



# Board of Adjustment



# BOA24-00328



# Request

- Variance to exceed the maximum height of freestanding walls in the required street side setback in the RM-4 district







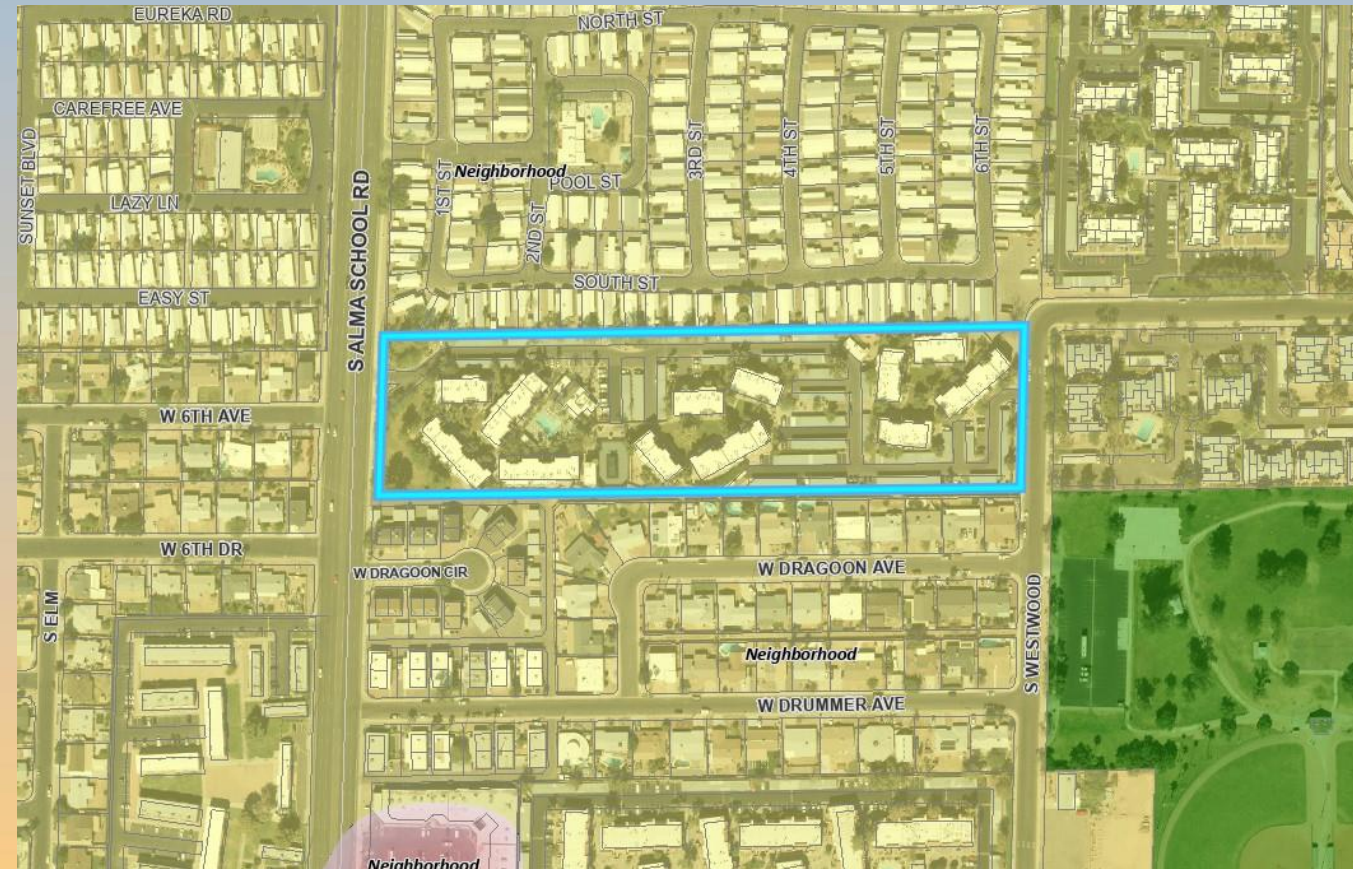




# General Plan

## Neighborhood

- Safe places for people to live and enjoy their surroundings
- Wide range of housing options
- Existing use conforms to the goal of the General Plan







