

**RESULTS**  
**CITY OF CHANDLER BOARD OF ADJUSTMENT**  
**City Council Chambers, 88 E. Chicago Street**  
**April 8, 2015 – 6:00 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the BOARD OF ADJUSTMENT and to the general public that the **BOARD OF ADJUSTMENT** will hold a meeting open to the public on **Wednesday, April 8, 2015 at 6:00 p.m.**, in the City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 4/10/2015 8:00 AM

**AGENDA**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. APPROVAL OF MINUTES – **Approved****

- a. Minutes of December 10, 2014

**5. ACTION AGENDA**

- a. VAR15-0001 COLBY RESIDENCE – **Denied**  
Request a variance from the Zoning Ordinance to allow a home addition to encroach into the minimum rear yard setback [Zoning Code Section 35-1706]. The property is located at 4743 East Firestone Drive, north and west of the northwest corner of Hunt Highway and Val Vista Drive.

**6. MEMBERS COMMENTS / ANNOUNCEMENTS**

**7. CALENDAR**

- a. Meetings held the second Wednesday of each month, as needed.

**8. INFORMATION ITEMS**

- a. Director's Report

**9. ADJOURNMENT**

# RESULTS

**CITY OF CHANDLER BOARD OF ADJUSTMENT**  
**City Council Chambers, 88 E. Chicago Street**  
**December 10, 2014 – 6:00 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the BOARD OF ADJUSTMENT and to the general public that the **BOARD OF ADJUSTMENT** will hold a meeting open to the public on **Wednesday, December 10, 2014 at 6:00 p.m.**, in the City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 12/12/2014 11:44 AM

## AGENDA

### 1. CALL TO ORDER

### 2. PLEDGE OF ALLEGIANCE

### 3. INTRODUCTION OF NEW MEMBER: CHAD WAKEFIELD

### 4. ROLL CALL

### 5. APPROVAL OF MINUTES - Approved

- a. Minutes of October 8, 2014

### 6. ACTION AGENDA

- a. VAR14-0013 HABITAT FOR HUMANITY CENTRAL ARIZONA - Approved  
Request a variance from the Zoning Ordinance to allow a new single-family residence to encroach into the street side yard setback [Zoning Code Section 35-703]. The property is located at 198 East Kesler Lane,

north and east of the northeast corner of South Arizona Avenue and East Pecos Road.

**7. MEMBERS COMMENTS / ANNOUNCEMENTS**

**8. CALENDAR**

- a. Meetings held the second Wednesday of each month, as needed.

**9. INFORMATION ITEMS**

- a. Director's Report

**10. ADJOURNMENT**

# RESULTS

**CITY OF CHANDLER BOARD OF ADJUSTMENT  
City Council Chambers, 88 E. Chicago Street  
October 8, 2014 – 6:00 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the BOARD OF ADJUSTMENT and to the general public that the **BOARD OF ADJUSTMENT** will hold a meeting open to the public on **Wednesday, October 8, 2014 at 6:00 p.m.**, in the City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 10/9/2014 9:20 AM

## AGENDA

### 1. CALL TO ORDER

### 2. PLEDGE OF ALLEGIANCE

### 3. ROLL CALL

### 4. APPROVAL OF MINUTES

- a. Minutes of December 11, 2013 – **Approved**

### 5. ANNUAL BOARD OF ADJUSTMENT BUSINESS MEETING

Election of Officers

- a. Chairman – **Chair Gorden re-elected**
- b. Vice Chairman – **Vice Chair McAlpine re-elected**

### 6. ACTION AGENDA

- a. VAR14-0004 ROBLES RESIDENCE – **Denied**  
Request a variance from the Zoning Ordinance to allow an existing fence located in the front yard to exceed the maximum permitted height [Zoning

Code Section 35-2204]. The property is located at 101 West Linda Lane, south and west of the southwest corner of Arizona Avenue and Ray Road.

- b. VAR14-0005 JOHNSTON RESIDENCE – Denied  
Request a variance from the Zoning Ordinance to allow a new wall located in the rear yard to exceed the maximum permitted height [Zoning Code Section 35-2204]. The property is located at 488 North Washington Street, north and east of the northeast corner of Arizona Avenue and Chandler Boulevard.

## **7. MEMBERS COMMENTS / ANNOUNCEMENTS**

## **8. CALENDAR**

- a. Meetings held the second Wednesday of each month, as needed.

