



VARIANCE HEARING AGENDA

WEDNESDAY, FEBRUARY 22, 2023 5:00 PM

Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona

Zoning Hearing Officer: Scott Holcomb

**AGENDA ITEMS MAY BE DISCUSSED IN A DIFFERENT SEQUENCE.
ITEMS WILL NOT BE DISCUSSED PRIOR TO POSTED MEETING TIME.**

Items on the agenda may be shortened, continued to a future public meeting, or taken out of order. Participants will be allotted a limited amount of time to speak at public meetings (the exact amount of time will be determined at the meeting by the Zoning Hearing Officer depending on the number of participants, as permitted by Town Code and state law).

Email

By 5 p.m. the day prior to the Variance Hearing, email comments to PlanningCommissionMeeting@gilbertaz.gov. All emails received by this deadline will be distributed to the Zoning Hearing Officer for review and consideration (and not read aloud at the meeting). Emails sent after the deadline will not be distributed to the Zoning Hearing Officer or read aloud at the meeting. In the email, please identify your name, city/town of residence, and identify the particular Public Hearing item that your comments concern.

Online Comment Card

By 12 p.m. the day of the Variance Hearing, submit an online [public comment card](#) and indicate whether you are for or against the public hearing item. Online comment cards not submitted by the deadline will not be read at the meeting.

TIME	AGENDA ITEM
5:00 P.M.	CALL TO ORDER VARIANCE HEARING
	PUBLIC HEARING 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
	1. V22-05 HAMILTON RESIDENCE ACCESSORY STRUCTURE: Request for a deviation from the strict application of the Land Development Code requirement set forth in Chapter 1 Zoning Regulations, Section 3.2 Single Family Residential Districts, Table 3.2.4.B SF-35 Accessory Structures to reduce the required setback for an accessory structure from nine (9) feet to two and a half (2.5) feet. The subject real property is located at 3891 E Happy Road and is zoned Single Family-35 (SF-35). Samantha Novotny (480) 503-6602.

TIME	AGENDA ITEM
	2. V23-01 VERITY AT COOLEY STATION: Request for a deviation from the strict application of the land development code requirement set forth in Chapter 1 Zoning Regulations, Section 3.9 Gateway Districts, Section 3.9.5.F Gateway-Additional Regulations- Driveway Restrictions to allow vehicular access from an arterial street. The subject property is located at the southwest corner of Recker Rd. and Somerton Blvd. and zoned Gateway Business Center (GBC) with a Planned Area Development overlay (PAD). Keith Newman (480) 503-6812.
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