

# BOARD OF ADJUSTMENT

## Meeting

### Notice & Agenda

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Tuesday, April 9, 2013  
City Hall – Pine Room  
8401 West Monroe Street  
Peoria, AZ 85345

## Regular Meeting

5:30 P.M.

**Convene**  
**Roll Call**  
**Opening Statement**  
**Final Call To Submit Speaker Request Forms**

## Consent Agenda

**CONSENT AGENDA:** All items listed with “C” are considered to be routine or have been previously reviewed by the Board/Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Board/Commission member so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

### Consent – New Business

#### 1C Disposition of Absence

Discussion and possible action to approve the absence of Board Member Karen McDaniel from the Board of Adjustment meeting held on February 12, 2013.

#### 2C Minutes

Discussion and possible action to approve the minutes of the Board of Adjustment meeting held on February 12, 2013.

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Chair  
Dr. William  
Bercu

Member  
Cecil Daniels

Member  
Karen McDaniel

Member  
Kevin Kadlec

Member  
Michael Kwederis

Alternate Member  
Brian Greathouse

## Regular Agenda

### New Business

3R **PUBLIC HEARING:** RE: Variance.

**PUBLIC HEARING – V13-0002:** KDF Architectural Group is requesting a variance from *Section 14-35-4: General Landscape Requirements* for the proposed Fry's Gas Station at 7509 W. Cactus Road. The property is located on the southwest corner of 75<sup>th</sup> Avenue and Cactus Road and is currently developed as a gas station by another owner. The applicant is requesting a reduction in the 15 foot frontage landscaping requirement.

**Staff Report**

**Open Public Hearing**

**Public Comment**

**Close Public Hearing**

**Board Action:** Discussion and possible action to approve/deny a request from KDF Architectural Group for a variance from *Section 14-35-4: General Landscape Requirements* for the proposed Fry's Gas Station at 7509 W. Cactus Road. The applicant is requesting a reduction in the 15 foot frontage landscaping requirement.

4R **PUBLIC HEARING:** RE: Variance.

**PUBLIC HEARING – V13-0003:** Thomas and Cynthia Mertensmeyer are requesting a variance to deviate from the more restrictive Citrus Gardens Estates Subdivision Standards to the underlying R1-18 (Single-Family Residential) zoning district standards with regards to the front, side, and rear setbacks to allow additions to their existing residence. The additions consisting of a new garage, workshop, and guest house will be in conformance with the underlying R1-18 Zoning District.

**Staff Report**

**Open Public Hearing**

**Public Comment**

**Close Public Hearing**

**Board Action:** Discussion and possible action to approve/deny a request from Thomas and Cynthia Mertensmeyer for a variance to deviate from the more restrictive Citrus Gardens Estates Subdivision Standards to the underlying R1-18 (Single-Family Residential) zoning district standards with regards to the front, side, and rear setbacks to allow additions to their existing residence. The additions consisting of a new garage, workshop, and guest house will be in conformance with the underlying R1-18 Zoning District.

### **Call to the Public (Non-Agenda Items)**

If you wish to address the Board/Commission, please complete a Speaker Request Form and return it to the clerk before the call to order for this meeting. The Board/Commission is not authorized by state law to discuss or take action on any issue raised by public comment until a later meeting.

## **Reports from Staff**

### **Reports from Board of Adjustment**

### **Adjournment**

**NOTE:** Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Board/Commission meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.

***Accommodations for Individuals with Disabilities.*** *Alternative format materials, sign language interpretation, assistive listening devices or interpretation in languages other than English are available upon 72 hours advance notice through the Office of the City Clerk, 8401 West Monroe Street, Room 150, Peoria, Arizona 85345 (623)773-7340, TDD (623)773-7221, or FAX (623) 773-7304. To the extent possible, additional reasonable accommodations will be made available within the time constraints of the request.*

### **PUBLIC NOTICE:**

In addition to the Board/Commission members noted above, one or more members of the Peoria City Council or various other Boards or Commissions may be present to observe this meeting as noticed on this agenda.