## **9. INFORMATION ITEMS**

- a. Director's Report

## **10. ADJOURNMENT**

# RESULTS

**CITY OF CHANDLER BOARD OF ADJUSTMENT  
City Council Chambers, 88 E. Chicago Street  
December 11, 2013 – 6:00 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the BOARD OF ADJUSTMENT and to the general public that the **BOARD OF ADJUSTMENT** will hold a meeting open to the public on **Wednesday, December 11, 2013 at 6:00 p.m.**, in the City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated:

## AGENDA

### 1. CALL TO ORDER

### 2. PLEDGE OF ALLEGIANCE

### 3. ROLL CALL

### 4. APPROVAL OF MINUTES - **Approved**

- a. Minutes of July 10, 2013

### 5. ACTION AGENDA

- a. VAR13-0006 FAZIO RESIDENCE - **Denied**  
Request a variance from the Zoning Ordinance to allow an existing wall located in the front yard to exceed the maximum permitted height [Zoning Code Section 35-2204]. The property is located at 6998 S. Wilson Drive, north of Hunt Highway and west of Gilbert Road.

- b. VAR13-0007 WILSON RESIDENCE - **Denied**  
Request a variance from the Zoning Ordinance to allow encroachment into the minimum side and rear yard building setbacks [Zoning Code Section 35-703] and allow more than one accessory building to remain [Zoning Code Section 35-200]. The property is located at 707 W. Temple Street, east of Alma School Road and south of Warner Road.
- c. VAR13-0008 PORTER RESIDENCE - **Approved**  
Request a variance from the Zoning Ordinance to allow an existing accessory building to remain in the front yard [Zoning Code Section 35-2202]. The property is located at 300 N. Hamilton Street, north of the northwest corner of Hamilton and Detroit streets.

## **6. MEMBERS COMMENTS / ANNOUNCEMENTS**

## **7. CALENDAR**

- a. Meetings held the second Wednesday of each month, as needed.

## **8. INFORMATION ITEMS**

- a. Director's Report

## **9. ADJOURNMENT**

# RESULTS

**CITY OF CHANDLER  
BOARD OF ADJUSTMENT  
6:00 P.M. – JULY 10, 2013  
CITY COUNCIL CHAMBERS  
88 E. CHICAGO STREET**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES OF THE MAY 8, 2013 MEETING – Approved**

5. **ACTION ITEMS**

**A. VAR13-0004 MCKEE RESIDENCE – Denied**

Request a variance from the Zoning Ordinance to allow a storage shed to exceed the maximum height and size [Zoning Code Sections 35-200 and 35-2203]. The subject property is located at 1144 E. Harrison Street, east and south of McQueen and Ray roads.

**B. VAR13-0003 ROJAS RESIDENCE RECONSIDERATION – Motion for reconsideration failed; variance denial of May 8, 2013 stands.**

Request reconsideration of a decision of the Board of Adjustment that occurred on May 8, 2013 concerning VAR13-0003 which is a request for a variance to allow an existing carport attached to the house to encroach into the minimum side yard setback [Zoning Code Section 35-403]. The subject property is located at 226 E. Redfield Road, north of the Western Canal and east of Arizona Avenue.

6. **DIRECTOR'S REPORT**
7. **ADJOURNMENT**

# RESULTS

## CITY OF CHANDLER BOARD OF ADJUSTMENT 6:00 P.M. – MAY 8, 2013 CITY COUNCIL CHAMBERS 88 E. CHICAGO STREET

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. INTRODUCTION OF NEW MEMBER: JIM RYAN
4. ROLL CALL
5. APPROVAL OF MINUTES OF THE APRIL 10, 2013 MEETING – **Approved**
6. ANNUAL BOARD OF ADJUSTMENT BUSINESS MEETING  
Election of Officers
  - A. Chairman – **Jeff Gorden elected**
  - B. Vice Chairman – **Kathleen McAlpine elected**
7. ACTION ITEMS
  - A. VAR13-0002 CHANDLER FORUM APPEAL – **Zoning Administrator's decision upheld**  
Piedmont Office Realty Trust, Inc.'s appeal, through its attorney, Jason Morris of Withey Morris PLC, of the Zoning Administrator's decision in letters dated January 2, 2013 and January 24, 2013 regarding Piedmont Office Realty Trust's request for multi-tenant use of its property at 1975 S. Price Road.
  - B. VAR13-0003 ROJAS RESIDENCE – **Denied**  
Request a variance from the Zoning Ordinance to allow encroachment into the minimum side yard setback for an existing carport attached to the house [Zoning Code Section 35-403]. The subject property is located at 226 E. Redfield Road, in the Tremaine Park Subdivision, north of the Western Canal and east of Arizona Avenue.
8. DIRECTOR'S REPORT
9. ADJOURNMENT

# RESULTS

**CITY OF CHANDLER  
BOARD OF ADJUSTMENT  
6:00 P.M. – APRIL 10, 2013  
CITY COUNCIL CHAMBERS  
88 E. CHICAGO STREET**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES OF THE MARCH 13, 2013 MEETING – Approved**
5. **ACTION ITEM**
  - A. **VAR13-0002 CHANDLER FORUM APPEAL – Continued to May 8, 2013**