# Zoning

- Multiple Residence 4 (RM-4)
- Existing multi-family residence is permitted in the RM-4 zoning district







# Site Plan

- Section 11-30-4 of MZO:
  - Maximum height of 6 ft required within the street side and rear setbacks in the RM-4 district
- Existing wall is approximately 3 ft tall
- An increase in the height of the wall from 3 ft to 7 ft and installation of a gate at the east property line

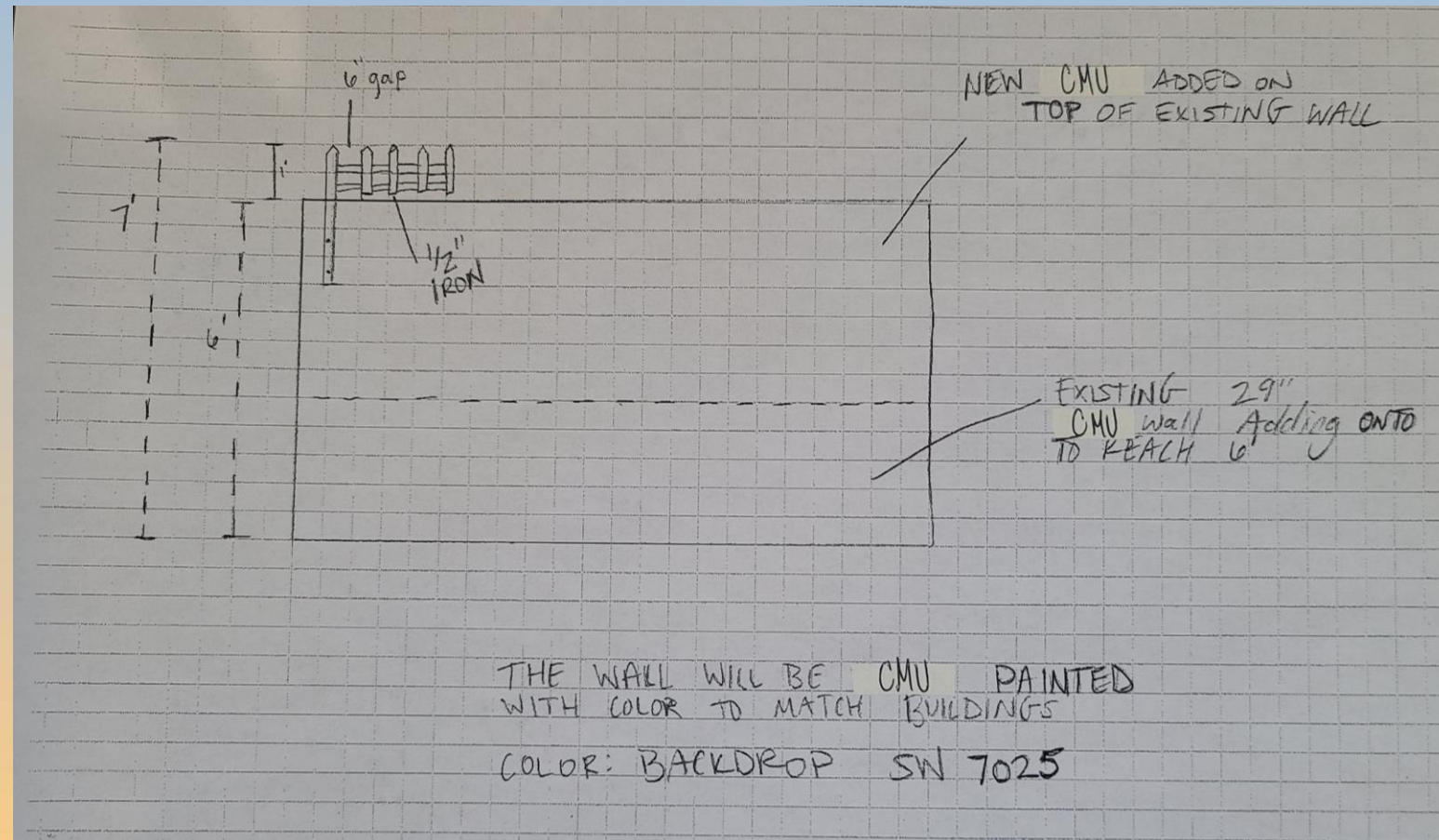






# Wall Detail

- Proposed 7 ft tall wall comprised of:
  - 6 ft tall CMU
  - Topmost 1 ft portion made of wrought iron

