



Board of Adjustment

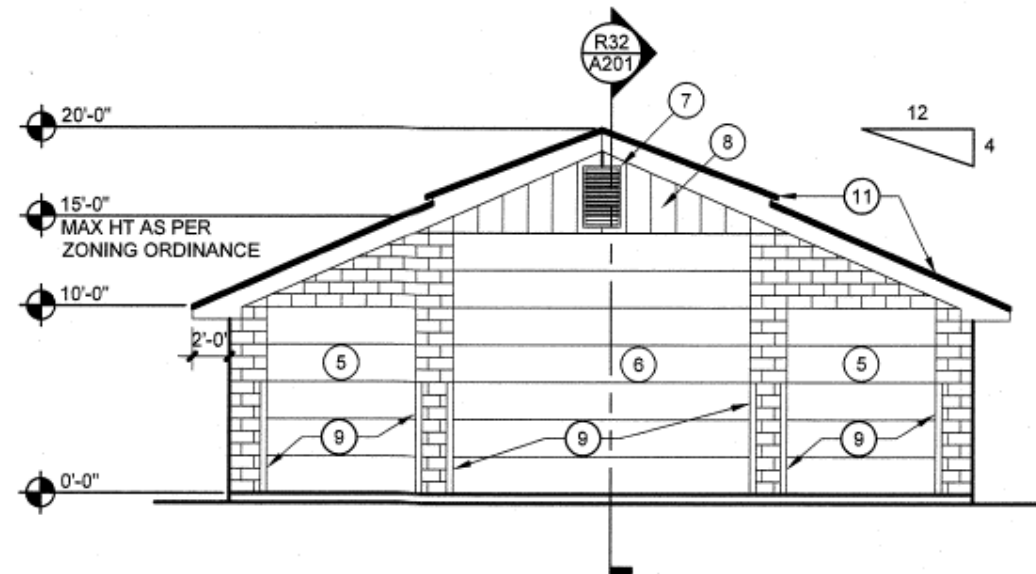


BOA23-00011



Request

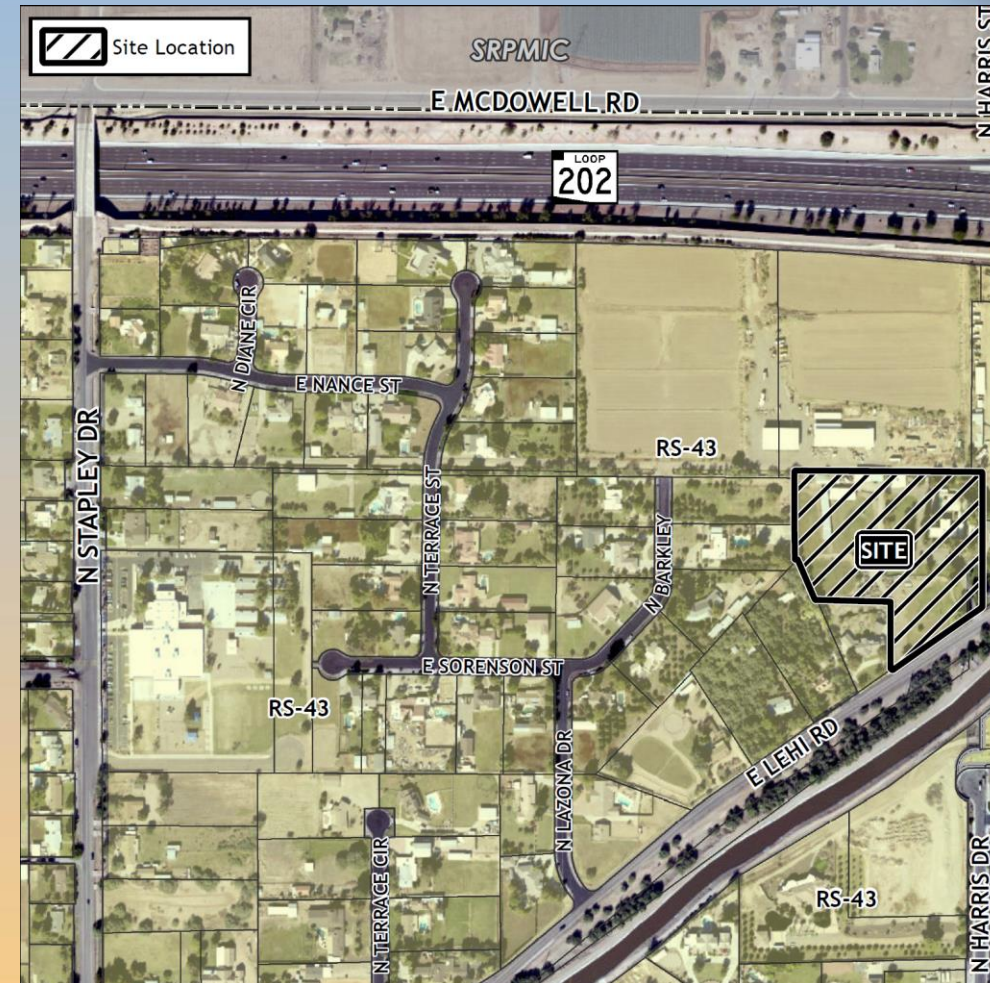
- Special Use Permit to allow for the aggregate area of all accessory structures on site to exceed 100 percent of the roof area of a dwelling





