



Board of Adjustment

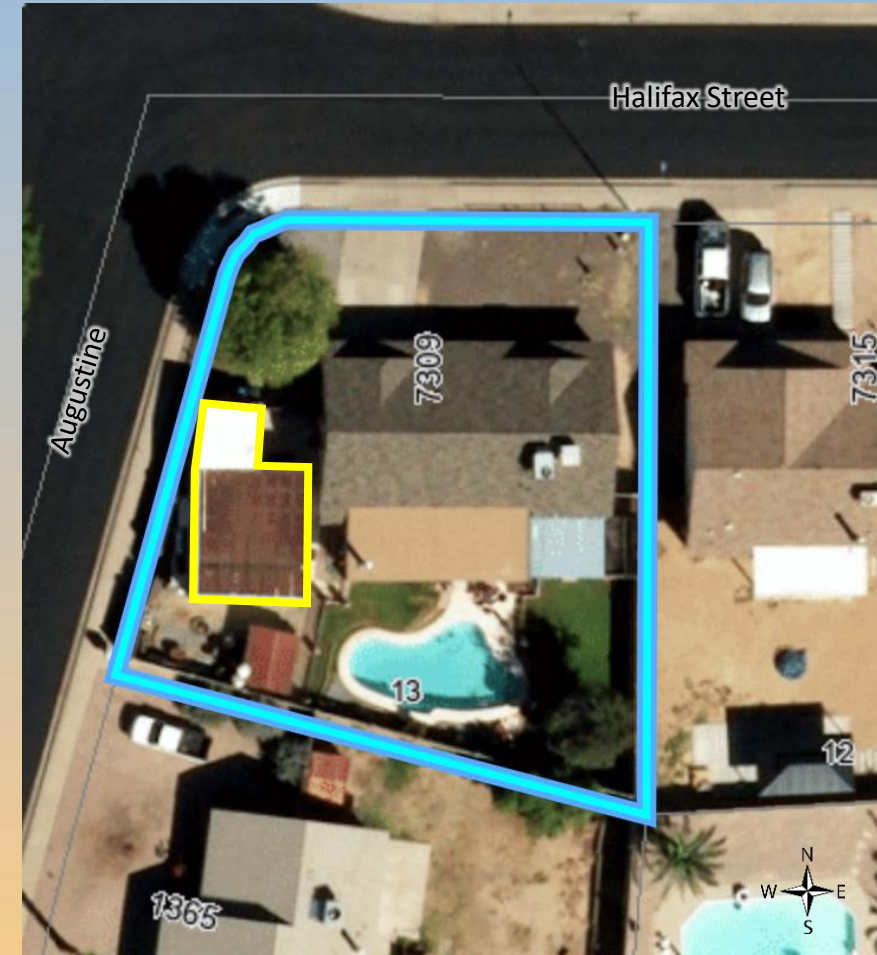


BOA24-00221



Request

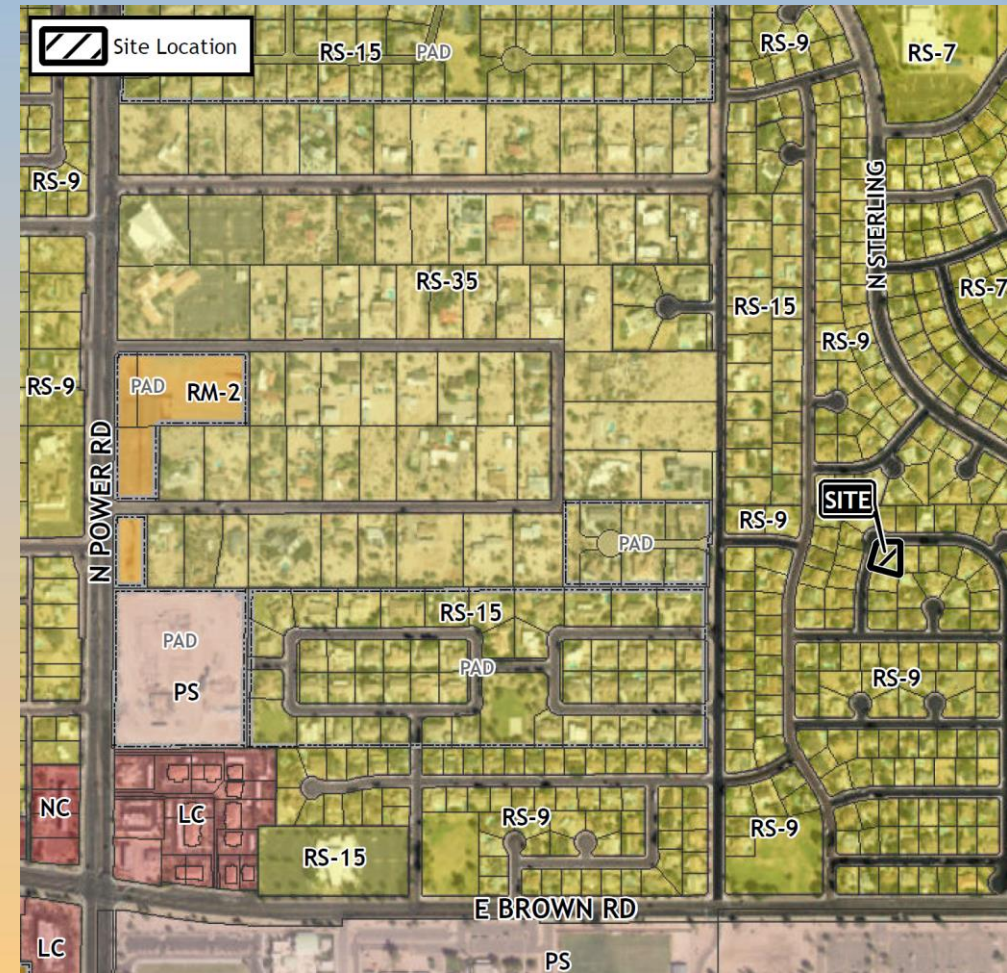
- Variance to allow an addition within the required street side and rear yards in the Single Residence 9 (RS-9) District.





