

Mesa Council Chambers Lower Level – 57 E 1st St

Date: November 2, 2022 Time: 5:00 p.m.

MEMBERS PRESENT:

Chair Alexis Wagner
Boardmember Adam Gunderson
Boardmember Chris Jones *
Boardmember Heath Reed
Boardmember Ethel Hoffman*
Boardmember Troy Glover

MEMBERS ABSENT:

Vice Chair Nicole Lynam

(*Boardmembers and staff participated in the meeting through the use of audio conference equipment)

STAFF PRESENT:

Evan Balmer
Sean Pesek
Kwasi Abebrese
Alexis Jacobs

OTHERS PRESENT:

1 Call meeting to order.

Chair Wagner declared a quorum present and the Study Session was called to order at 5:00 p.m.

2 Staff Update: None

3 Review and discuss items listed on the Public Hearing agenda for November 2, 2022.

***3-a Staff member Kwasi Abebrese presented case BOA22-00840 to the Board.**
See attached presentation

***3-b Staff member Sean Pesek presented case BOA22-00975 to the Board.**
See attached presentation

4 Adjournment.

Boardmember Gunderson moved to adjourn the Study Session and was seconded by Boardmember Reed. Without objection, the Study Session was adjourned at 5:21 p.m.

Respectfully submitted,

Evan Balmer,
On behalf of Zoning Administrator (Dr. Nana Appiah)



BOA22-00840



Request

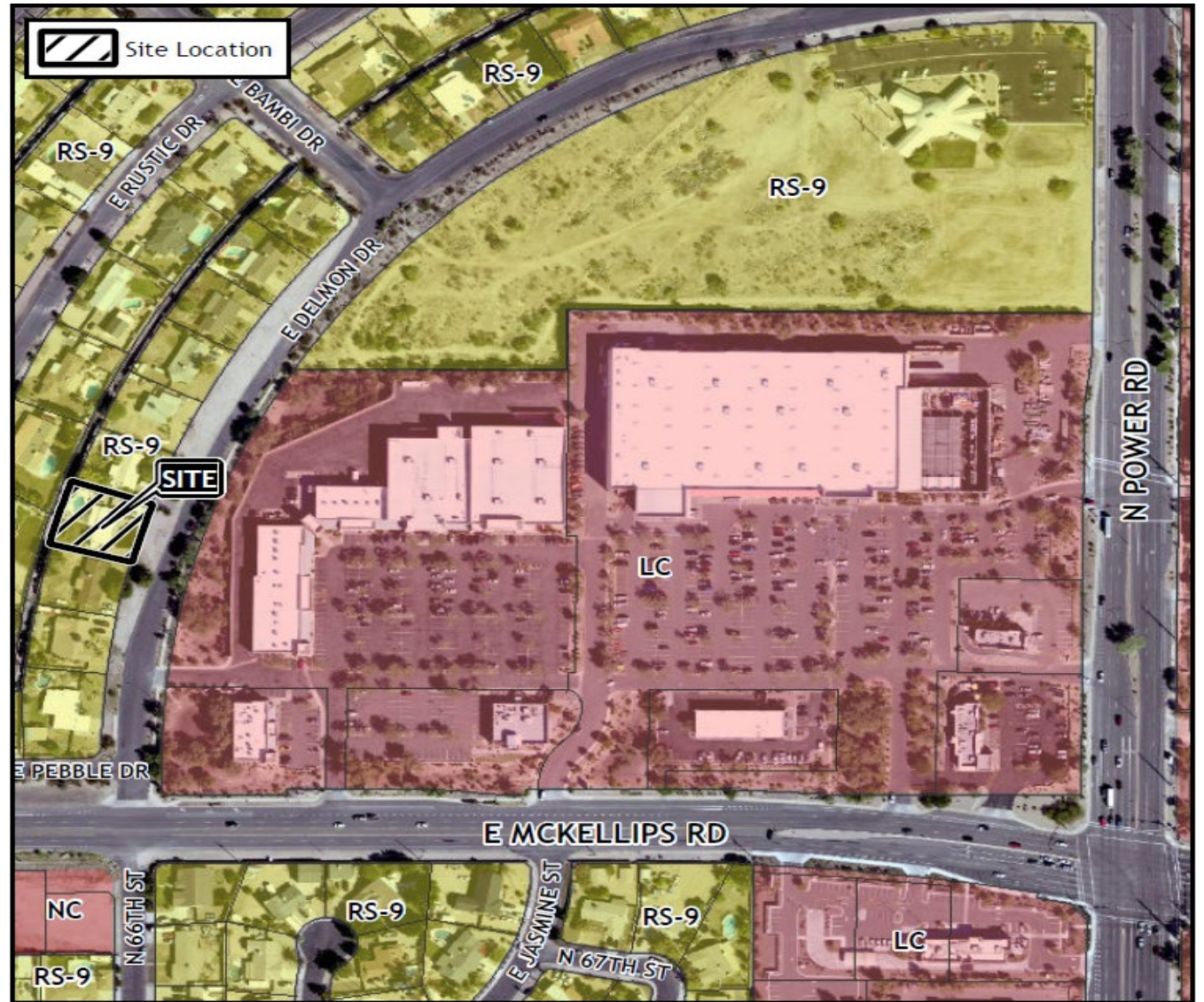
- Variance for an encroachment of 4 feet into required front yard