Piedmont Office Realty Trust, Inc.'s appeal, through its attorney, Jason Morris of Withey Morris PLC, of the Zoning Administrator's decision in letters dated January 2, 2013 and January 24, 2013 regarding Piedmont Office Realty Trust's request for multi-tenant use of its property at 1975 S. Price Road.
6. **DIRECTOR'S REPORT**
7. **ADJOURNMENT**

# RESULTS

**CITY OF CHANDLER  
BOARD OF ADJUSTMENT  
6:00 P.M. – MARCH 13, 2013  
CITY COUNCIL CHAMBERS  
88 E. CHICAGO STREET**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES OF THE FEBRUARY 13, 2013 MEETING-[Approved](#)**
5. **ACTION ITEM**
  - A. **VAR13-0002 CHANDLER FORUM APPEAL – [Continued to April 10, 2013 to set an executive session](#)**

Piedmont Office Realty Trust, Inc.'s appeal, through its attorney, Jason Morris of Withey Morris PLC, of the Zoning Administrator's decision in letters dated January 2, 2013 and January 24, 2013 regarding Piedmont Office Realty Trust's request for multi-tenant use of its property at 1975 S. Price Road.
6. **DIRECTOR'S REPORT**
7. **ADJOURNMENT**

# RESULTS

**CITY OF CHANDLER  
BOARD OF ADJUSTMENT  
6:00 P.M. – FEBRUARY 13, 2013  
CITY COUNCIL CHAMBERS  
88 E. CHICAGO STREET**

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES OF THE NOVEMBER 14, 2012 MEETING-Approved**

5. **ACTION ITEMS**

**A. VAR12-0010 PIÑA RESIDENCE – Denied**

Request a variance from the Zoning Ordinance to allow an open-air ramada to encroach into the minimum rear yard setback, to be located closer to the residential dwelling than permitted, to exceed the maximum allowed 10 feet in height and to exceed the maximum 150 square feet permitted [Zoning Code Sections 35-200 and 35-2202]. The subject property is located at 3302 W. Monterey Street, south of Ray Road and west of the Price Freeway.

**B. VAR13-0001 ADAMS RESIDENCE – Denied**

Request a variance from the Zoning Ordinance to allow an open-air ramada to encroach into the minimum rear yard setback and to exceed the maximum 150 square feet permitted [Zoning Code Sections 35-200 and 35-2202]. The subject property is located at 1401 S. Carriage Lane, north of Willis Road and ¼ mile west of Dobson Road.

6. **DIRECTOR'S REPORT**

7. **ADJOURNMENT**

# Results

**CITY OF CHANDLER  
BOARD OF ADJUSTMENT  
6:00 P.M. – JULY 11, 2012  
CITY COUNCIL CHAMBERS  
88 E. CHICAGO STREET**

1. **CALL TO ORDER**
  
2. **PLEDGE OF ALLEGIANCE**
  
3. **ROLL CALL**
  
4. **APPROVAL OF MINUTES OF THE JUNE 13, 2012 MEETING – Approved**
  
5. **ACTION ITEMS**
  - A. **VAR12-0005 PETERSON RESIDENCE – Approved**

Request a variance from the Zoning Ordinance to allow encroachment into the minimum side yard setback [Zoning Code Section 35-703]. The subject property is located at 599 N. Sunland Drive, north and west of Galveston Street and Arizona Avenue.
  
  - B. **VAR12-0006 HARVEY RESIDENCE – Denied**

Request a variance from the Zoning Ordinance to allow a new shade structure to encroach into the minimum rear yard setback [Zoning Code Section 35-1706]. The subject property is located at 3656 W. Fairview Lane, north and east of McClintock Drive and the Loop 202 Santan Freeway.
  
6. **DIRECTOR'S REPORT**
  
7. **ADJOURNMENT**

# Results

**CITY OF CHANDLER  
BOARD OF ADJUSTMENT  
6:00 P.M. – JULY 11, 2012  
CITY COUNCIL CHAMBERS  
88 E. CHICAGO STREET**

1. **CALL TO ORDER**
  
2. **PLEDGE OF ALLEGIANCE**
  
3. **ROLL CALL**
  
4. **APPROVAL OF MINUTES OF THE JUNE 13, 2012 MEETING – Approved**
  
5. **ACTION ITEMS**
  - A. **VAR12-0005 PETERSON RESIDENCE – Approved**

Request a variance from the Zoning Ordinance to allow encroachment into the minimum side yard setback [Zoning Code Section 35-703]. The subject property is located at 599 N. Sunland Drive, north and west of Galveston Street and Arizona Avenue.
  