Location

- 7309 East Halifax Street
- East of Power Road
- North of Brown Road

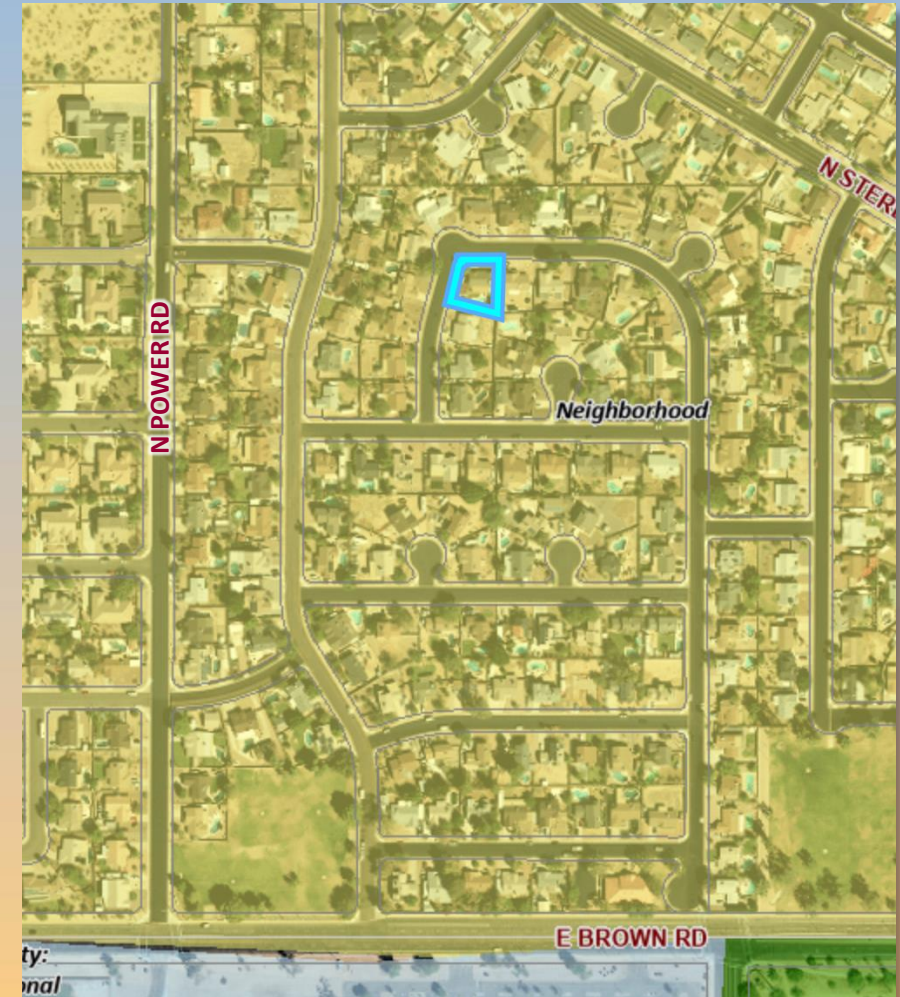




General Plan

Neighborhood

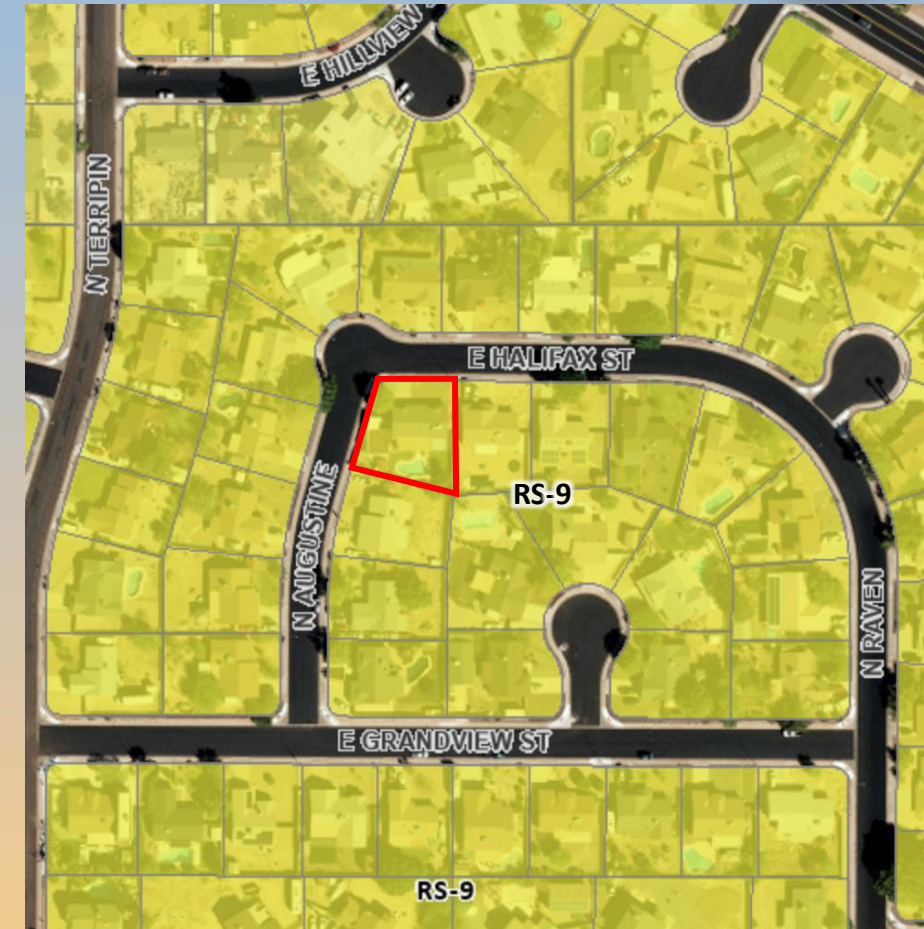
- Safe places for people to live
- Wide range of housing options allowed
- Existing use complies with the goals of this character area