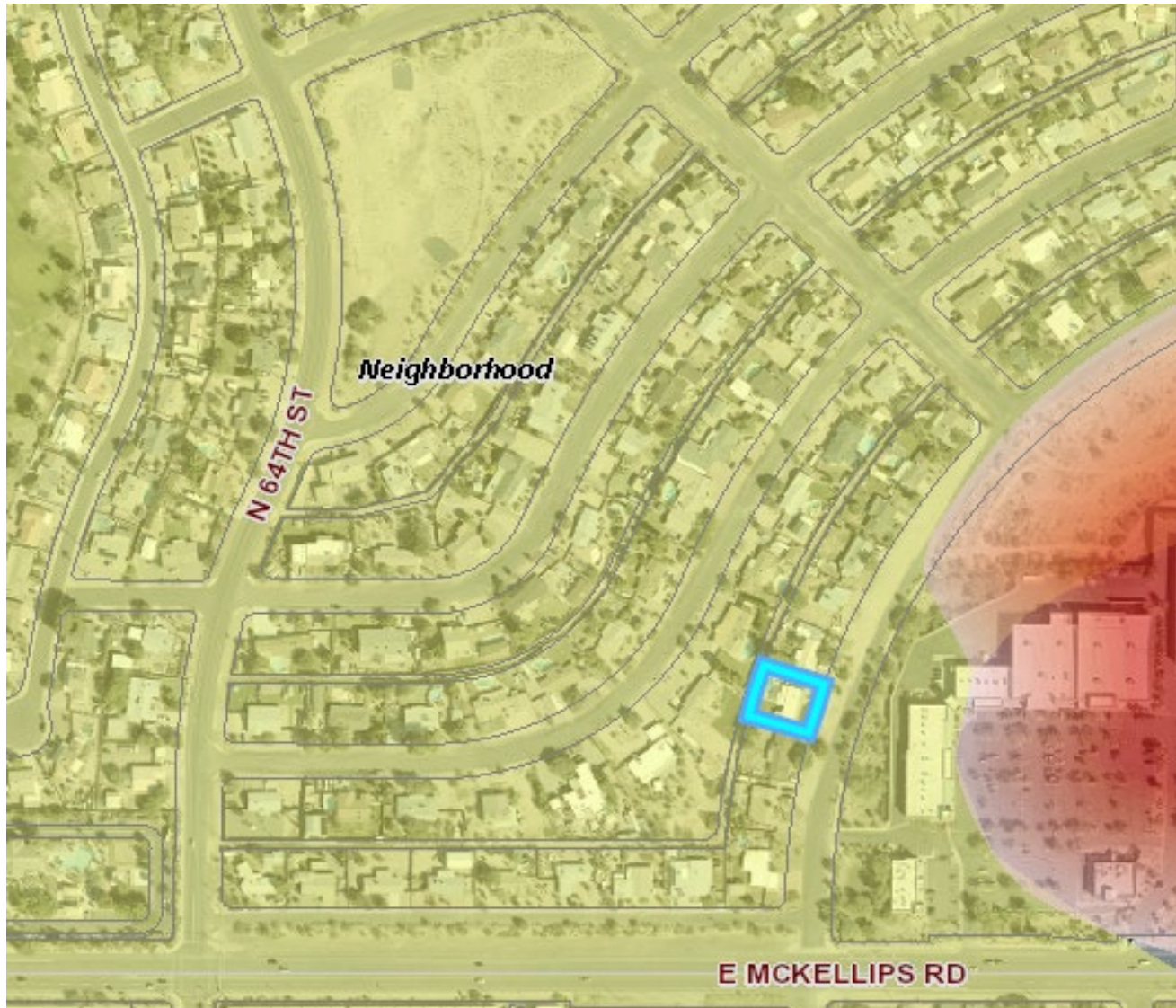
Purpose

- Allow for the addition of an attached tandem garage to an existing single-family residence.

Location

- West of North Power Road
- North of East McKellips Road