  - B. **VAR12-0006 HARVEY RESIDENCE – Denied**

Request a variance from the Zoning Ordinance to allow a new shade structure to encroach into the minimum rear yard setback [Zoning Code Section 35-1706]. The subject property is located at 3656 W. Fairview Lane, north and east of McClintock Drive and the Loop 202 Santan Freeway.
  
6. **DIRECTOR'S REPORT**
  
7. **ADJOURNMENT**

# RESULTS

**CITY OF CHANDLER  
BOARD OF ADJUSTMENT  
6:00 P.M. – JUNE 13, 2012  
SOUTH ATRIUM CONFERENCE ROOM  
TRANSPORTATION & DEVELOPMENT BUILDING  
215 E. BUFFALO STREET**

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES OF THE MAY 9, 2012 MEETING – Approved**

5. **ACTION ITEMS**

**A. VAR12-0002 MORENO RESIDENCE – Denied**

Request a variance from the Zoning Ordinance to allow encroachment into the minimum side yard setback for an existing accessory building [Zoning Code Section 35-703]. The subject property is located at 465 N. Washington Street, north and east of Chandler Boulevard and Arizona Avenue.

**B. VAR12-0001 PHAN RESIDENCE – Denied**

Request a variance from the Zoning Ordinance to allow encroachment into the minimum side yard setback for an existing roof structure attached to the house at 713 N. Washington Street, located south and east of Ray Road and Arizona Avenue [Zoning Code Sections 35-703].

**C. VAR12-0003 ZADEL RESIDENCE – Withdrawn**

Request a variance from the Zoning Ordinance to allow encroachment into the minimum side yard setback for a new accessory building [Zoning Code Section 35-503] and to allow more than one accessory building in the backyard [Section 35-501]. The subject property is located at 2402 W. Galveston Street, ½ mile west of Dobson Road.

6. **DIRECTOR'S REPORT**

7. **ADJOURNMENT**

# Results

**CITY OF CHANDLER  
BOARD OF ADJUSTMENT  
6:00 P.M. – MAY 9, 2012  
CITY COUNCIL CHAMBERS  
88 E. CHICAGO STREET**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES OF THE JANUARY 11, 2012 MEETING - Approved**
5. **ANNUAL BOARD OF ADJUSTMENT BUSINESS MEETING**  
Election of Officers
  - A. Chairman – Chair Ugalde Re-elected
  - B. Vice Chairman – Boardmember Rittmanic Elected
6. **ACTION ITEMS**
  - A. **VAR12-0002 MORENO RESIDENCE – Continued to June 13, 2012**  
Request a variance from the Zoning Ordinance to allow encroachment into the minimum side yard setback for an existing accessory building [Zoning Code Section 35-703]. The subject property is located at 465 N. Washington Street, north and east of Chandler Boulevard and Arizona Avenue.
  - B. **VAR12-0001 PHAN RESIDENCE – Continued to June 13, 2012**  
Request a variance from the Zoning Ordinance to allow encroachment into the minimum side yard setback for an existing roof structure attached to the house at 713 N. Washington Street, located south and east of Ray Road and Arizona Avenue [Zoning Code Sections 35-703].
7. **DIRECTOR'S REPORT**
8. **ADJOURNMENT**

# RESULTS

**CITY OF CHANDLER  
BOARD OF ADJUSTMENT  
6:00 P.M. – JANUARY 11, 2012  
CITY COUNCIL CHAMBERS  
88 E. CHICAGO STREET**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **INTRODUCTION OF NEW MEMBER: LINDA CORTRIGHT**
4. **ROLL CALL**
5. **APPROVAL OF MINUTES OF THE NOVEMBER 9, 2011 MEETING - Approved**
6. **ELECTION OF VICE CHAIR – Boardmember Vasquez elected**
7. **ACTION ITEMS**
  - A. **VAR11-0009 KNIGHT RESIDENCE - Denied**

Request a variance from the Zoning Ordinance to allow a ramada structure to encroach into the minimum rear and side yard setbacks and to exceed the maximum Code-defined size for an “open-air ramada” [Zoning Code Sections 35-200, 35-1706, 35-2202]. The subject property is located at 4340 E. Beechnut Place, south and east of Chandler Heights and Lindsay Roads.
  - B. **VAR11-0010 PETTIT RESIDENCE - Denied**

Request a variance from the Zoning Ordinance to allow a ramada structure to encroach into the minimum setbacks from the rear property line and the house [Zoning Code Sections 35-200, 35-1706, 35-2202]. The subject property is located at 2315 E. Browning Place, south and east of Pecos and Cooper Roads.
8. **DISCUSSION AND POSSIBLE ACTION ON PROPOSED AMENDMENT TO THE BOARD OF ADJUSTMENT RULES OF PROCEDURE – No action taken; item will be placed on a future agenda for further discussion and possible action**
9. **DIRECTOR’S REPORT – At this time, no new variance applications**
10. **ADJOURNMENT**