Zoning

- Single Residence-9 (RS-9)
- Single residence use permitted
- Required yards:
 - Front (garage/carport) = 25 feet
 - Front (livable) = 15 feet
 - Interior side = minimum 7 feet
 - Augustine street side = 10 feet
 - Rear = 25 feet





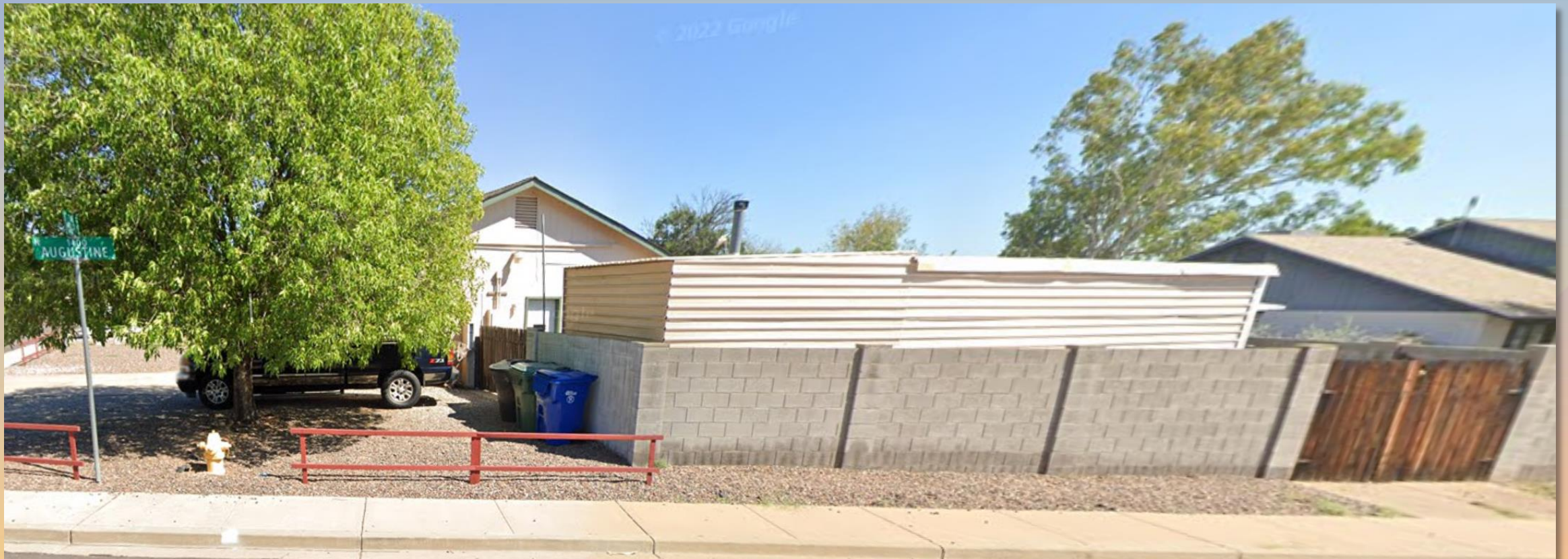
Site Photos



Looking south from Halifax Street



Site Photos



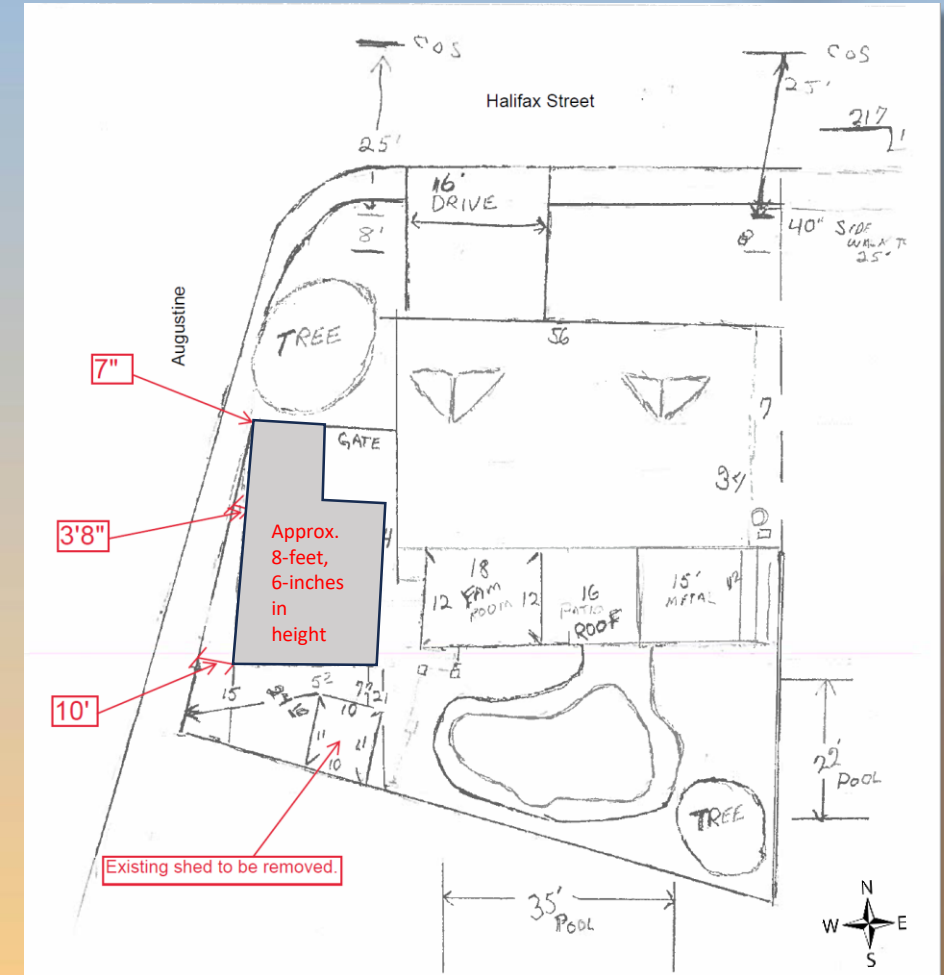
Looking east from Augustine



Site Plan

Addition

- Minimum 7 inches from Augustine (west) property line at the northwest corner
- Minimum 10 feet from Augustine (west) property line at the southwest corner
- Minimum 15 feet from the rear property line at the southwest corner





Elevation

Height

- Approximately 8 feet, 6-inches





Citizen Participation

- Notified property owners within 150 feet
- No phone calls or emails regarding request





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.



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets required findings for a Variance in Section 11-80-3 of the MZO

Staff recommends Approval with Conditions



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Variations in Area

1. ZA96-037 – 1648 N Terripin St. Withdrawn. Variance to allow a room addition to encroach into the required rear setback in the RS-15 District.
2. BA01-041 – 1636 N Sterling. Denied 7/10/2001 Variance to allow a home addition to encroach into the required side yard in the R1-9 district.
3. ZA97-123 – 1519 N 72nd St. Approved 10/21/1997. Special Use Permit to allow Accessory Living Quarters in the R1-15 District.
4. ZA97-138 – 7265 N Hobart Circle. Approved 12/2/1997. Variance to allow a room addition to encroach into the required rear yard in the RS-9 District.
5. ZA87-172 – 1256 M Terripin St. Approved 12/01/1987. Variance to allow a swimming pool and unheated spa on the south side of house, under half way back on lot.
6. ZA89-103 – 1411 N Terripin St. Approved 8/8/1989. Variance to allow an above ground swimming pool to be closer than 4 feet to the north and west property lines.
7. ZA06-028 – 1328 N Rowen St. Approved 3/7/2006. Requesting a variance to allow an addition to the primary residence to encroach into the rear yard in the RS-9 District.
8. ZA91-077 – 1224 N 72 St. Approved 9/3/1991. Variance to the required right-of-way in the conjunction with a residential subdivision.





Lot

Addition

- Lot 13 of the Meadows View Estates Subdivision
- 8-foot-wide Public Utility Easement along the north and west property lines.

