



City of Apache Junction, Arizona

Agenda Board of Adjustment

Meeting Location:

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

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

Monday, October 7, 2019

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, October 7, 2019 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 BA-1-18 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**

[19-475](#)

Consideration of approval of agenda.

[19-476](#)

Consideration of approval of meeting minutes of July 8, 2019.

Attachments: [BofA meeting minutes 07082019](#)

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-1-18 [A.R.S. § 38-431.03(A)(3)].

6. **Public Hearings**

[19-474](#)

Presentation, discussion, public hearing and consideration of case BA-1-18, an appeal of the Zoning Administrator's decision by Mehmood Mohiuddin (property owner), represented by Aaron Ludwig of Ludwig Law Offices Ltd., appealing notices of violation dated October 31, 2018 (Code Case #COD2018-00723) and November 7, 2018 (Code Case #COD2018-00751).

Attachments: [BA-1-18 BofA PH Staff Memo Updated 10-7-19](#)
[Exhibit 1 Mehmood Mohiuddin Appeal Application](#)
[Exhibit 2 COD 2018- 00723](#)
[Exhibit 2 COD2018-00751](#)
[Exhibit 3 Zoning Code Sections](#)
[Exhibit 4 Development Agreements](#)
[Exhibit 4 3rd Amendment \(Site Plan\) Exhibit A](#)
[Exhibit 5 Dev Agr Non Compliance 2016 and Notice of Violation](#)
[Exhibit 6 2017 Compliance Agr](#)
[Exhibit 7 HP Chronology 01102019](#)
[Exhibit 8 Dec 8 2014 Dev Agr Compliance Events](#)
[Exhibit 9 Neighbors Documents for Record](#)
[Request for Continuance 07012019](#)
[Appeal to City of AJ Bd of Adj Submitted by Mehmood Mohuddi](#)
[Exhibit 10 Appeal Rec'd from Mehmood Mohiuddin on 0513201](#)
[Exhibit 11 Ordinance No 511 and Zoning Ordinance pre 062014](#)
[Exhibit 12 08082016 GIS Map](#)
[Exhibit 13 10012013 CC Mtg Min and email comm to R. Pew](#)
[Exhibit 14 Lease Agreement](#)
[Exhibit 15 A.R.S. 9-500.05](#)
[Exhibit 16 06172014 CC Mtg Minutes](#)
[Exhibit 17 Site Plan](#)
[Exhibit 18 05132019 Board Rec'd from neighbor B. Johnson](#)
[Exhibit 19 07042019 Email Rec'd from neighbor W. Wallingford](#)
[Exhibit 20 Table 5-3 Non Res Use Regs \(Oth Serv Comm Parki](#)
[BA-1-18 BofA PH Staff Presentation 10-07-19 legistar 1024201](#)
[FW Fw lease agreement](#)
[Lease Agreement between Mo & Hitching Post](#)
[New Assessors Map Showing 3 lots](#)
[Deeds for New Lot Split 122117](#)
[New Land Split 122117](#)
[Lot Combo Deed 121917](#)
[Lot Combo Map LCM-1-17](#)
[Former Parcel Config](#)
[Aquisition of Adjacent Parcels 071514](#)

7. Old Business

8. New Business**9. Selection of Meeting Dates, Times, Location and Purpose**

Because November 11, 2019 is a federal holiday, the November meeting will not take place. Therefore, there will be a regular meeting on December 9, 2019 at 7:00 p.m. in the City of Apache Junction City Council Chambers located at 300 E. Superstition Boulevard if there are agenda items.

10. Adjournment