



# Board of Adjustment



# BOA24-00374





# Request

- Special Use Permit to allow detached structures to exceed the square footage of the primary residence
- MZO Section 11-30-17(A)(4)
- Total gross floor area of all detached structures to equal 122% of the gross floor area of primary building

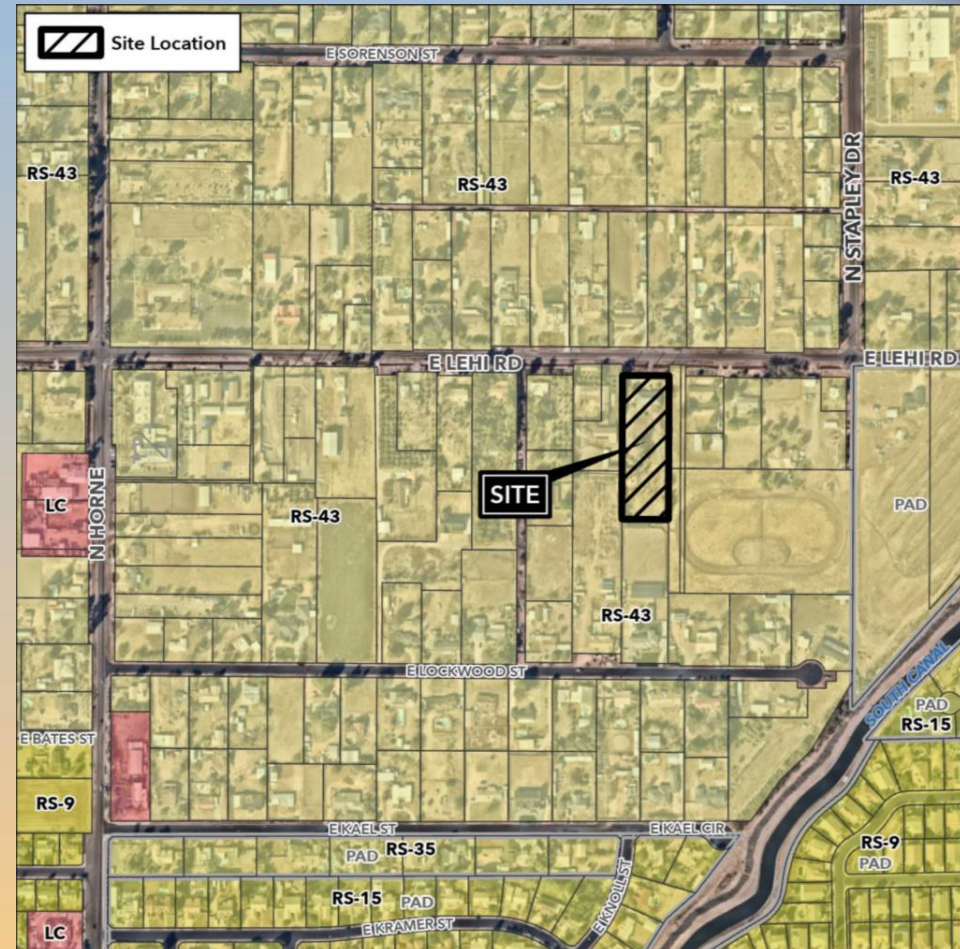






# Location

- 1065 East Lehi Road
- Located East of North Horne Road
- South of East Lehi Road





