



# Board of Adjustment



# BOA24-00031

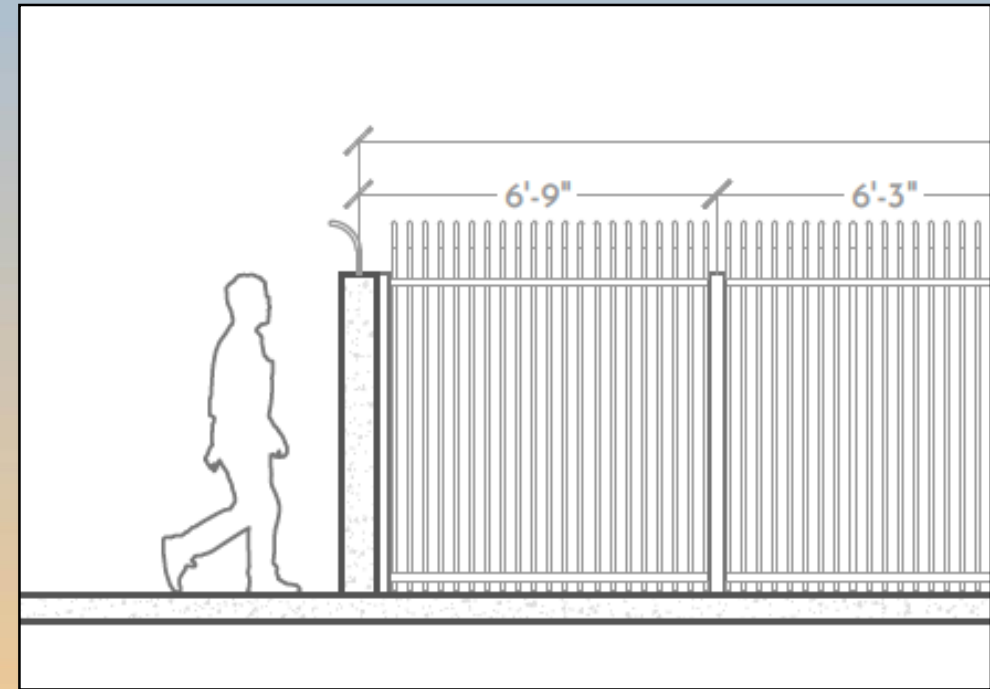
Sergio Solis, Planner I

May 1, 2024



# Request

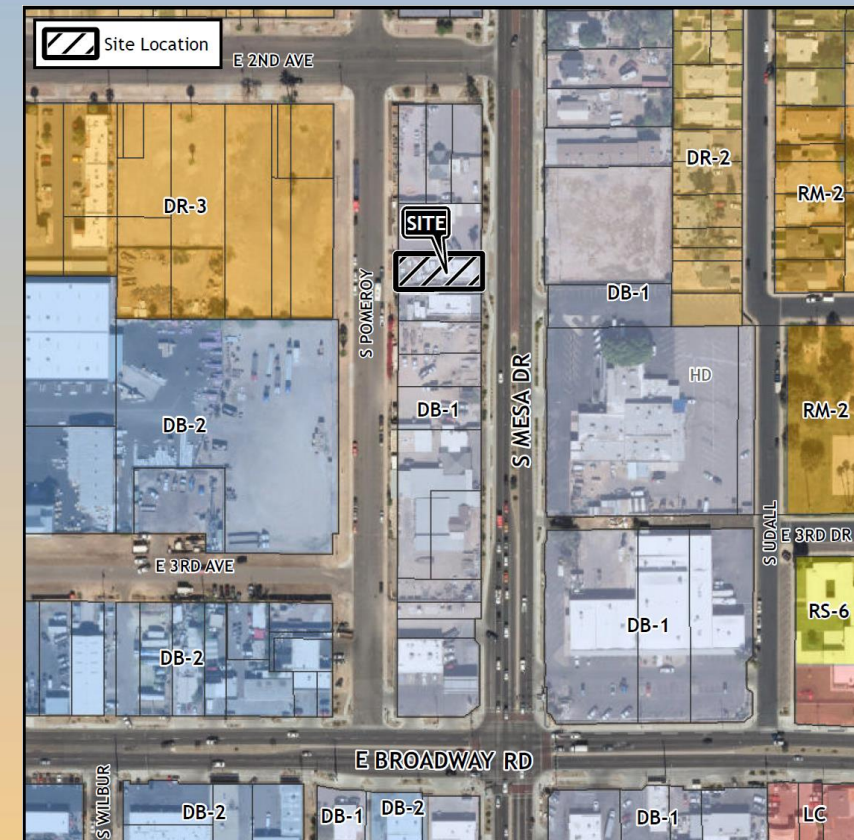
- Variance to exceed the maximum fence height in the required front yard setback in the Downtown Business 1 (DB-1) District.





