



Board of Adjustment



BOA25-00306

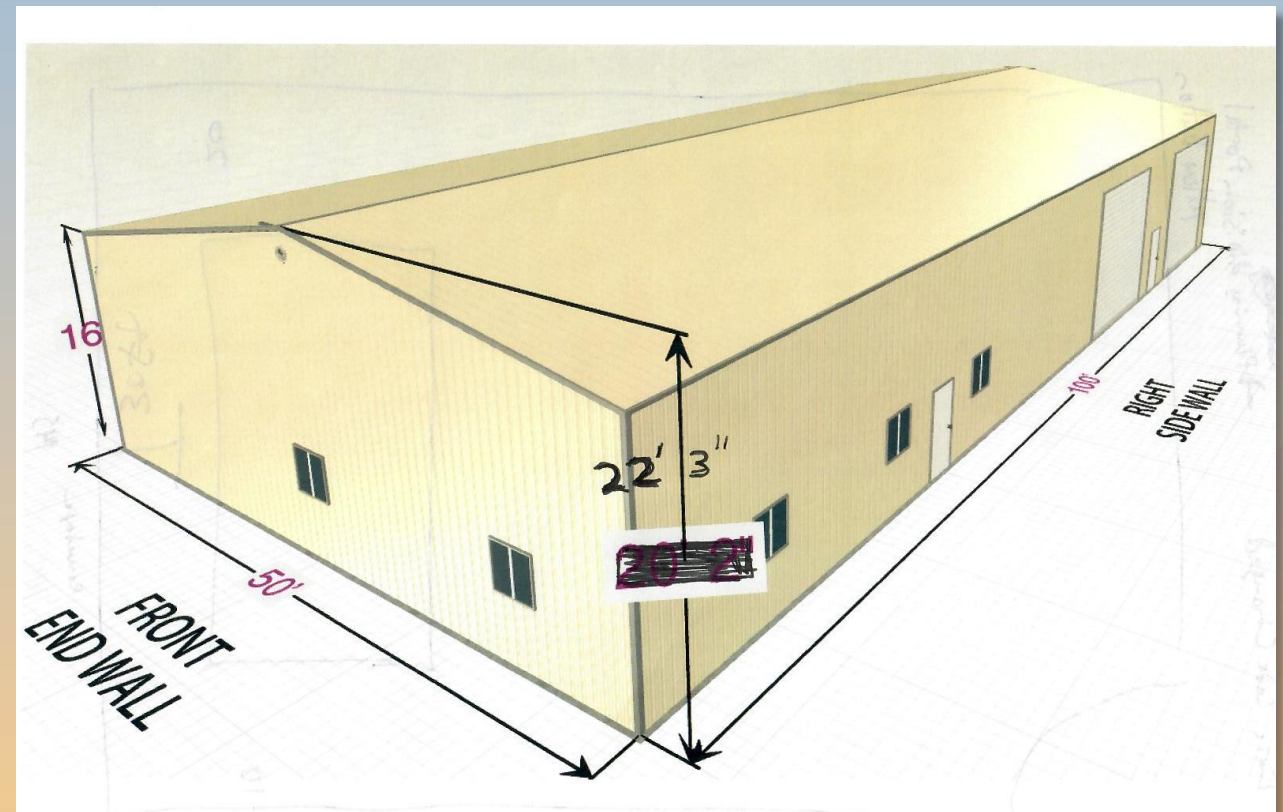
Tulili Tuiteleleapaga-Howard, Planner II

