

Board of Adjustment



Agenda

GARRET MCCRAY - CHAIR	
SCOTT THOMAS – VICE CHAIR NICHOLAS LABADIE TYLER STRADLING	GREG HITCHENS JUDAH NATIVIO DIANNE von BORSTEL

December 8, 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:
 - 1. Zoning Code Update

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE November 10, 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. BA09-036 2155 South Dobson Road (Council District 3) – Requesting a Special Use Permit to allow a commercial communication tower to exceed the maximum height permitted in the PF zoning district. (PLN2009-00351)

Staff Planner: Lesley Davis
Staff recommendation: Approval with conditions
Board decision: Approved with conditions

2. BA09-037 4008 East Flower Avenue (Council District 5) – Requesting a variance to allow a fence to exceed the permitted height in the R1-43 zoning district. (PLN2009-00402)

Staff Planner: Tom Ellsworth

Staff recommendation: Approval with conditions

Board decision: Approved with conditions

2. BA09-038 1550 West 1st Street (Council District 3) – 1) a Special Use Permit for Accessory Living Quarters; and 2) a Variance to allow Accessory Living Quarters to encroach into a required yard in the R1-6 zoning district. (PLN2009-00406)

Staff Planner: Angelica Guevara

Staff recommendation: Denial

Board decision: Continued to the January 5, 2010 meeting

3. BA09-039 1500 West 8th Street (Council District 1) – Requesting a modification to the PAD to allow patio enclosures in the R-4-PAD zoning district. (PLN2009-00394)

Staff Planner: Tom Ellsworth

Staff recommendation: Approval with conditions

Board decision: Approved with conditions

4. BA09-040 Appeal of Zoning Administrator Interpretation to Mesa Zoning Ordinance Sections 11-6-2(B) and (C) as it relates to the location of donation centers for used items without a corresponding second hand retail store as an allowed primary use in the C-1 and C-2 zoning district. (PLN2009-00405)

Staff Planner: Gordon Sheffield

Staff recommendation: Uphold the Zoning Administrator's interpretation

Board decision: Overturn the Zoning Administrator's interpretation

D. OTHER BUSINESS:

E. ITEMS FROM CITIZENS PRESENT.