



**Meeting Minutes**  
**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*

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Wednesday, October 7, 2015

5:30 PM

Council Chambers - Lower Level

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- 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

Approved (Vote: 6-0-1); Boardmember Siebers Excused

- 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

Board Decision: Approved with Conditions Vote: (6-0-1) Boardmember Siebers Excused

- 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

**Board Decision: Approved with Conditions Vote: (6-0-1) Boardmember Siebers Excused**
  
- 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

**Board Decision: Approved with Conditions Vote: (6-0-1) Boardmember Siebers Excused**
  
- 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

**Board Decision: Approved with Conditions Vote: (6-0-1) Boardmember Siebers Excused**
  
- 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

**Board Decision: Approved with Conditions Vote: (6-0-1) Boardmember Siebers Excused**

- 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

**Board Decision: Approved with Conditions Vote: (6-0-1) Boardmember Siebers Excused**

- 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

**Board Decision: Approved with Conditions Vote: (6-0-1) Boardmember Siebers Excused**

- 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

**Board Decision: Approved with Conditions Vote: (6-0-1) Boardmember Siebers Excused**

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

***The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.***