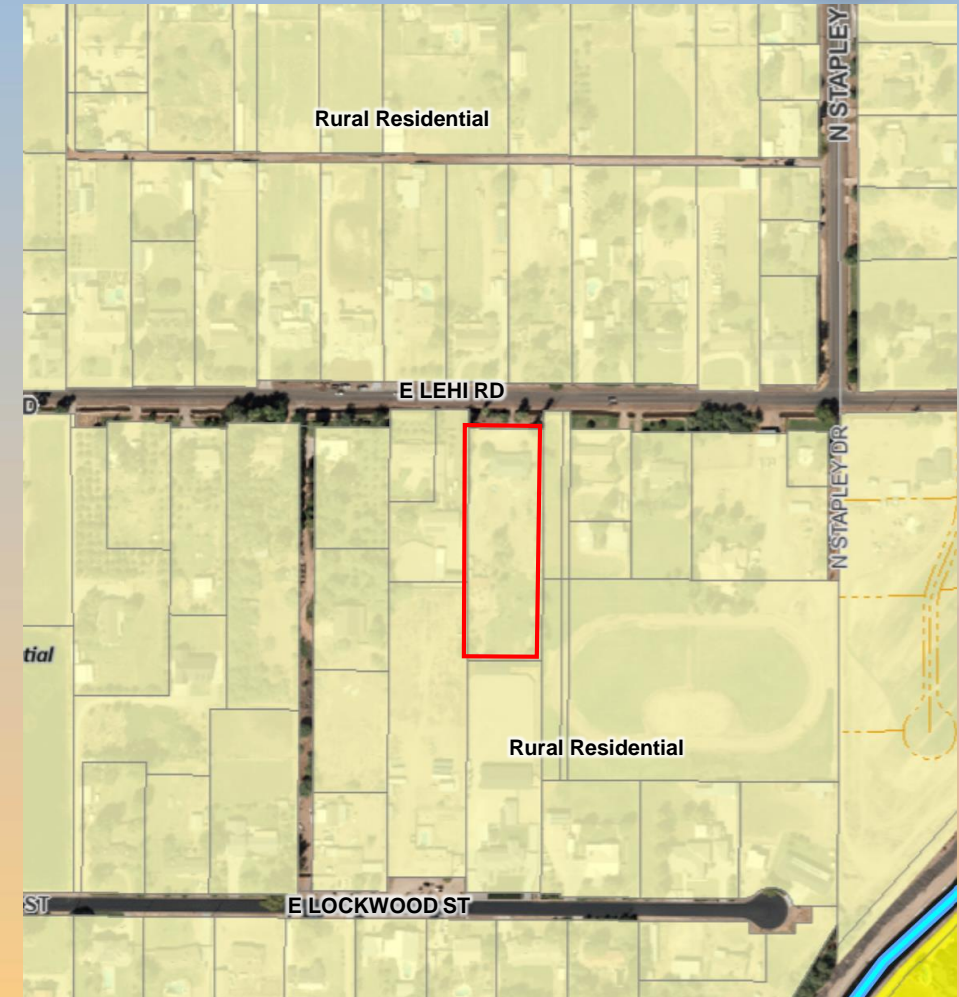


# General Plan

## Rural Residential

- Primarily single-family homes and agricultural uses on large lots with densities up to 1.3 du/ac
- Single-family residential is a principal land use

