



Board of Adjustment



BOA25-00489



Request

- Minor modifications to a PAD overlay to allow for a reduction to the required setbacks and an increase to the maximum lot and building coverage





Location

- 1025 North Cherry
- North Rio Salado Pkwy
- West of Country Club Drive





General Plan

Traditional Residential - Sustain

- Primarily detached single-family homes, may contain low-density multi-family
- Single-Family Residential is a principal land use





Zoning

- Existing: Single Residence 6 with a Planned Area Development Overlay (RS-6-PAD)





Site Photos

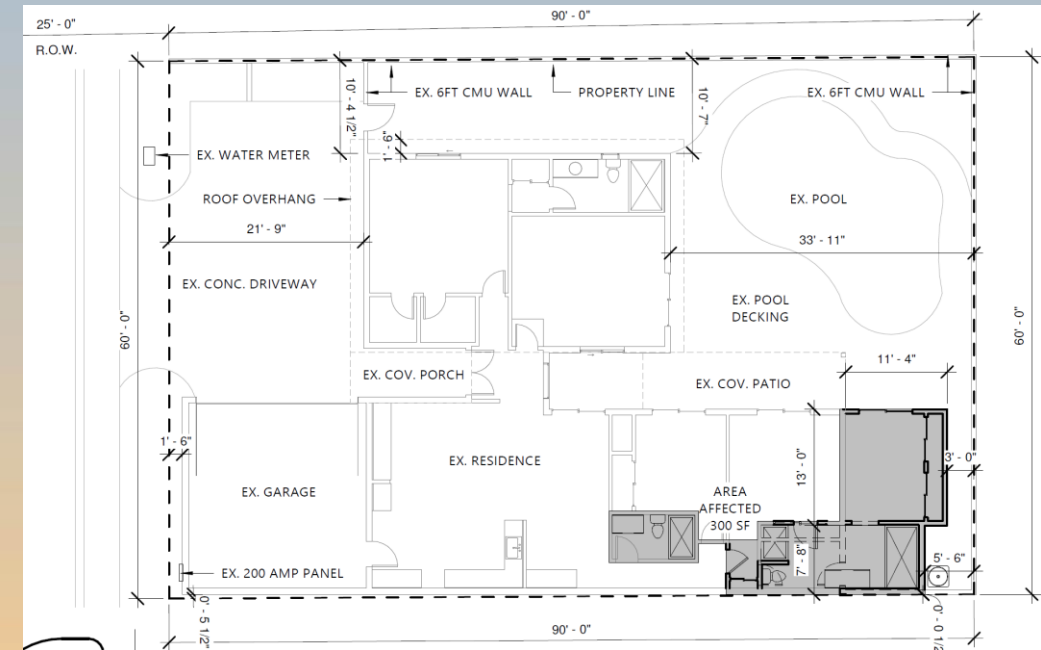


Looking from N. Cherry



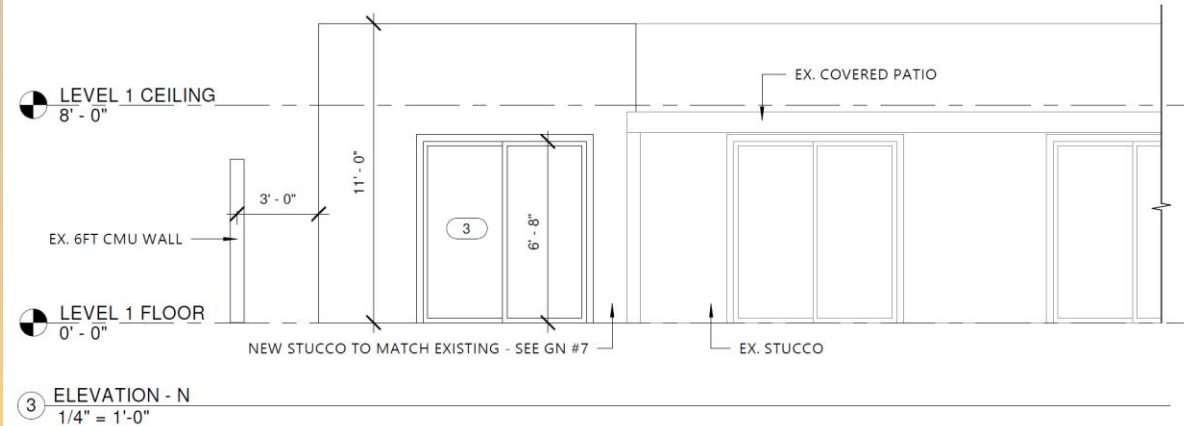
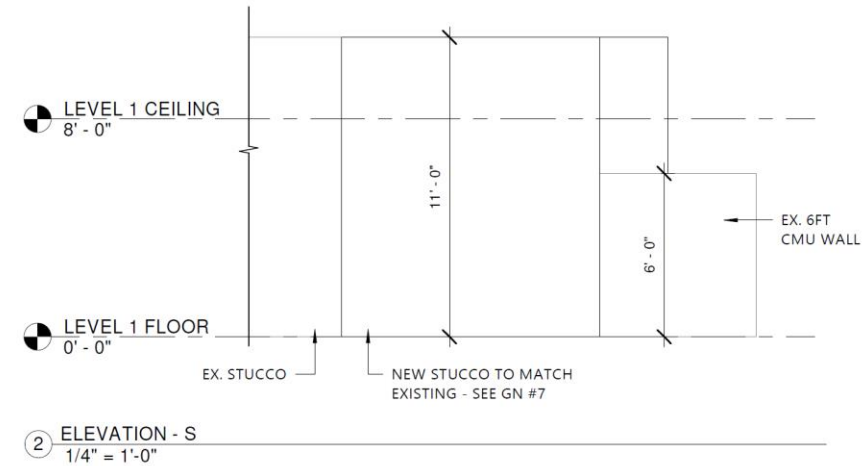
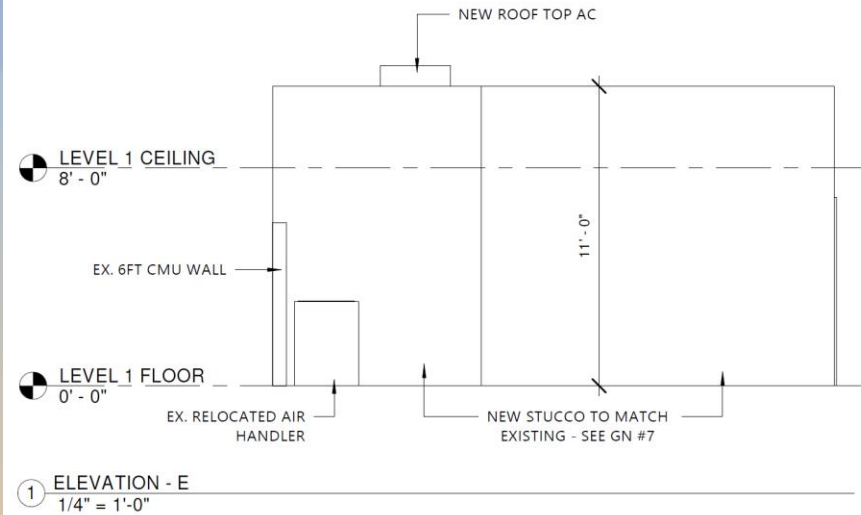
Site Plan

- The existing 2,639 SF home with a proposed 215 SF addition in the southeast corner
- Side setback will go from 5-½" to ½" and the rear setback from 14'-4" to 3'
- Building coverage will go from 48.9% to 52.9% and lot coverage from 78% to 80.13%





Elevations



FRONT ELEVATION



Citizen Participation

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





Planned Area Development

Development Standard	MZO Required (1970 R-1 District)	Proposed Modifications
<u>Maximum Lot Coverage*</u>	60%*	90%
<u>Maximum Building Coverage</u>	40%	60%
<u>Front (Enclosed Livable Areas)</u>	25 feet	0 feet
<u>Garages and Carports (front and side yards)*</u>	20 feet*	0 feet
<u>Sides</u>	Sides (if no street side) – 7 feet for both	Interior Side (min. either side) – 0 feet ; Interior Side (min. aggregate for both) – 3 feet
<u>Street Side</u>	10 feet and 5 feet	5 feet
<u>Rear</u>	25 feet	0 feet

* Standard was not part of the 1970 development standards, so the standard was taken from current MZO RS-6 standards



Findings

- ✓ Complies with the 2050 Mesa General Plan

Staff recommends Approval with Conditions



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