



Report to the Board of Adjustment

Prepared by the Maricopa County Planning and Development Department

Case: BA2019013 – Our Saviors Lutheran Property

Hearing Date: April 18, 2019

Supervisor District: 2

Applicant: FMQ Development

Property Owner: Our Saviors Lutheran

Requests: **Variances to the development standards of the Maricopa Zoning Ordinance to permit:**

- 1) Existing light poles height of 35.5' where 18' is the maximum permitted per MCZO Article 1102.7.6 and;
- 2) Existing light poles and signage within Sight Visibility Triangles where structures greater than 2' in height are not permitted per MCZO Article 1111.4.2 and;
- 3) Waiver of parking area screening requirement along street side (north) property line as required per MCZO Article 1102.7.7 & Article 1102.7.8

Site Location: APN 218-46-001D @ 612 S. Ellsworth Rd. – Ellsworth Rd. & Weir Ave., in the east Mesa area

Site Size: 181,187 sq. ft.

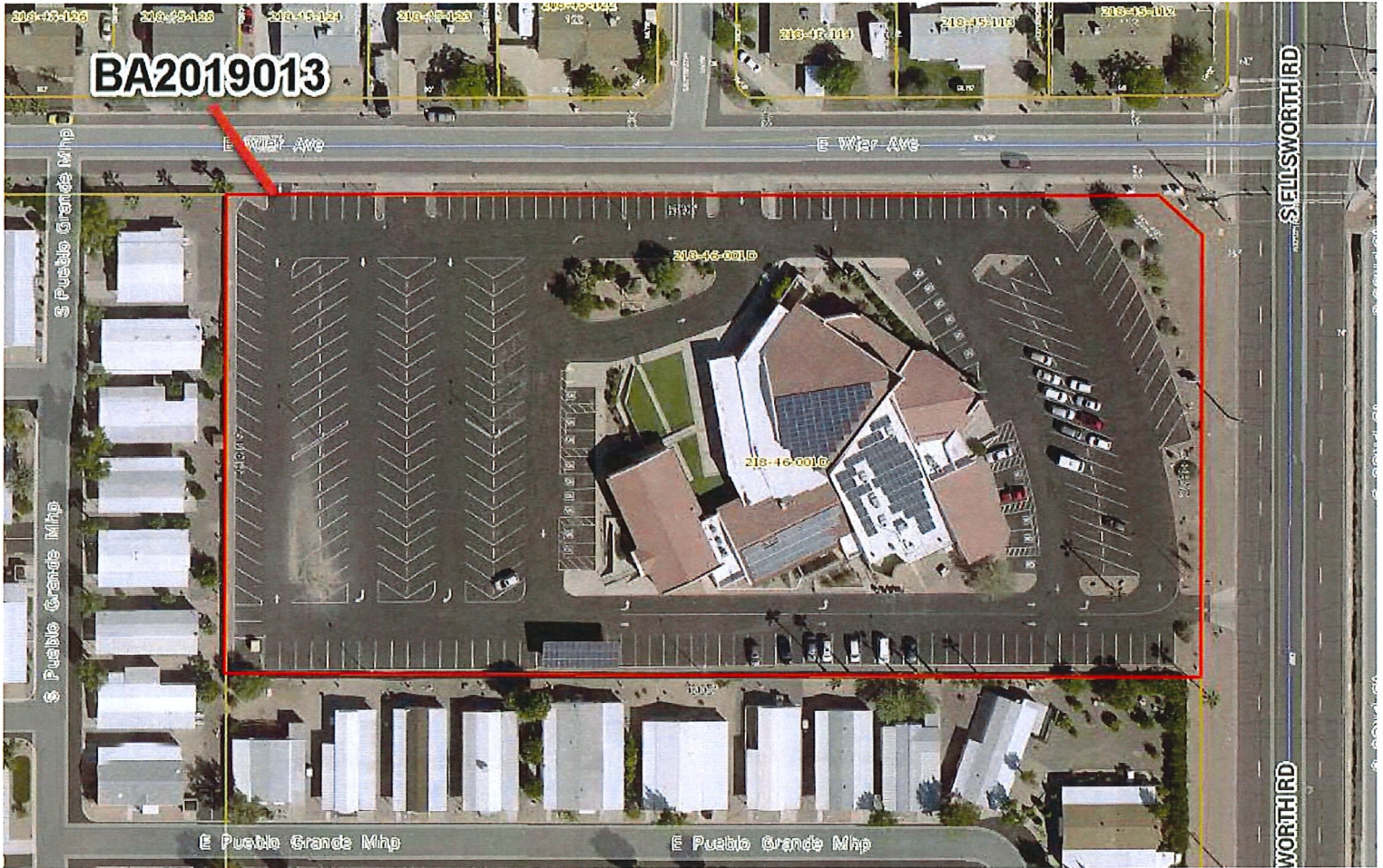
Current Use / Zoning: Church / Rural-43

Open Violation: **Violation on property (V201200779) – administrative remedy status**

Citizen Support/Opposition: No known opposition

Recommendation: Staff recommends an indefinite continuance, as the site plan submitted with this request shows parking outside the property line and within the right of way (ROW) does not match a more recently revised site plan submitted with the related building permit, also showing parking in the ROW. The required sign off from County Agencies deadline has not been met and comments from engineering are still pending. As the site plan is corrected to remove all items from the ROW, additional variance requests are likely to be defined.

MARICOPA COUNTY



Date: April 3, 2019 **Legal Description:** T1N R7E 28

BA2019013

Aerial Date: 2018

Applicant: FMQ Development

Phone: 480-747-0763

Case Address: 612 S. Ellsworth Road

Parcel: 218-46-001D

Variance to allow light poles within sight visibility triangle, light poles to exceed height limitation, and waiver of screening requirements

MARICOPA COUNTY REGIONAL DEVELOPMENT SERVICES – PHOENIX, ARIZONA