June 4, 2025



Request

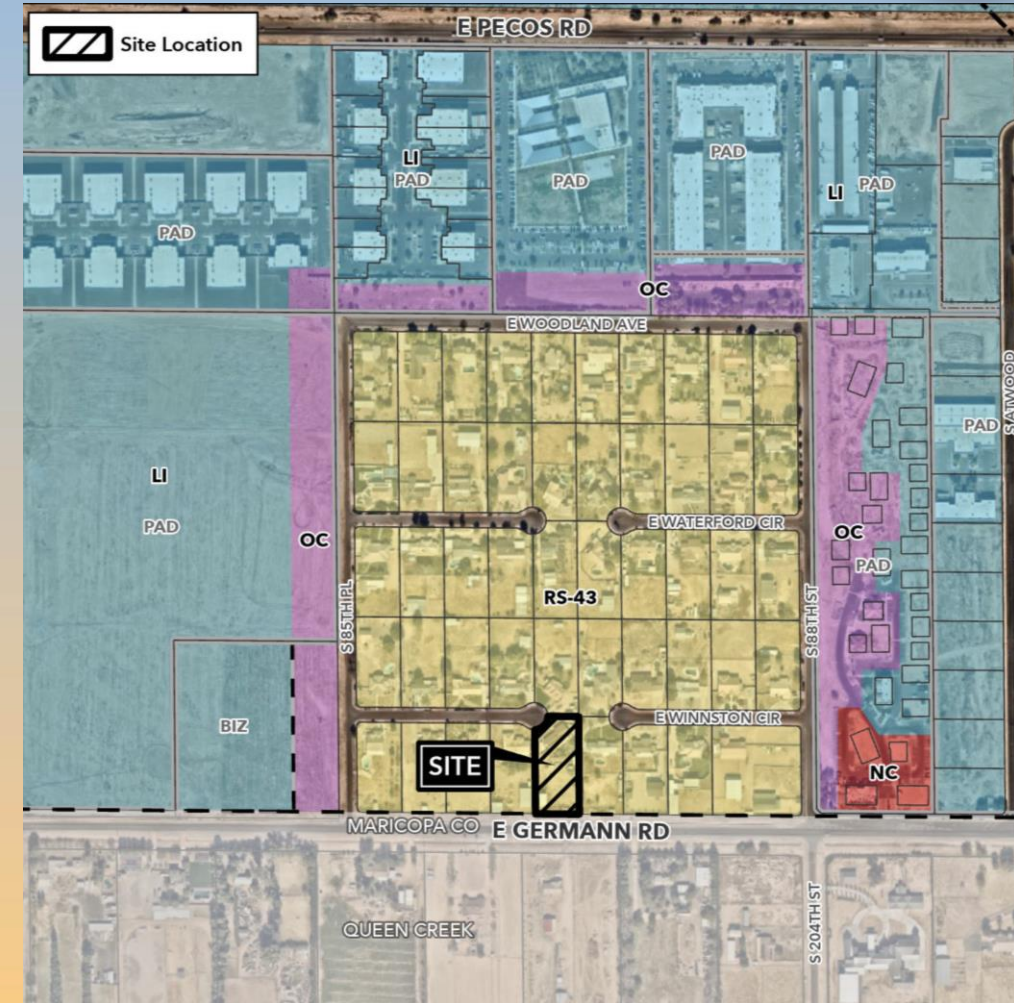
- Variance to allow the gross floor area of a detached accessory building to exceed 100% of the gross floor area of the primary building.
- Special Use Permit to allow the accessory building to exceed the height of the primary building.





