

**BOARD OF ADJUSTMENT MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
MARCH 12, 2019**

A Regular Meeting of the Board of Adjustment of the City of Peoria, Arizona, convened at 8401 W. Monroe Street, Peoria, AZ in open and public session at 5:31 p.m.

Members Present: Chair Michael Kwederis, Board Members Dr. William Bercu, Thomas Griggs, Kathaleen Patterson, and Les Marquart

Members Absent: None

Others Present: Chris Jacques – Planning Director, David Benton – Assistant City Attorney, Lorie Dever – Principal Planner and Della Ernest – Executive Assistant.

Opening Statement: The Opening Statement was read by Chair Kwederis.

Final call for speaker request forms.

Audience: 7

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

CONSENT AGENDA

All items listed with a "C" are considered to be routine by the Board of Adjustment, and were enacted by one motion

1C Disposition of Absence:

Discussion and possible action to approve the absence of Board Member Cecil Daniels from the Board of Adjustment meeting held on February 12, 2019.

BOARD ACTION: Board Member Bercu moved to approve item 1C. The motion was seconded by Board Member Griggs and upon vote, carried unanimously.

2C Minutes:

Discussion and possible action to approve the minutes of the Board of Adjustment meeting held on February 12, 2019.

BOARD ACTION: Board Member Marquart moved to approve item 2C. The motion was seconded by Board Member Griggs and upon vote, carried unanimously.

REGULAR AGENDA

NEW BUSINESS:

3R V19-02 Iron Key Studios:

A request to consider a variance from Section 21-505.K.1 of the Peoria Zoning Ordinance for Iron Key Studio located at 8301 W. Washington Street and zoned Core Community Mixed-Use (CCM). The applicant is requesting a reduction in the 1,000 foot lot line separation requirement from Speedy Pawn, located at 8340 W. Peoria Avenue. Approximately 925 feet separates the lot lines of the two businesses.

Ms. Lorie Dever, Principal Planner provided the staff report.

BOARD COMMENT:

Board Member Bercu asked if the entire area around the current pawn shop to the proposed tattoo parlor is Old Town.

Ms. Dever clarified that the outlined area bounded by Peoria Avenue to the North, Grand Avenue to the East, 85th Avenue to the West and Monroe Street to the South is considered Old Town.

Chair Kwederis asked if the tattoo parlor and pawn shop are designated as personal use rather than retail.

Ms. Dever confirmed that under the Zoning Ordinance, those particular business are designated as personal use.

Mr. Chris Jacques clarified that there a handful of businesses that fall under the separation requirements, not just personal use designated business.

Board Member Marquart stated he has no objection to the request and the business is good for the area.

Board Member Griggs commented that the presentation speaks for itself.

BOARD ACTION: Board Member Marquart moved to approve V19-02. The motion was seconded by Board Member Patterson and upon vote, carried unanimously.

4R V19-01 Patel Residence:

A request to consider a variance from Section 21-414 of the Peoria Zoning Ordinance for a residential lot located at 24158 N. 73rd Lane and zoned Suburban Ranch (SR-43_). The request is to reduce the side yard setback from 20 feet to 15 feet in order to construct a freestanding ramada.

Ms. Lorie Dever, Principal Planner provided the staff report.

PUBLIC COMMENT:

Mark Mitchell, contractor for the applicant stated the ramada is elevated due to the location of the wash and potential flooding. Mr. Mitchell stated that any changes to the structure would be very difficult.

BOARD COMMENT:

None

BOARD ACTION:

Board Member Bercu moved to approve V19-01. The motion was seconded by Board Member Patterson and upon vote, carried unanimously.

CALL TO THE PUBLIC FOR NON-AGENDA ITEMS: None

REPORT FROM STAFF: Mr. Jacques notified the Board of the next meeting on April 9, 2019 is the next scheduled meeting, but may be cancelled because no items are currently scheduled for that meeting date.

REPORT FROM THE BOARD OF ADJUSTMENT: None

ADJOURNMENT: There being no further business to come before the Board of Adjustment, the meeting adjourned at 5:54 p.m.

Michaël Kwedōris, Chair

22/06/19
Date Signed