Location

- 1564 East Lehi Road
- North of East Lehi Road, East of North Stapley Drive

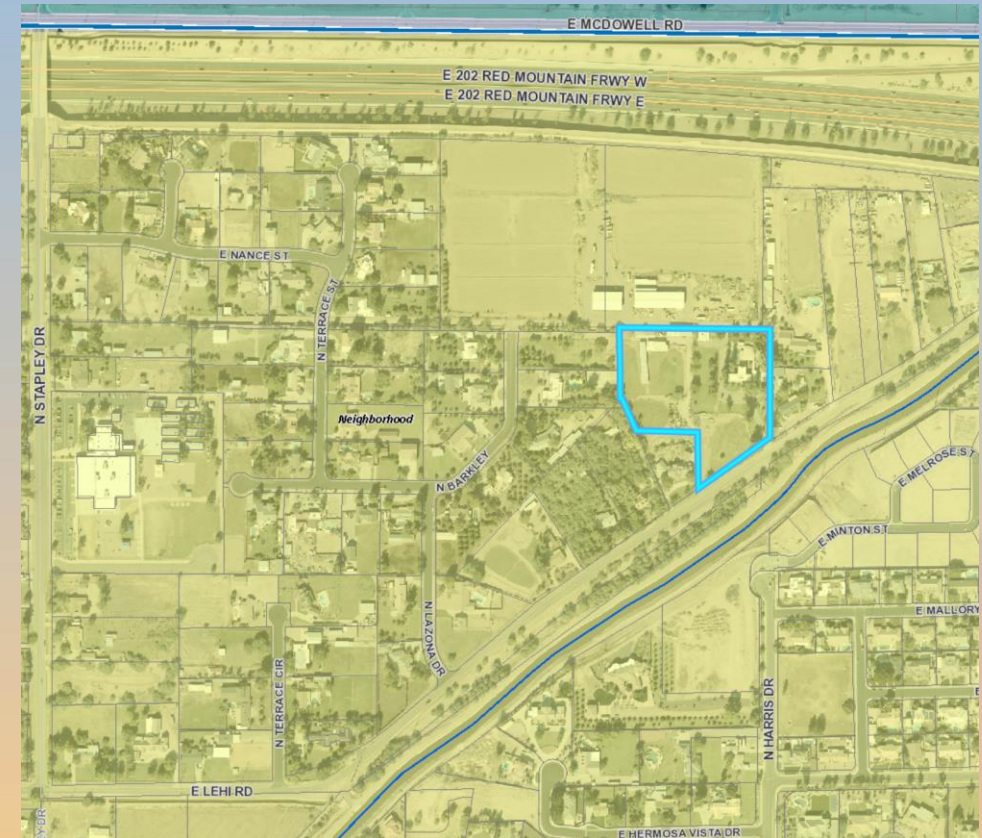




General Plan

Neighborhood

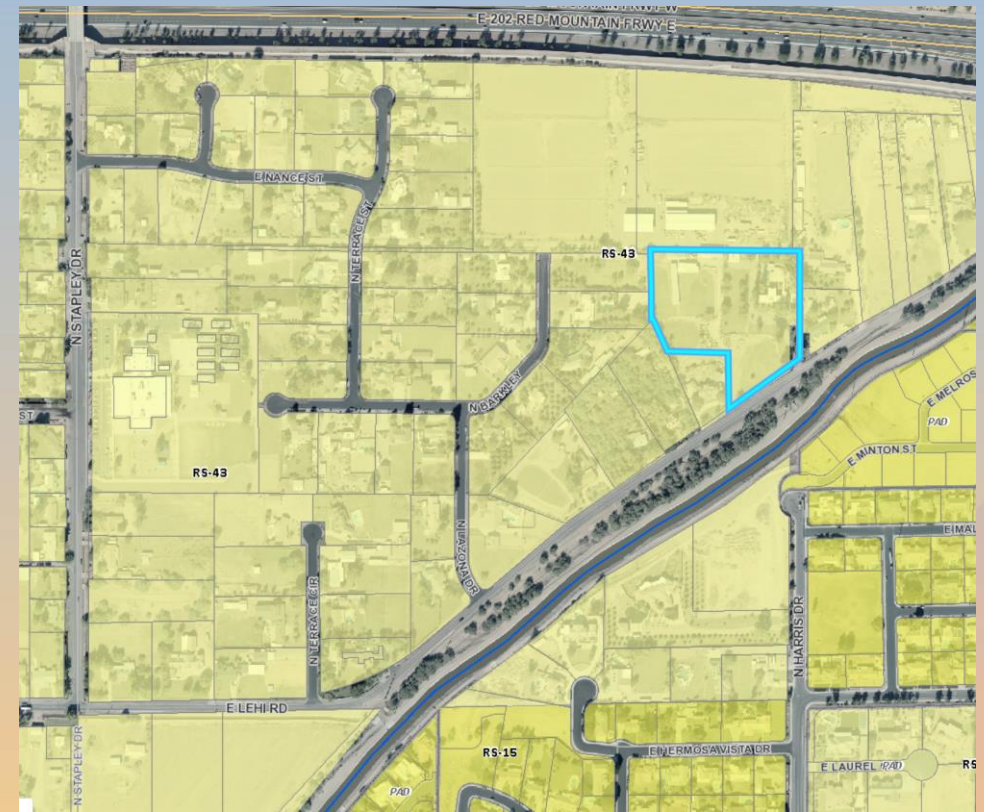
- Safe places for people to live
- Wide range of housing options allowed
- Existing use complies with the goals of this character area





