

Board of Adjustment



Agenda

MIKE CLEMENT, CHAIR

DIANNE von BORSTEL, VICE CHAIR
GARRET MCCRAY
LINDA SULLIVAN

SCOTT THOMAS
GREG HITCHENS
TERRY WORCESTER

November 12, 2008
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:
- C. March 2009 Board of Adjustment Hearing

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE OCTOBER 14, 2008 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. BA08-053 4550 East Mallory Circle (Council District 5) – Requesting a variance to allow: 1) a fence that exceeds the maximum height permitted in the front setback; 2) a reduction in the front setback; 3) a reduction in foundation base width; 4) a reduction in foundation perimeter and foundation base landscape plantings; and 5) a reduction in the number of on-site parking spaces provided; all in conjunction with the development of a hanger project in the M-1 zoning district. **This case was continued from the October 14, 2008 hearing.**

Staff Planner: Brandice Elliott

Staff recommendation: Approval with conditions

- *2. BA08-056 3632 North Sky Point Circle (Council District 5) – Requesting a Special Use Permit (SUP) to allow more than one accessory living quarters in conjunction with the development of a single residence in the R1-90-DMP zoning district.
- Staff Planner: Jeffrey McVay
Staff recommendation: Approval with conditions
- *3. BA08-057 8425 East Scarlett Circle (Council District 5) – Requesting a Special Use Permit (SUP) for a Commercial Communication Towers in the R1-90-DMP zoning district.
- Staff Planner: Jeffrey McVay
Staff recommendation: Approval with conditions
- *4. BA08-058 1101 South Ellsworth Road (Council District 6) – Requesting a Special Use Permit (SUP) to allow the placement of manufactured homes on recreational vehicle spaces in the R-4 zoning district.
- Staff Planner: Jeffrey McVay
Staff recommendation: Approval with conditions
- *5. BA08-059 8265 East Southern Avenue (Council District 6) – Requesting a Special Use Permit (SUP) to allow the placement of manufactured homes on recreational vehicle spaces in the R-2-PAD zoning district.
- Staff Planner: Jeffrey McVay
Staff recommendation: Approval with conditions
6. BA08-060 1560 South Gilbert Road (Council District 4) – Requesting: 1) a Substantial Conformance Permit (SCIP); and 2) modification of a Special Use Permit; both in conjunction with an addition to an automobile service station and carwash in the C-2 zoning district.
- Staff Planner: Brandice Elliott
Staff recommendation: Denial
7. BA08-061 922 South Country Club Drive (Council District 3) – Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan for a group commercial development in the C-3-PAD zoning district.
- Staff Planner: Brandice Elliott
Staff recommendation: Approval with conditions
- *8. BA08-062 5533 South Sossaman Road (Council District 6) – Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan for a hanger development within Phoenix-Mesa Gateway Airport in the M-1-DMP zoning district.
- Staff Planner: Jeffrey McVay
Staff recommendation: Approval with conditions

D. ITEMS FROM CITIZENS PRESENT.