

Board of Adjustment

Minutes

City Council Chambers, Lower Level February 4, 2015

Board Members Present:

Trent Montague – Chair
Mark Freeman - Vice Chairman
Wade Swanson
Tony Siebers
Ken Rembold
Greg Hitchens

Board Members Absent:

Tyler Stradling (excused)

Staff Present:

Gordon Sheffield
Angelica Guevara
Kaelee Wilson
Margaret Robertson
Michael Gildenstern

Others Present:

Thomas Durant

The study session began at 5:00 p.m. The Public Hearing began at 5:30 p.m. Before adjournment at 5:33 p.m., the following items were considered and recorded.

Study Session began at 5:00 p.m.

- A. Zoning Administrator's Report
 - 1. Update on Medical Marijuana Policies
 - 2. Update on Wireless Communication Facilities
- B. The items scheduled for the Board's Public Hearing were discussed.

Study Session adjourned at 5:27 p.m.

Public Hearing began at 5:30 p.m.

- A. Consider Minutes from the January 7, 2015 Meeting -A motion was made by Boardmember Swanson and seconded by Boardmember Freeman to approve the minutes. Vote: Passed 6-0 (Excused-Boardmember Stradling)
- B. Consent Agenda -A motion to approve the consent agenda as read was made by Boardmember Swanson and seconded by Boardmember Siebers. Vote: Passed 6-0 (Excused-Boardmember Stradling)

Case No.: BA14-066

Location: 5721 East Leonora Street

Subject: Requesting: 1) a Variance to allow a carport to encroach into the required front yard; and 2) a Variance to allow a carport to extend in front of the front line of the house, both in the RS-7-PAD-AS zoning district. (PLN2014-00602).

Decision: Continuance to the March 4th, 2015 Meeting

Summary: This item was on the consent agenda and was not discussed on an individual basis.

Motion: It was moved by Boardmember Swanson seconded by Boardmember Siebers to continue case BA14-066 to the March 4th, 2015 meeting.

Vote: Passed (6-0) (Excused-Boardmember Stradling)

Case No.: BA15-001

Location: 2816 and 2828 South Country Club Drive

Subject: Requesting a Special Use Permit to modify and/or remove an existing comprehensive sign plan in the LC zoning district. (PLN2014-00640).

Decision: Continuance to the March 4th, 2015 Meeting

Summary: This item was on the consent agenda and was not discussed on an individual basis.

Motion: It was moved by Boardmember Swanson seconded by Boardmember Siebers to continue case BA15-001 to the March 4th, 2015 meeting.

Vote: Passed (6-0) (Excused-Boardmember Stradling)

Case No.: BA15-002

Location: 5200 to 5500 block of South Signal Butte Road (east side) and the 10800 to 11100 block of East Ray Road (south side); more commonly known as the southeast corner of Signal Butte Road and Ray Road (PLN2014-00677).

Subject: Requesting a Special Use Permit for a comprehensive sign plan in the RS-6-PAD zoning district.

Decision: Approved with Conditions

Summary: This item was on the consent agenda and was not discussed on an individual basis.

Motion: It was moved by Boardmember Swanson seconded by Boardmember Siebers to approve case BA15-002 with the following conditions:

1. *Compliance with sign plan submitted, except as modified by the conditions listed below.*
2. *The placement of the sign shall comply with the calculations of the visibility triangle as set by the City of Mesa's Transportation Department.*
3. *Compliance with all requirements of the Building Safety Division in the issuance of sign permits.*
4. *Any additional permanent signage shall require an amendment to the Comprehensive Sign Plan.*

Vote: Passed (6-0) (Excused-Boardmember Stradling)

The Board's decision is based upon the following Findings of Fact:

- A. The sign location is constrained by easements and right-of way and must be placed on private property which required the sign to be placed further into the site which limited sign visibility.
- B. The Bella Via is a master planned development with 152.48 acres. Given the scale of the development, three total signs were not found to be detrimental to the surrounding properties.
- C. The proposed signage is comprised of high-quality, durable materials that reflect the character of the subdivision

Case No.: BA15-003

Location: 1310 South Sossaman Road

Subject: Requesting a Special Use Permit to modify an existing comprehensive sign plan in the LC-PAD-PAD zoning district.

Decision: Continuance to the March 4th, 2015 Meeting

Summary: This item was on the consent agenda and was not discussed on an individual basis.

Motion: It was moved by Boardmember Swanson seconded by Boardmember Siebers to continue case BA15-003 to the March 4th, 2015 meeting.

Vote: Passed (6-0) (Excused-Boardmember Stradling)

Case No.: BA14-071

Location: The 10600 to the 10800 Block of East Guadalupe Road (north side) (District 6) - Requesting a Special Use Permit for a Comprehensive Sign Plan in the in the LC zoning district.

Subject: Requesting a Special Use Permit for a Comprehensive Sign Plan in the in the LC zoning district.

Decision: This case was Approved with Conditions at a previous meeting, but had been advertised for possible re-hearing because the applicant had indicated that they may request reconsideration. The Board acknowledged the withdrawal of the reconsideration request.

Summary: This item was on the consent agenda and was not discussed on an individual basis.

Motion: It was moved by Boardmember Swanson seconded by Boardmember Siebers to withdraw reconsideration of case BA14-071

Vote: Passed (6-0) (Excused- Boardmember Stradling)

OTHER BUSINESS:

None

ITEMS FROM CITIZENS PRESENT

None

Respectfully submitted,

Gordon Sheffield, AICP CNU-a
Zoning Administrator