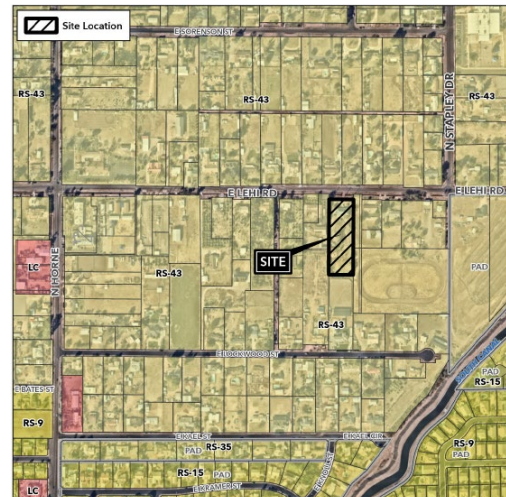




Board of Adjustment Report

Date	October 1, 2025		
Case No.	BOA25-00374		
Project Name	Castle Storage Garage		
Request	<ul style="list-style-type: none">Special Use Permit to allow the combined gross floor area of all detached buildings to exceed 100% of the gross floor area of the primary building.		
Project Location	1065 East Lehi Road		
Parcel No(s)	136-08-094		
Project Area	1.9± acres		
Council District	District 1		
Existing Zoning	Single Residence-43		
General Plan Designation	Rural Residential		
Applicant	Gabriel Castle		
Owner	Jason Castle		
Staff Planner	Charlotte Bridges, Planner II		

Recommendation

Staff finds that the requested Special Use Permit meets the required findings outlined in MZO Section 11-70-5(E).

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting a Special Use Permit (SUP) to allow the combined gross floor area of all detached buildings to exceed 100% of the gross floor area of the primary building.

- Gross Floor Area of Primary Building: 4,994± square feet
- Combined Gross Floor Area of all Detached Buildings: 6,069 square feet

Concurrent Applications:

- **No concurrent applications.**

Site Context

General Plan:

- The Placetype for the project site is Rural Residential and the Growth Strategy is Conserve.
- Single-family residential is a principal land use.

Sub Area Plan:

- Lehi Sub-Area

Zoning:

- The project site is zoned Single Residence 43 (RS-43).
- A detached accessory building is permitted in the RS-43 District subject to compliance with Section 11-30-17 of the Mesa Zoning Ordinance (MZO).
- Per Section 11-30-17(A)(4) of the MZO (updated via Ordinance No. 5950 adopted on July 8, 2025), the combined gross floor area of all detached buildings or structures shall not exceed 100% of the gross floor area of the primary building, unless approved by a SUP.

Surrounding Zoning & Use Activity:

The proposed detached accessory building is compatible with surrounding land uses, which include single family residences with detached accessory buildings.

Northwest (Across Lehi Road) RS-43 Single Residence	North (Across Lehi Road) RS-43 Single Residence	Northeast (Across Lehi Road) RS-43 Single Residence
West RS-43 Single Residence	Project Site RS-43 Single Residence	East RS-43 Single Residence
Southwest (RS-43) Single Residence	South RS-43 Single Residence	Southeast RS-43 Single Residence

Site History:

- **June 6, 1970**, City Council annexed 1,395± acres of land, including the project site, into the City of Mesa and subsequently zoned the property RS-43 (Ordinance No. 672).

- **August 23, 2023**, City Council established the Lehi Neighborhood, including the project site, as a heritage neighborhood (Case No. ZON23-00611, Resolution No. 12083).

Project/Request Details

Site Plan:

- **Building Design:** The primary building on the parcel has a gross floor area of 4,993.5 square feet (including, but not limited to, a basement and garage). There is also an existing 69 square foot detached accessory building, which is to remain. The height of the primary building is 23 feet 6 inches to the peak of the roof. The Proposed Project consists of a detached garage that is 6,000 square feet and 21 feet 11 inches to the peak of the roof.
- **Required Yards:** Per the Section 11-30-17(B)(2)(e)(ii) of the MZO, a detached accessory building over 15 feet in height at the peak of the roof shall not be located within any rear, side, or street side yard, and shall adhere to the setback requirements of the underlying zoning district. The required RS-43 District yards (setbacks) are a minimum interior side setback of 10 feet (either side) with a minimum aggregate of both sides setbacks of 30 feet and a rear setback of 30 feet. The detached structure is proposed in the southern section of the parcel with side setbacks of 25 feet and 15 feet from the west and east property lines, respectively, and rear setback of 30 feet from the south property line in compliance with Section 11-30-17(B)(2)(E)(ii) of the MZO.

Special Use Permit:

Per Section 11-70-5(E) of the City of Mesa Zoning Ordinance, the Board of Adjustment shall also find the following criteria are met for approval of a SUP:

1. **Consistency with the General Plan and other Plan/Policies:** The subject property is within the Rural Residential Placetype with a Conserve growth strategy of the Mesa 2050 General Plan. The intent of the Rural Residential Placetype is to provide for single-family detached homes on large lots. The addition of a detached garage would be consistent with the area's current form and character.
2. **Consistency with the Zoning District Purposes:** The property is located within the RS-43 District. Per Section 11-5-2 of the MZO, the existing single residence is a permitted use in the RS-43 District. Per the narrative submitted, the accessory structure proposed will be used for the storage of various items and is not for commercial storage use. Additionally, the property is located within the Rural Residential Placetype of the Mesa 2050 General Plan, which identifies the RS-43 District as a primary zoning district. The Proposed Project is consistent with the RS-43 District.
3. **Project Impact:** As the project site is surrounded by other Single Residences with detached accessory structures, the Proposed Project is not seen to be injurious or detrimental to the surrounding properties and neighborhood or the welfare of the City.
4. **Adequate Public Facilities:** The City of Mesa utilities and public infrastructure are existing and available to serve the residential expansion.

Required Notification

The applicant provided letters to surrounding property owners within 150 feet of the project site, notifying them of the public hearing.

At the time of this report, staff had not received any communications providing support or opposition to the project.

Conditions of Approval

Staff finds that the request complies with the Mesa 2050 General Plan and meets the approval criteria outlined in Section 11-70-5(E) of the MZO; therefore, staff recommends approval with the following conditions:

Compliance with the final site plan as submitted.

1. Compliance with the final site plan as submitted.
2. Compliance with all City Development Codes and regulations.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative / Justification Statement

Exhibit 3 – Site Plan

Exhibit 4 – Elevations

Exhibit 5 – Power Point Presentation

Exhibit 6 - Ordinance No. 5950