- Within Skyway Village Unit One subdivision





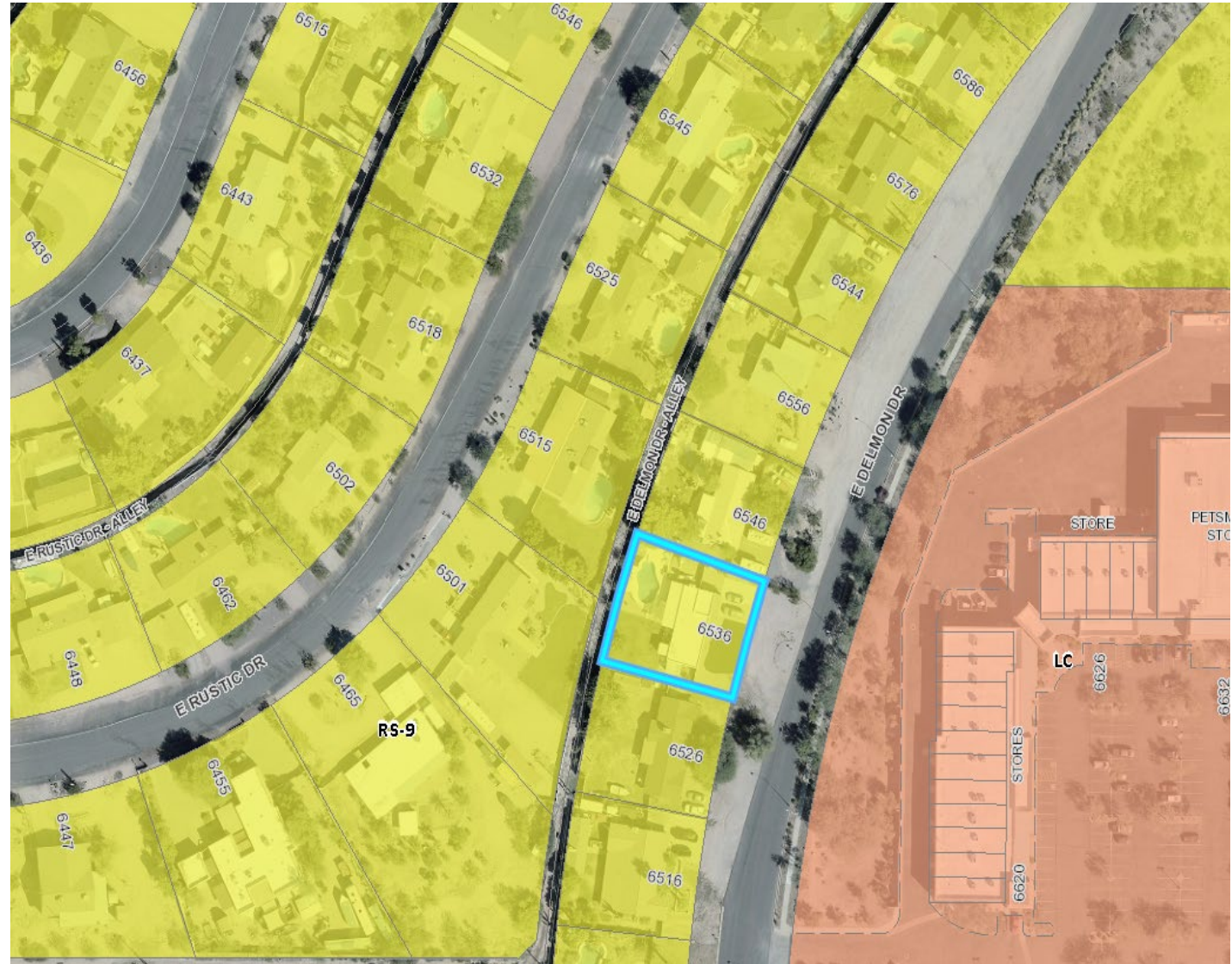
General Plan

Neighborhood

- Safe places for people to live and enjoy the surrounding community
- Variety of housing options

