Recommendation: Approval with Conditions

- 3-f** [ADJ 15121](#) **BA15-044** 4325 and 4349 East Pueblo Avenue (District 2) - Requesting a Development Incentive Permit (DIP) to facilitate development of a place of worship on an infill site located in the RS-35 zoning district. (PLN2015-00381)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

- 3-g** [ADJ 15122](#) **BA15-045** 1255 East Southern Avenue (District 4) - Requesting a Substantial Conformance Improvement Permit (SCIP) to facilitate redevelopment of a group commercial center in the LC zoning district, including a proposed encroachment into a setback required for a commercial loading area when placed adjacent to a residential zoning district. (PLN2015-00385)

Staff Planner: Gordon Sheffield

Staff Recommendation: Approval with Conditions

- 3-h** **ADJ 15123** **BA15-046** 861 East Mahoney Avenue (District 4) - Requesting a Substantial Conformance Improvement Permit (SCIP) for a proposed assisted living facility, including possible reductions to the minimum number of on-site parking spaces, and allowances for existing buildings to remain encroaching into required perimeter building setbacks, all in the RM-4 zoning district. (PLN2015-00326)

Staff Planner: Kaelee Wilson

Staff Recommendation: Withdrawn by Applicant

- 4** **Other business.**
- 5** **Items from citizens present.**
- 6** **Adjournment.**

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