Location

- 8645 East Winnston Circle
- East of Hawes Road
- North of Germann Road

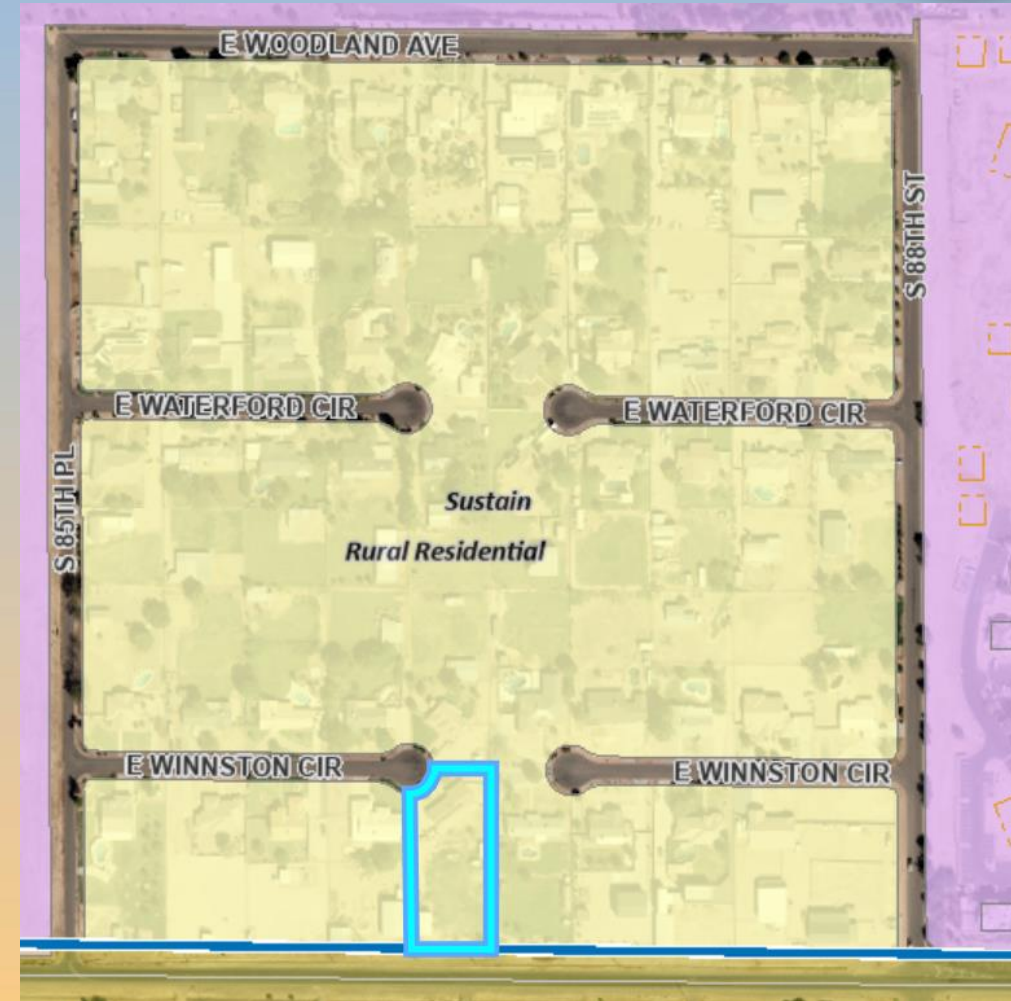




General Plan

Rural Residential - Sustain

- Large lot, single-family residential developments, and agricultural uses
- Single-Family residential is a principal land use





Zoning

- Existing: Single Residence 43 (RS-43)