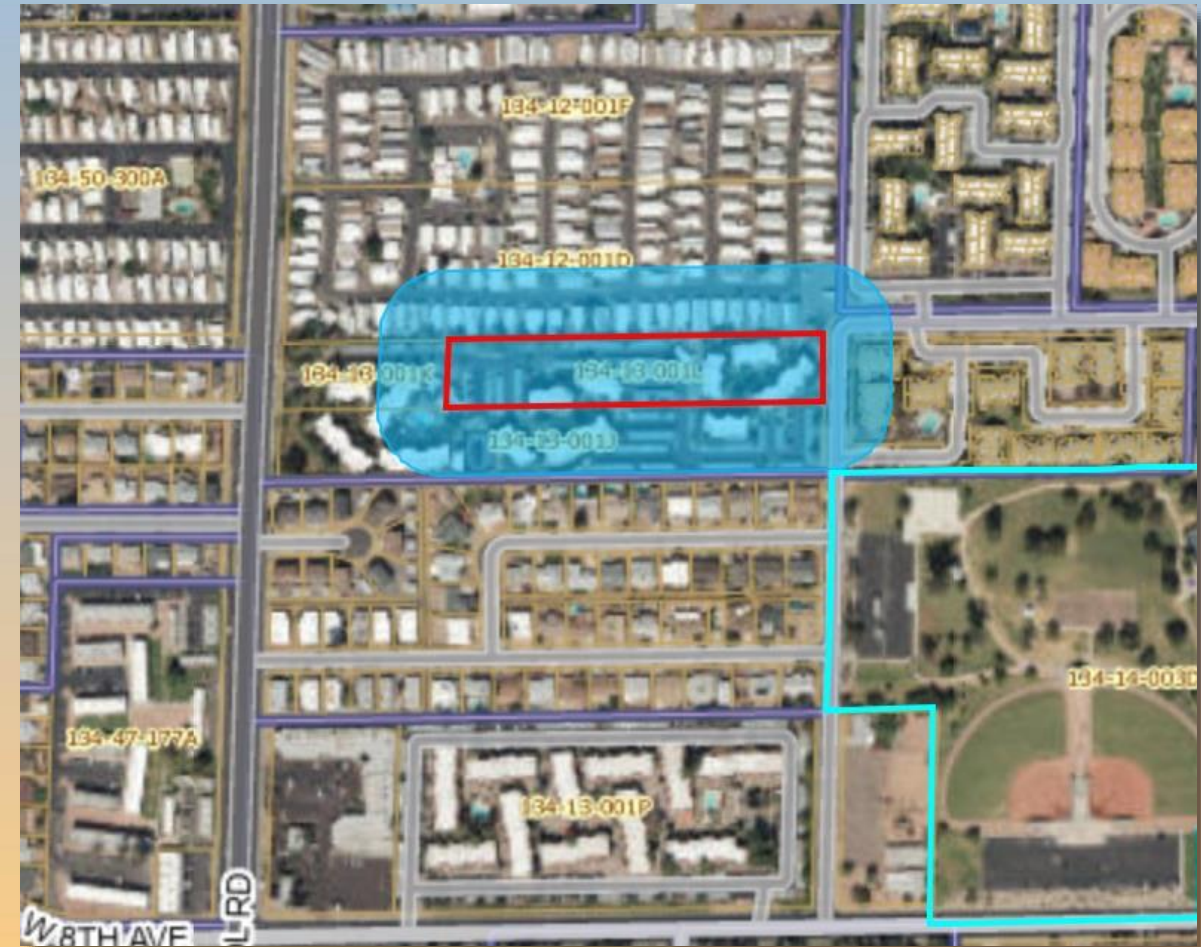






# Citizen Participation

- Notified property owners within 150', HOAs and registered neighborhoods
- No feedback 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.





# 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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