



# Board of Adjustment



# BOA25-00602



# Requests

- Variance to reduce the minimum lot width;
- Variance to allow a detached structure to encroach into the required rear yard setback; and
- Special Use Permit to allow a detached structure to exceed the height of the primary building.







- 955 South Palo Verde Street
- Located East of South Sossaman Road
- North of East Southern Avenue



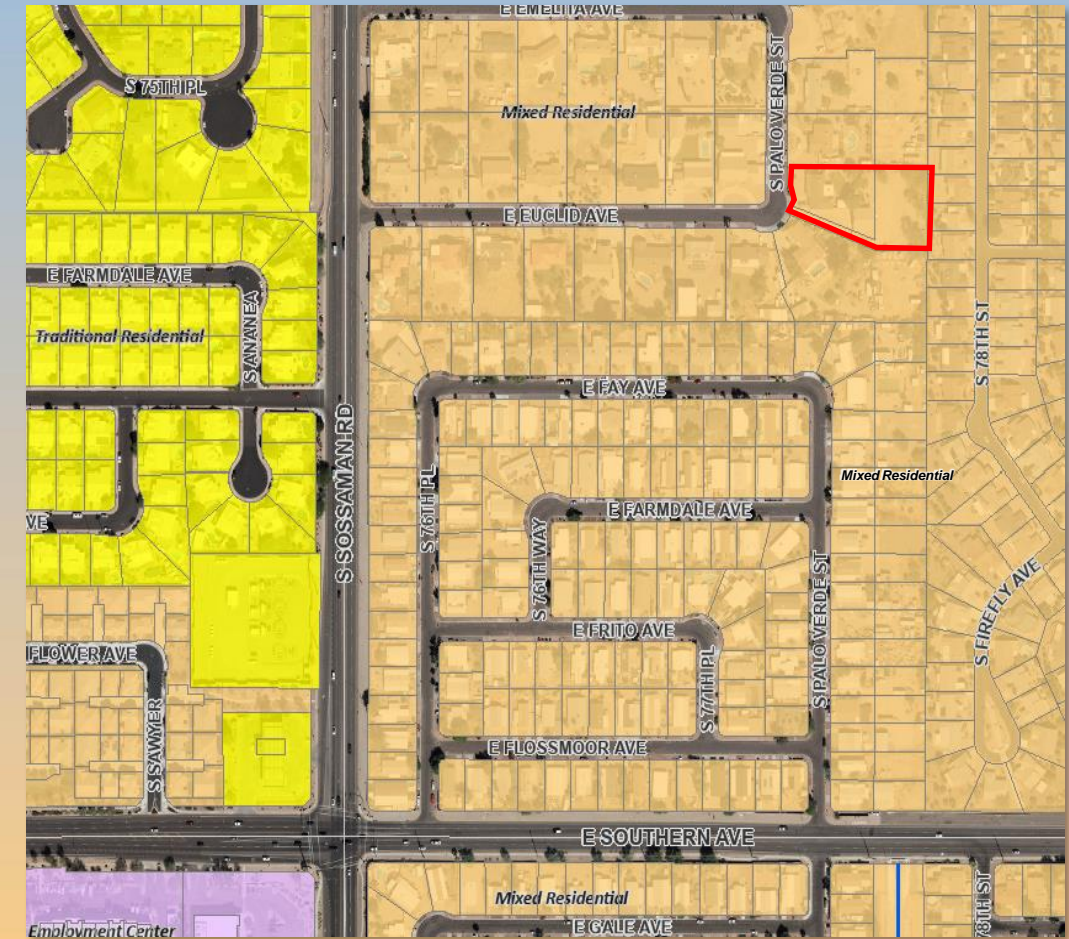




# General Plan

## Mixed 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
- RS-15 and RS-6 Districts are supported zoning districts



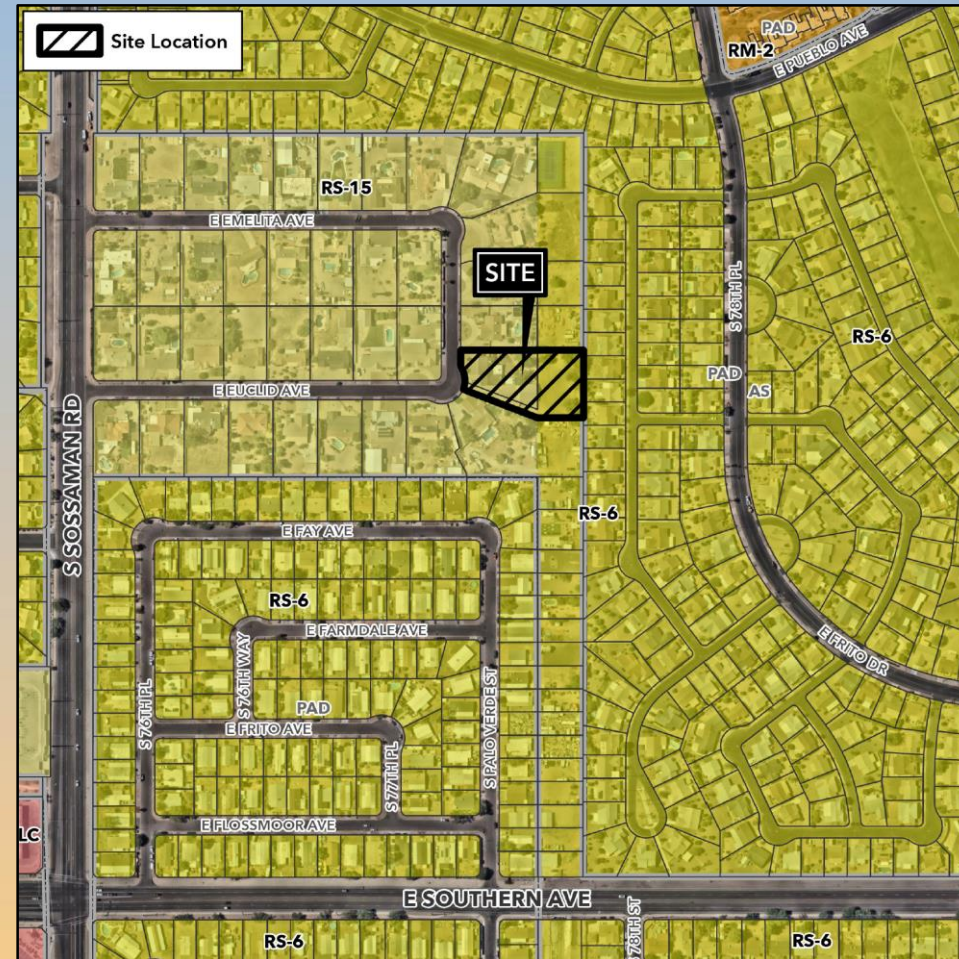




# Zoning

Lot 1: Single Residence-15  
(RS-15)

Lot 2: Single Residence-6 (RS-6)







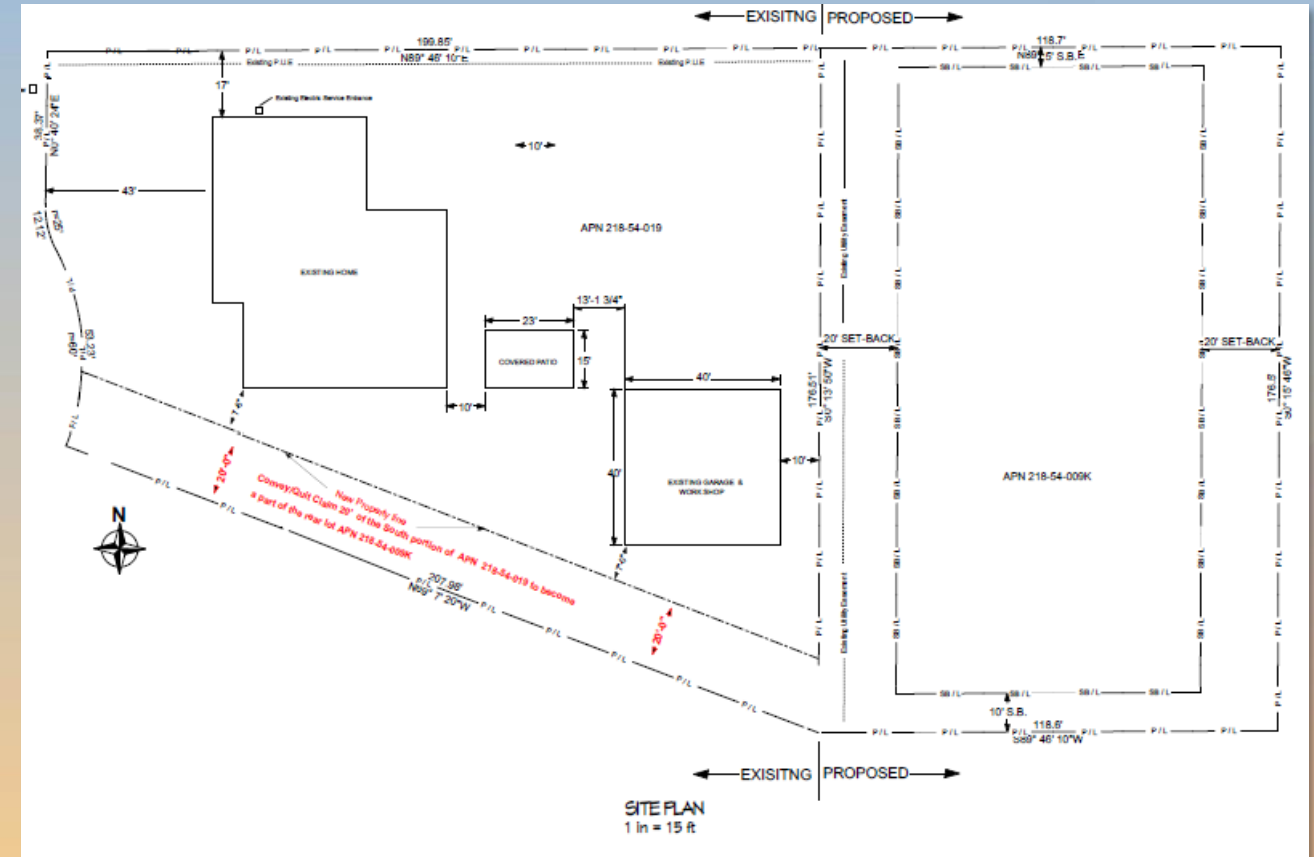
# Site Photos



Looking south towards the site from South Palo Verde



- Lot 1 area: 23,071 sq. ft.
- Lot 2 area: 25,059 sq. ft.
- Lot 1: Existing primary residence: 3,730 sq. ft. and height to peak of roof is 14 feet, 3-inches
- Lot 1: Existing detached Covered Patio: 345 sq. ft.
- Lot 1: Existing detached garage: 1,600 sq. ft. and height to peak of roof is 17 feet, 8-inches







# 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 11-80-3 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





# 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 2050 Mesa General Plan
- ✓ Meets required findings in Section 11-70-5.E of the MZO for a Special Use Permit

*Staff recommends Approval with Conditions*





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