



VARIANCE HEARING AGENDA WEDNESDAY, JULY 17, 2019, 2:30 PM

**Gilbert Municipal Center
Development Services
90 E. Civic Center Drive
Conference Room 100
Gilbert, Arizona**

Zoning Hearing Officer: Brian Johns

TIME	AGENDA ITEM
2:30 P.M.	CALL TO ORDER VARIANCE HEARING
	<p style="text-align: center;">PUBLIC HEARING</p> <p>During the Public Hearing, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. Once the hearing is closed, there will be no further public comment unless requested by the Zoning Hearing Officer</p>
	<p>1. V19-04 MILLING MACHINERY INC: Request for a deviation from the strict application of the Land Development Code requirement set forth in Chapter 1 Zoning Regulations, Division 2 Land Use Designations, Article 2.6 Employment Districts, Section 2.605.A Secure Vehicle Access Points to reduce the distance from a secure vehicle access point from the right-of-way from 50 feet to 25 feet. The subject real property is located at 1469 W. Melody Ave. and is zoned General Industrial (GI). Josh Rogers (480) 503-6589.</p>
	<p>2. V19-05 PHO SQUEEGEE: Request for a deviation from the strict application of the Land Development Code requirement set forth in Chapter 1 Zoning Regulations, Division 4 General Regulations, Article 4.7 Wireless Communication Facilities, Section 4.704.B Setbacks, WCF Support Structure to reduce the required setback distance from a parcel designated for residential use in the General Plan from 75 feet to 20 feet to allow the placement of a new wireless communications tower. The subject real property is located at the northeast corner of Greenfield and Chandler Heights Road and is zoned Single Family-7 (SF-7) and Neighborhood Commercial (NC). Josh Rogers (480) 503-6589.</p>
	<p>3. V19-03 HANSEN DETACHED GARAGE: Request for a deviation from the strict application of the Land Development Code requirement set forth in Chapter 1 Zoning Regulations, Division 2 Land Use Regulations, Article 2.1 Single Family Districts, Section 2.106 Additional Development Regulations, to reduce the side building setback for an accessory structure 14' in height. The subject real property is located at 974 N. Wren Drive and is zoned Single Family Residential - 15 (SF-15). Stephanie Bubenheim (480) 503-6625.</p>
	<p>4. V19-06 FRY'S - LANDSCAPE SETBACK: Request for a deviation from the strict application of the Land Development Code requirement set forth in Chapter 1 Zoning Regulations, Division 1 Land Use Designations, Article 2.3 Commercial Districts, Section 2.304 Site Development Regulations, Table 2.304 to reduce the minimum required side landscape area adjacent to a residential use, for the purpose of parking, from 40 feet to 26.5 feet. The subject real property is generally located east of the southeast corner of Recker and Williams Field Roads and is zoned General Commercial with a Planned Area Development overlay district (GC PAD). Amy Temes (480) 503-6729</p>

TIME	AGENDA ITEM
	ADJOURN

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at (480) 503-6871 at least 72 hours prior to the meeting.