Site Photos

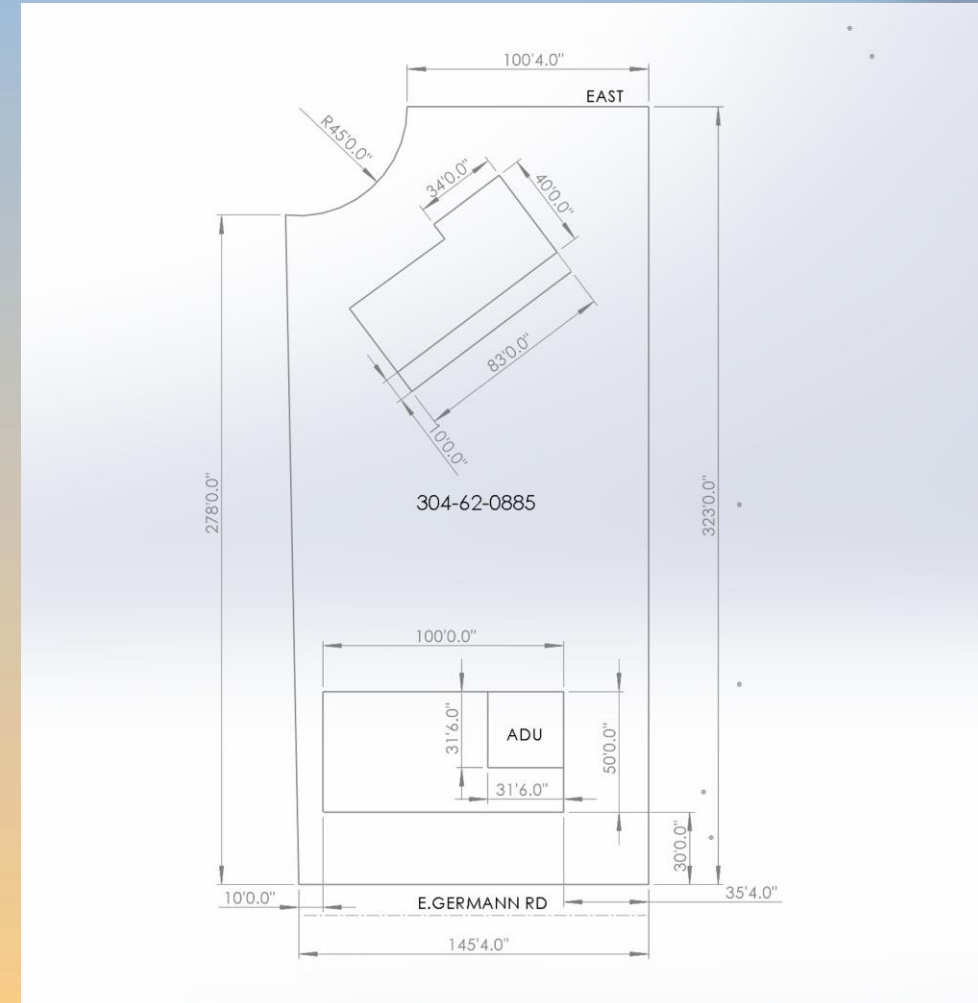


Looking southeast towards the site



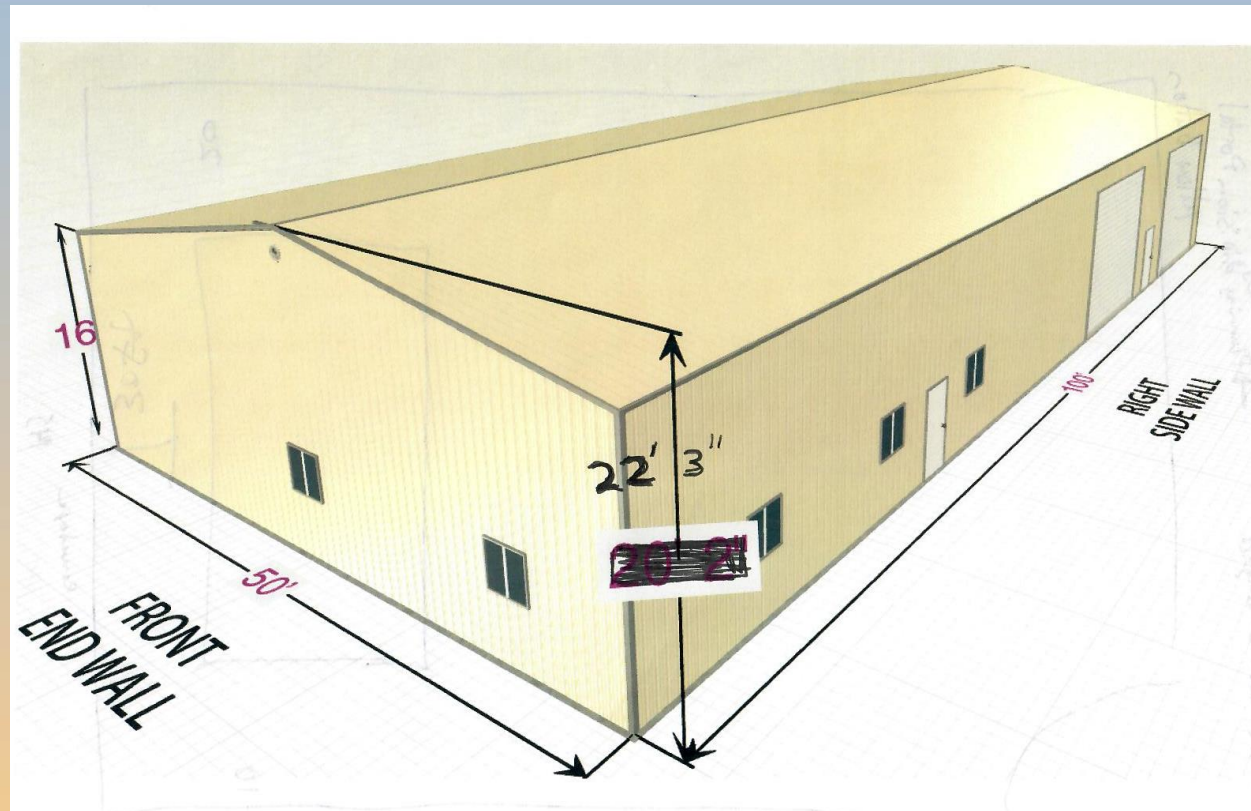
Site Plan

- Primary residence is a 2,873 SF, single-story structure
- The proposed detached building is 22 feet high with 5,000 SF in total, including a 1,000 SF accessory dwelling unit





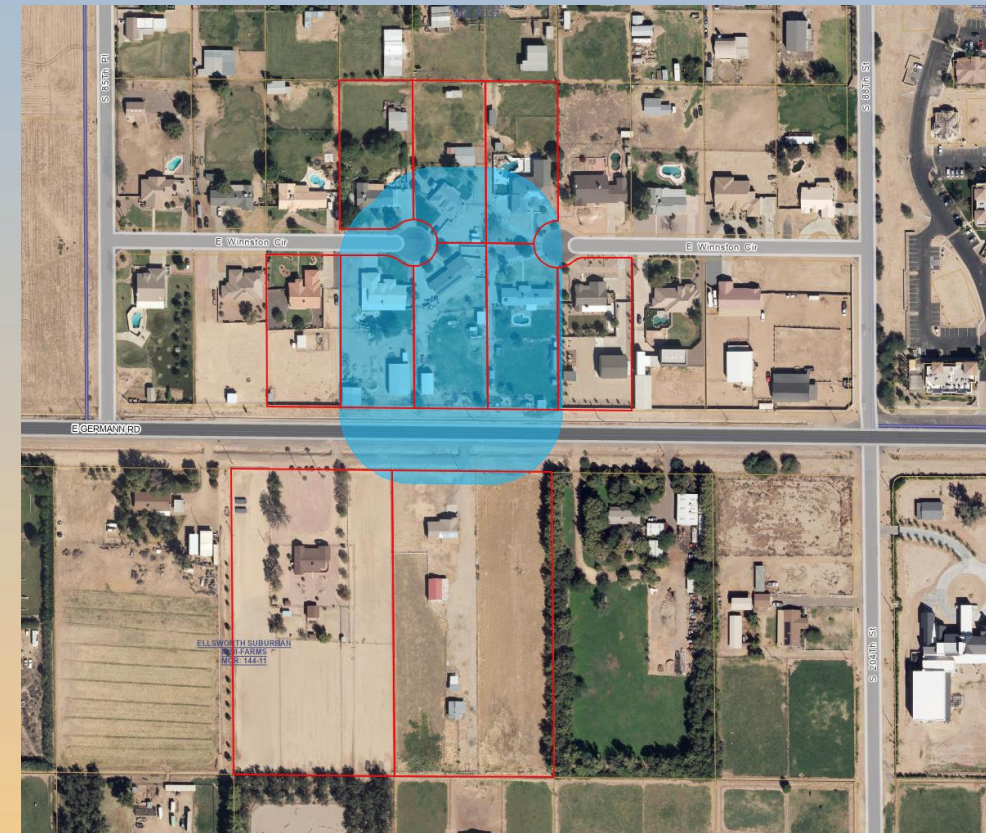
Elevations





Citizen Participation

- Notified property owners within 150 feet
- No feedback was received





Approval Criteria

Section 11-80-3 Variance Criteria

- ✓ There are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, and
- ✓ That such special circumstances are pre-existing, and not created by the property owner or appellant; and
- ✓ The strict application of the Zoning Ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district; and
- ✓ Any variance granted will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.



Approval Criteria

Section 11-70-5.E SUP Criteria

- ✓ Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- ✓ Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- ✓ Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available.



Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Meets required findings for a Variance in Section 11-80-3 of the MZO
- ✓ Meets the SUP findings of Section 11-70-5.E of the MZO

Staff recommends Approval with Conditions



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