Zoning

- Single Residence-9 (RS-9)
- Use is consistent with the existing zoning

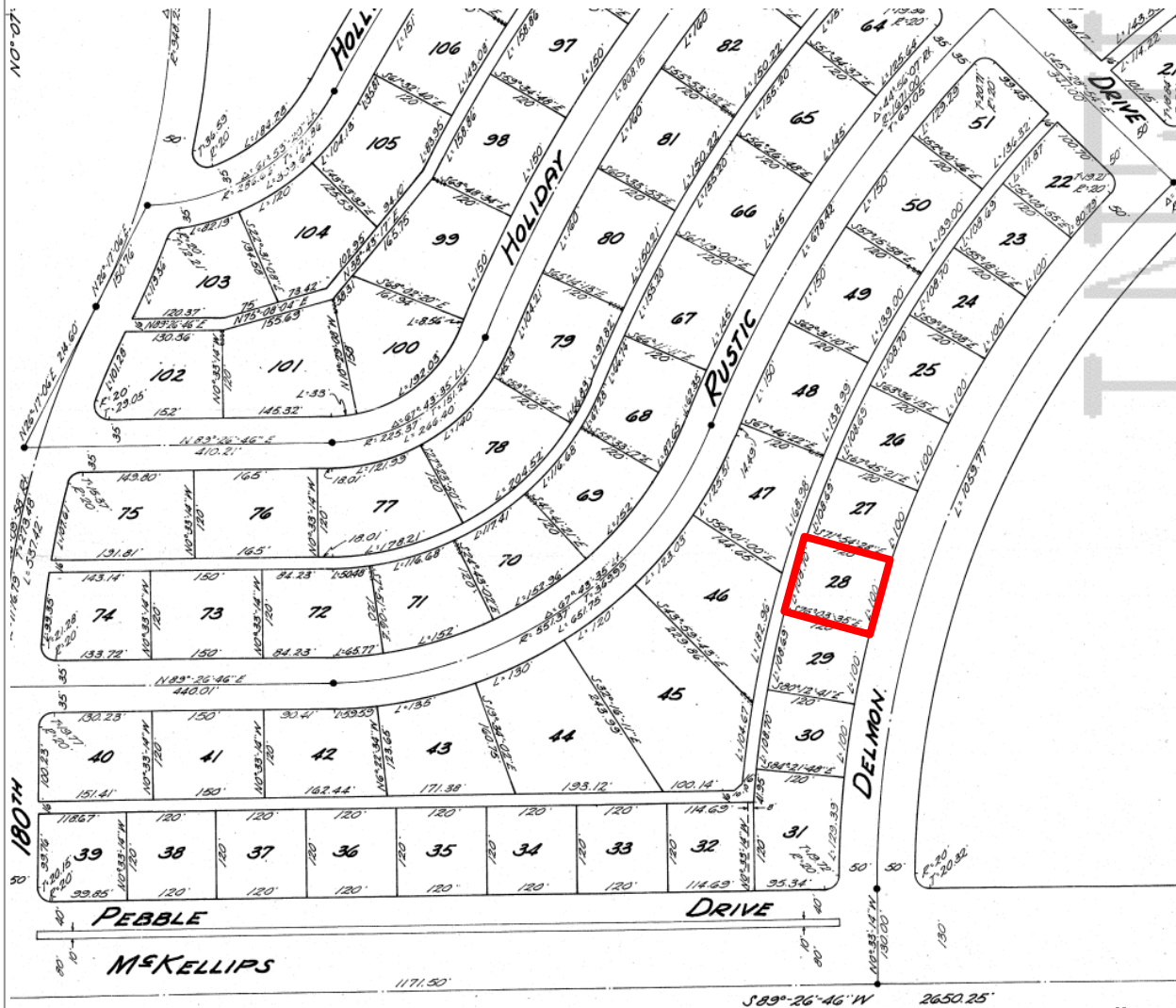


Site Photos



Looking west towards the site from East Delmon Drive

Skyway Village Unit One Subdivision



Skyway Village Unit One Subdivision

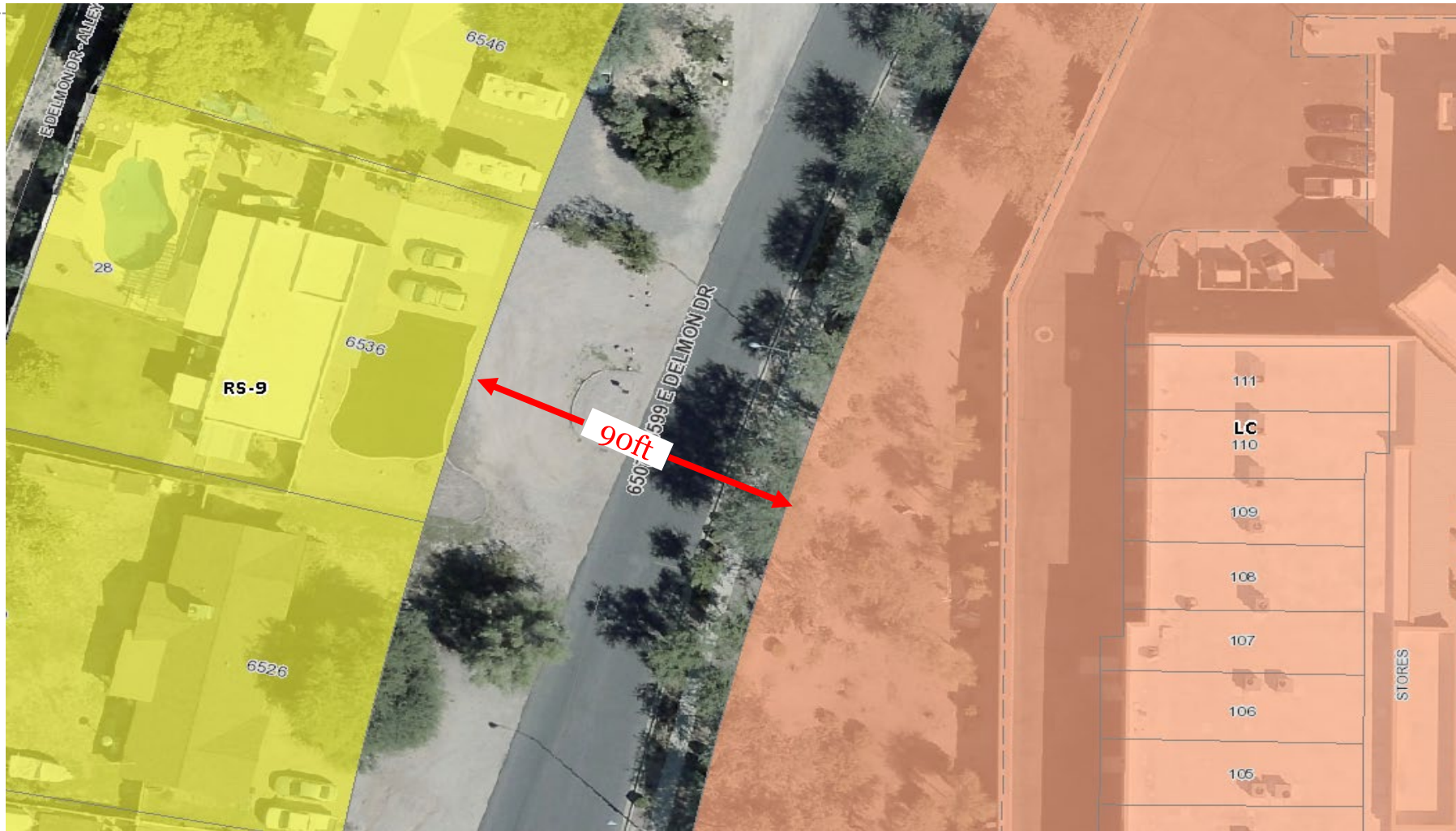


East Rustic Drive



East Holiday Drive

Ariel View of the Site



- The subject lot and residence meets all required setbacks, lot size and lot dimensions required in RS-9 zoning district.
- Proposed garage is 660 square feet.
- Proposed garage is proposed to encroach 4 feet into front setback leaving a total front setback of 21 feet.
- Per Section 11-5-3 of the MZO, the front setback required for garages and carports in the RS-9 zoning district is 25 feet.