Zoning

- Single Residence-43 (RS-43)
- Single residential allowed by right





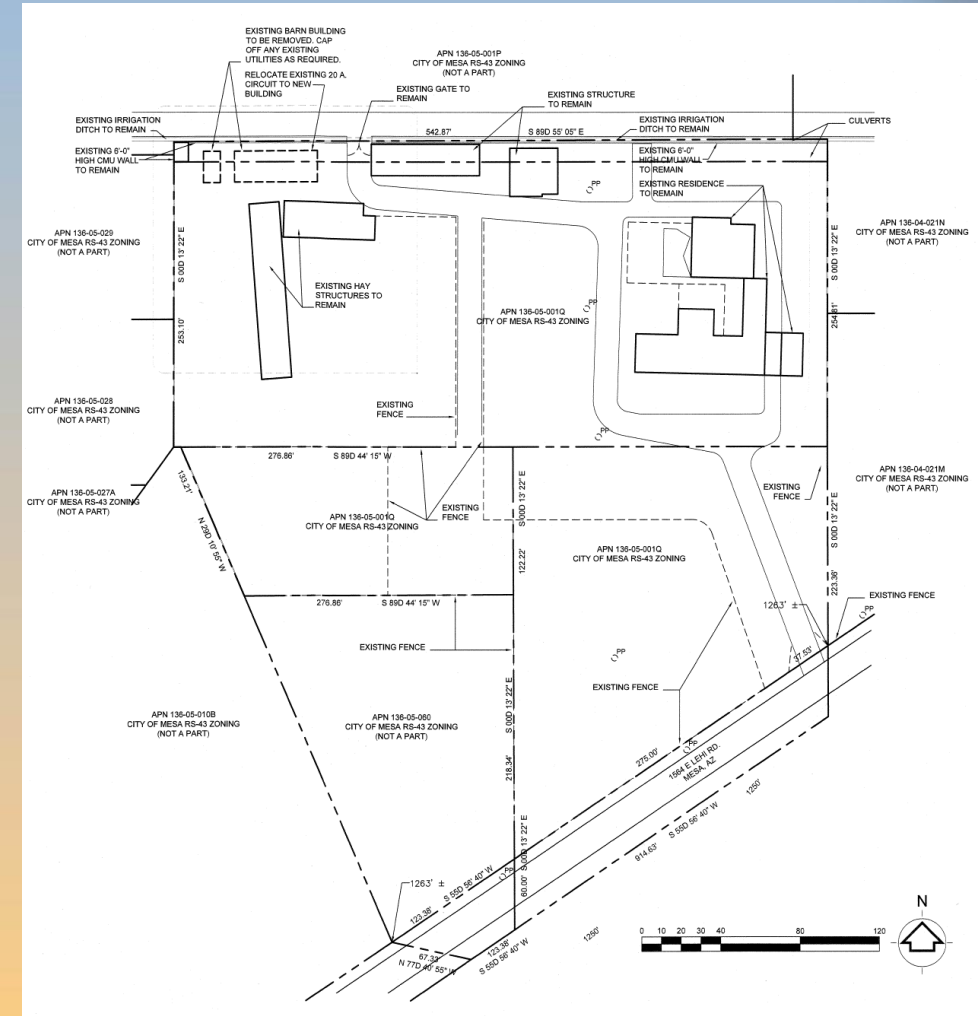
Site Photos



September 2022



- Existing Variance and Special Use Permit issued by the Zoning Administrator on September 1, 2009, which allowed a height increase and encroachment into the rear setback
- Proposed garage is replacing an existing garage and reducing





- Notified property owners within 150 feet
- No Comments received by staff





Approval Criteria

Section 11-70-5 Special Use Permit Criteria

- ✓ #1 Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plans and/or policies;
- ✓ #2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;
- ✓ #3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and
- ✓ #4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets required findings for a Special Use Permit in Section 11-70-5 of the MZO

Staff recommends Approval with Conditions



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