Lehi Sub Area





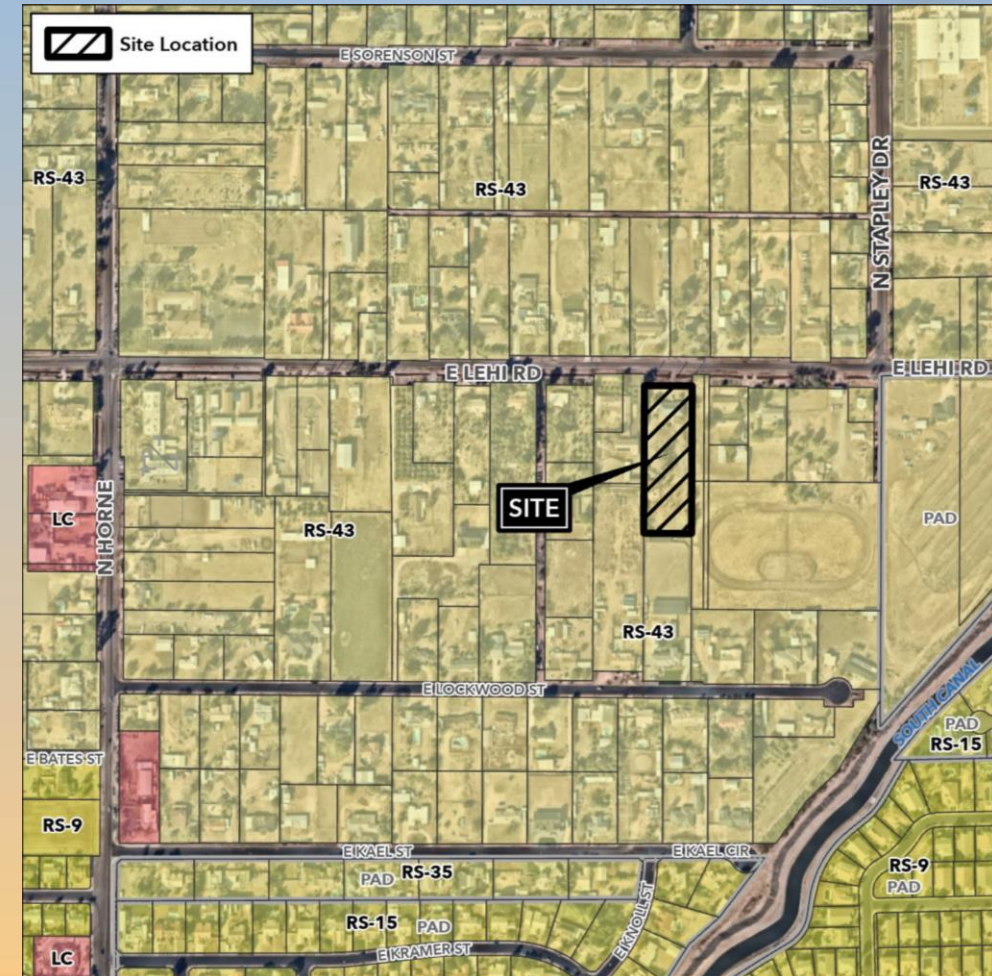


# Zoning

Single Residence-43 (RS-43)

Lot size: 83,809 sq. ft.

Existing primary building  
gross floor area: 4,993.5  
sq. ft.







# Site Photos



Looking south towards the site from East Lehi Road





# Site Photos



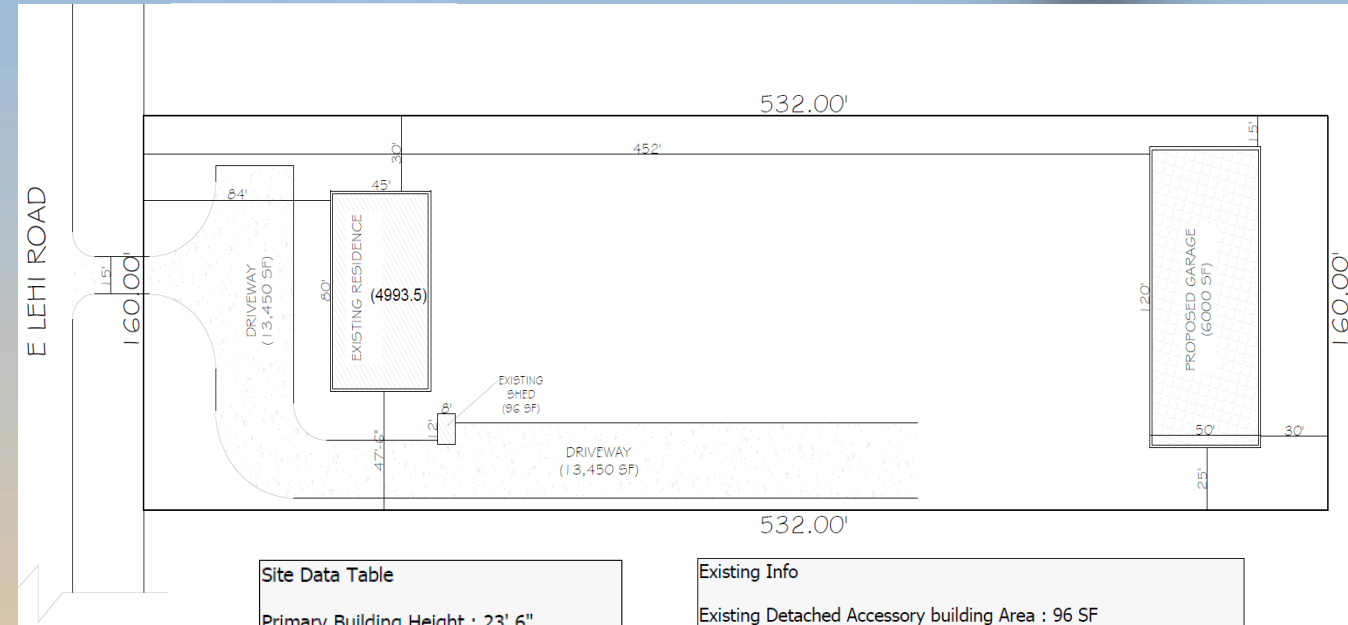
Looking north towards the site





# Site Plan

- Existing primary residence: 4993.5 SF
- Existing detached Shed: 69 SF
- Proposed detached garage: 6,000 SF.
- 122% of the primary dwelling
- Proposed lot coverage: +13%
- Maximum lot coverage for RS-43: 40%



## Site Data Table

Primary Building Height : 23' 6"