# Location

- 224 South Mesa Drive
- Located north of Broadway Rd.
- Located west of Mesa Dr.





# General Plan

## Downtown/Transit Corridor

- Pedestrian oriented development





# Zoning

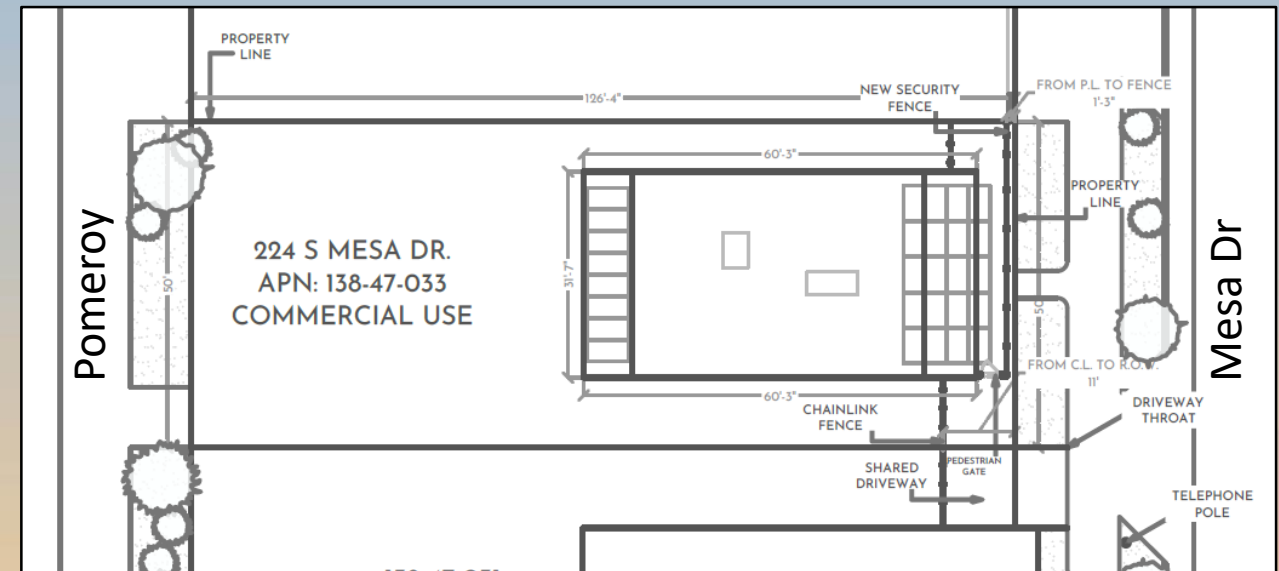
- Downtown Business 1 (DB-1) District





# Site Plan

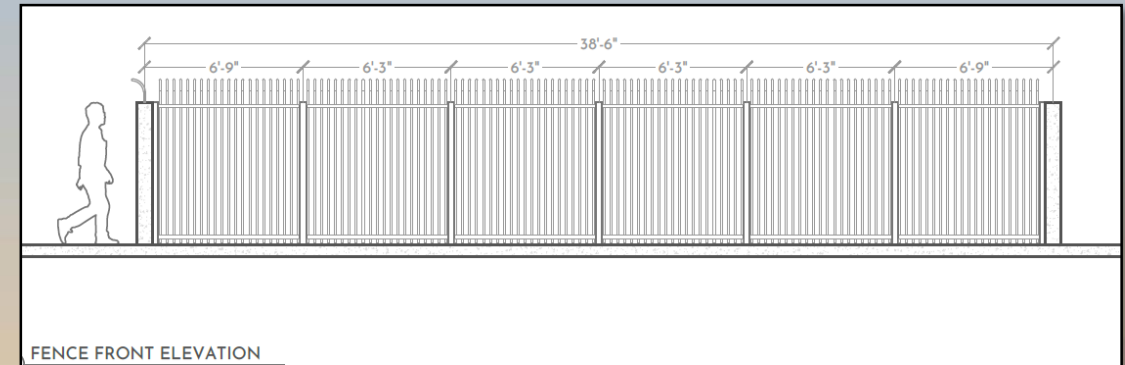
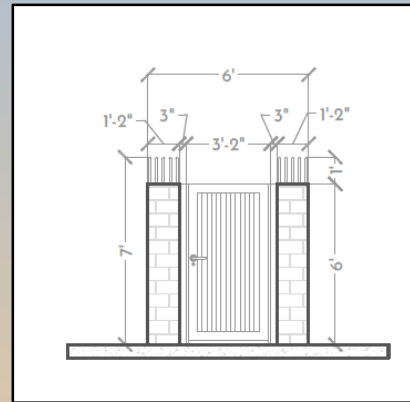
- Section 11-30-4 of MZO:  
Maximum height of 3.5'  
within front setback of DB-1 zone
- Existing 6' block wall along Pomeroy
- Proposing new 7' high fence 1'-3" from the east property line





