



City of Apache Junction, Arizona

Meeting Location:

City Council Chambers
at City Hall
300 E Superstition Blvd
Apache Junction, AZ

www.ajcity.net
Ph:(480) 982-8002

Agenda

Board of Adjustment

Monday, May 7, 2018

7:00 PM

City Council Chambers

NOTICE OF PUBLIC MEETING AND EXECUTIVE SESSION AND AGENDAS OF THE BOARD OF ADJUSTMENT MEETING OF THE CITY OF APACHE JUNCTION, ARIZONA

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Board of Adjustment of the City of Apache Junction and to the general public, that on Monday, May 7, 2018 at 7:00 p.m., the Board of Adjustment will hold a regular meeting open to the public at the Apache Junction City Council Chambers, 300 East Superstition Boulevard, Apache Junction, AZ, and, pursuant to A.R.S. § 38-431.03(A) (3), an Executive Session not open to the public at the City of Apache Junction Development Services Department Conference Room located at 300 East Superstition Boulevard, Apache Junction, AZ. The Board may exercise its ability to meet in executive session for both items listed on the agenda for legal advice as much as necessary during the evening so that it is well-advised legally on the matters at hand. The Board will announce to the public before they convene into executive session any time during the meeting when they feel the need to consult with their legal counsel.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Consent Agenda**

[18-227](#)

Consideration of approval of agenda.

[18-228](#)

Consideration of approval of meeting minutes of March 12, 2018.

Attachments: [BofA meeting minutes 03122018](#)

5. **Motion for Executive Session in the Development Services Conference Room**

For the purpose of discussing legal advice with the City Attorney regarding legal matters related to Case BA-3-17 and BA-4-17 [A.R.S. § 38-431.03(A)(3)].

6. **Public Hearings**

18-229

Presentation, discussion, public hearing and consideration of case BA-3-17, an appeal of the Zoning Administrator's decision by Bambi Johnson, represented by Adam Martinez and Thomas F. Galvin, Jr. of the Rose Law Group, appealing the Zoning Administrator's interpretation of Apache Junction City Code, Volume II, Land Development Code, Chapter 1, Zoning Ordinance, Article 1-1: Introductory Provisions, Section 1-1-3 Applicability; and Article 1-2: Types of Uses, Section 1-2-4 Administrative Uses; and Article 1-5: Zoning Bulk and Use Regulations, Section 1-5-3 Non-residential Use Regulations, Table 5-3 Non-residential Use Regulations; and Article 1-6 Supplemental Regulations, Section 1-6-23 Temporary Uses and Structures; and Article 1-16 Administration: Section 1-16-12 Conditional Use Permits, Administrative Use Permits and Building Permits. Applicants disagree with and are appealing the Zoning Administrator's interpretation pertaining to permits required for "Temporary Uses" and/or "Private Outdoor Music Festivals/Events", including number of events allowed and conditional use permit. This item was continued from the March 12, 2018 meeting.

Attachments: [BA-3-17 Staff Report and Exhibits](#)

18-230

Presentation, discussion, public hearing and consideration of case BA-4-17, an appeal of the Zoning Administrator's decision by Joel Kaplan, appealing the decision of denial of nonconforming rights for four recreational vehicle ("RV") rental spaces, on a RS-20M (Medium Density Single-family Detached Residential) -zoned property at 529 N. Gold Drive. Mr. Kaplan contends that the property does have rights for the four RV spaces in addition to the duplex, triplex and mobile home currently on the property. This item was continued from the March 12, 2018 meeting.

Attachments: [BA-4-17 rep w exhibits 5-1-18](#)

[BA-4-17 staff rep and exhibits 1](#)

[BA-4-17 exhibits 2](#)

7. Selection of Meeting Dates, Times, Location and Purpose

Hold a Regular Meeting on June 11, 2018 at 7:00 p.m. in the City of Apache Junction City Council Chambers located at 300 E. Superstition Boulevard.

8. Adjournment