Primary Building Area : 4,993.5 SF

1st Floor Livable : 2025 SF

Basement : 1254 SF

Covered Patios : 231 SF + 329 Sf =

Enclosed Storage : 319 SF

Attached Garage : 835.5 SF

Total Area: 4,993.5 SF

## Existing Info

Existing Detached Accessory building Area : 96 SF

Aggregate Area of all detached Accessory Buildings Including Proposed Garage : 6096 SF

Total Lot Coverage : 11,089.5 SF - of 83,809 SF

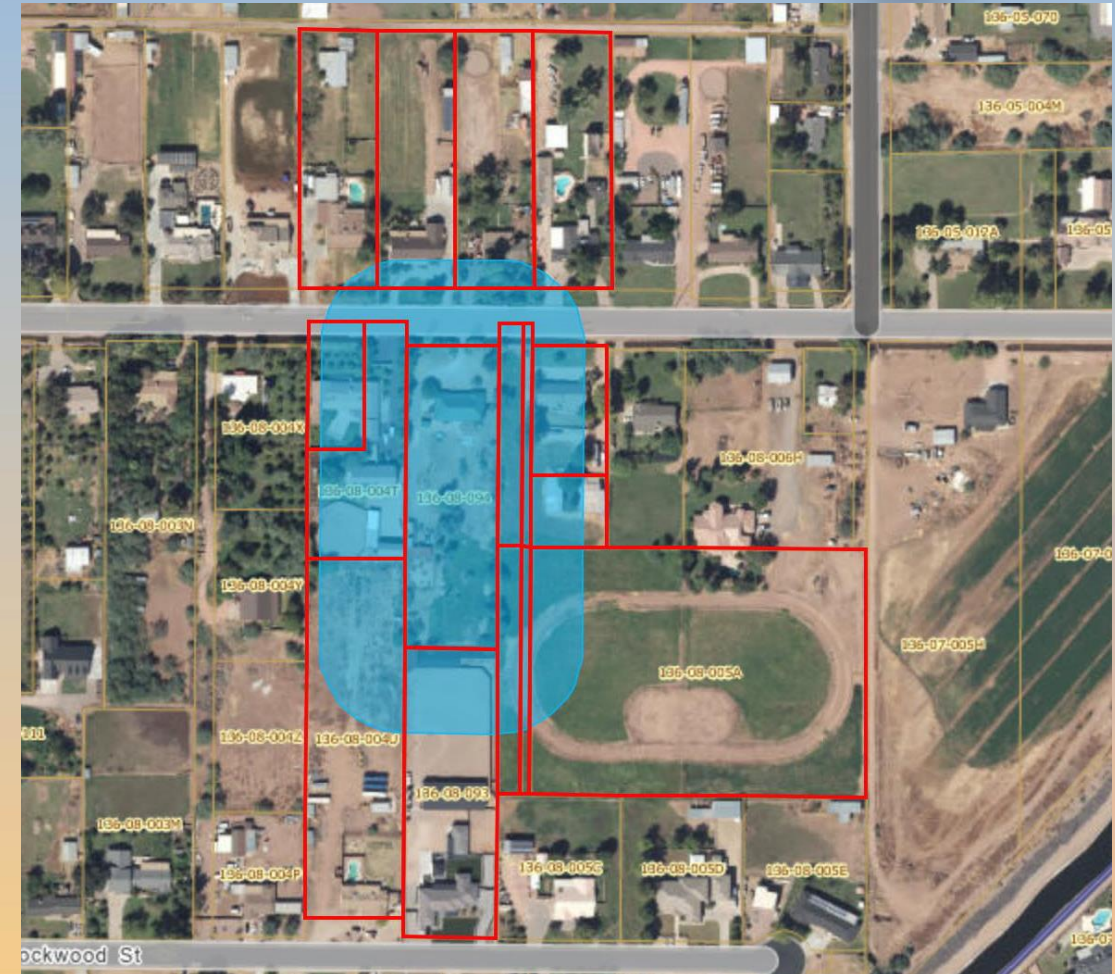
Building Coverage : 13% Total coverage with





# Citizen Participation

- Property owners located within 150 feet of the subject site were notified
- No phone calls or emails have been received







# Approval Criteria

## Section 11-70-5.E Special Use Permit 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 2040 Mesa General Plan
- ✓ Meets required findings for Section 11-70-5.E of the MZO

*Staff recommends Approval with Conditions*



# Board of Adjustment