

PROJECT NARRATIVE

An Addition for
Malone Residence

Location: 524 S. Barkley
Mesa, Arizona

Parcels: 139-52-011

Existing Use: Single Family Residence

Existing Zoning: RS-6

PRA 19-00010

Description:

The propose of this request is for a Special Use Permit to maintain an existing non-conforming side yard.

The existing single family residence was built in the mid-1960's and has remain unchanged since that time. The house was originally constructed with 5'-0" side yard setbacks on the North and South side of the property. The proposed changes seek add square footage to the property and to maintain the existing 5'-0" setback on the South side of the property. The additional square footage includes the addition of a new attached accessory dwelling unit, a new storage shed, and a relocated carport. The existing and proposed front and rear yards conform to current zoning requierements.

Thus there will be no further reduction of the existing nonconforming yard. Additionally the proposed addition is below the maximum building height, as well as below the allowed lot coverage percentage, and will not reduce the required off street parking requirements.

The proposed addition will have no detrimental impact to the surrounding properties and will continue to conform to the Cities general plan as a single family residence. The proposed addition is in line with the orginal design and intended use of the existing house, and will not be an additional burden on the public facilities or infrastructure.