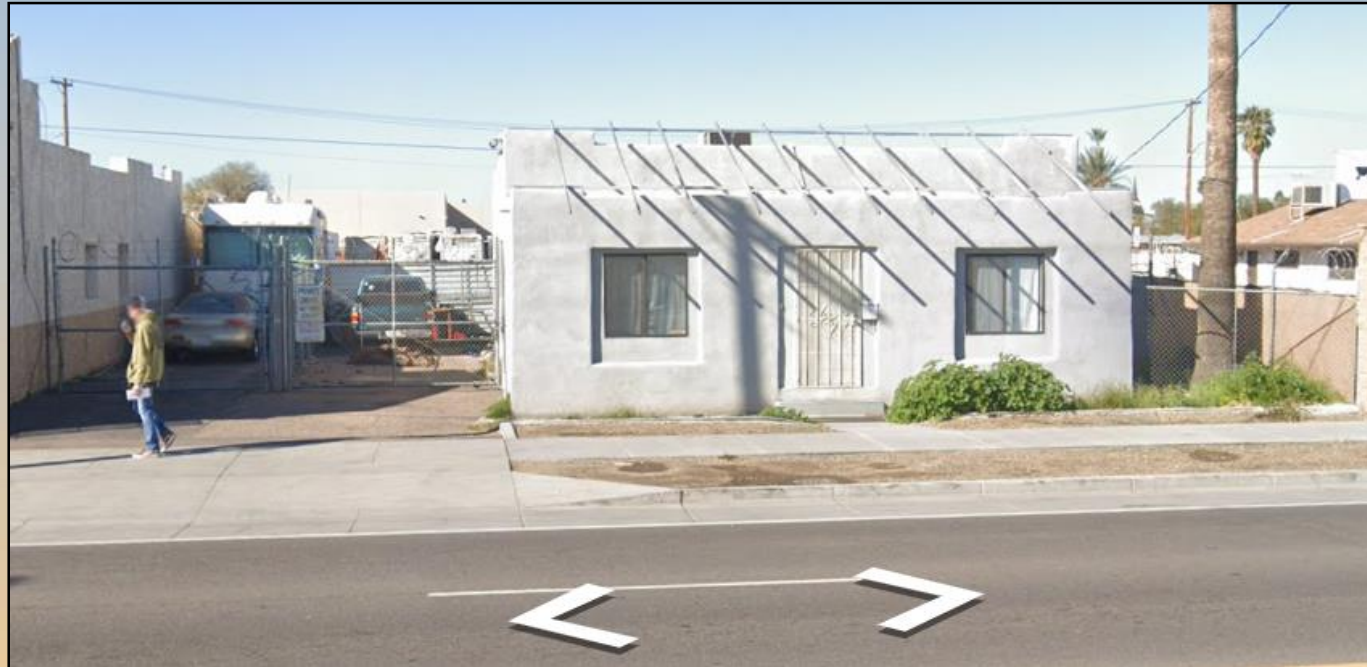
# Fence Detail

- Proposing new 7' high fence
- 6' to top of CMU pilaster
- Internalized pedestrian gate





# Site Photo

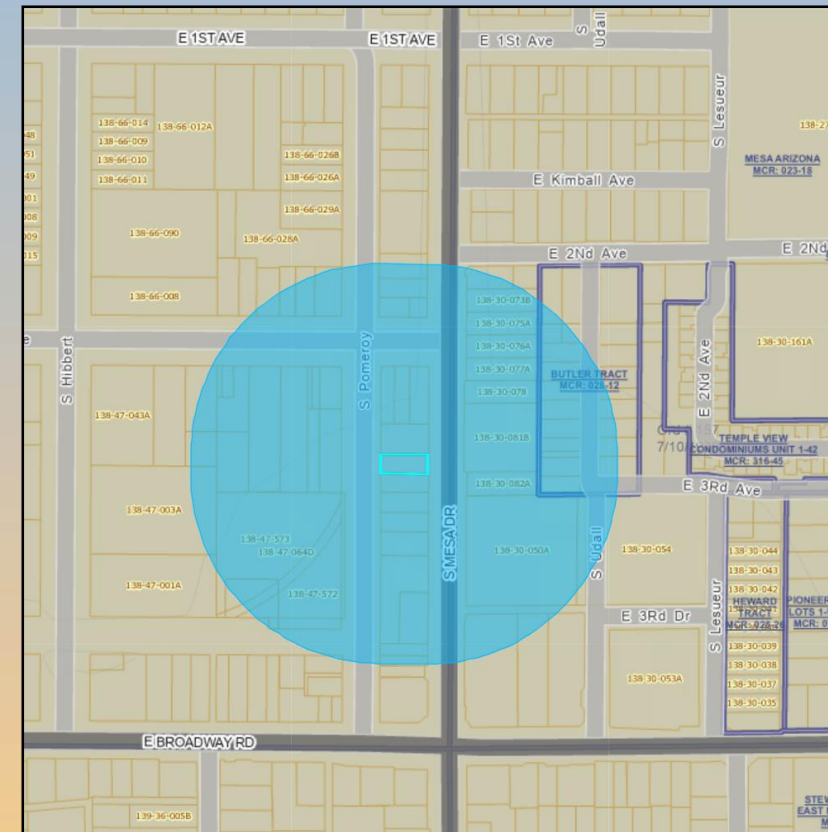


East elevation as seen from Mesa Drive



# Citizen Participation

- Notified property owners within 500', HOAs and registered neighborhoods
- Staff and applicant have received no comments or concerns





# 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
- ✓ Criteria for a Variance in Section 11-80-3 of the MZO

*Staff recommend Approval with Conditions*



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