Approval Criteria

Section 11-80-3

X	#1 There are no special circumstances applicable to the property including its size, shape, topography, location, or surroundings
X	#2 Special circumstances are not pre-existing and would be created by the property owner
X	#3 The strict application of the Zoning Ordinance will not deprive such property of privileges enjoyed by other properties in the same zoning district
X	#4 Approval will be a grant of special privilege inconsistent with the limitations upon other properties in the area

Summary

Findings

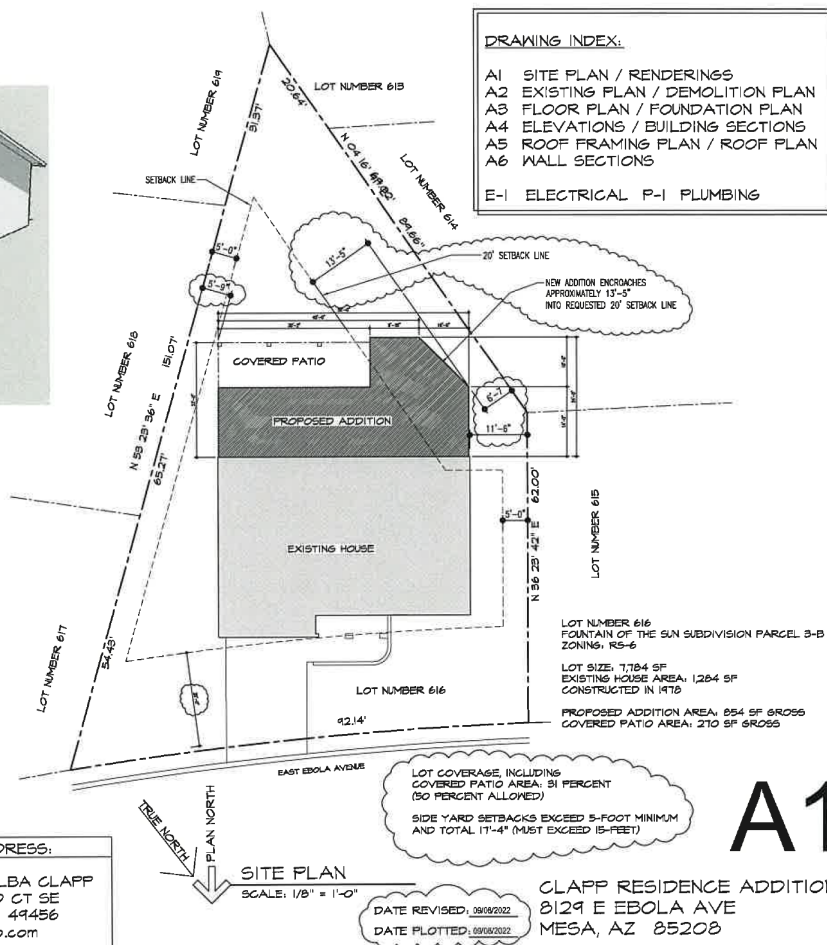
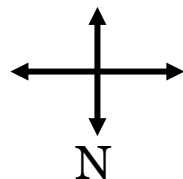
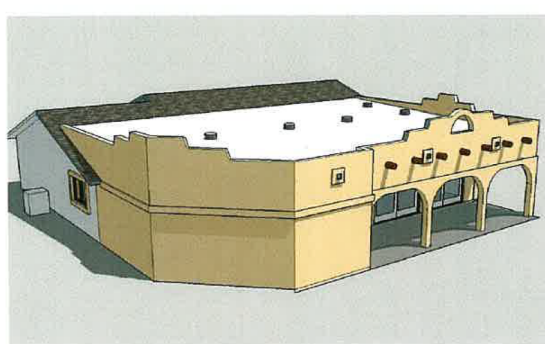
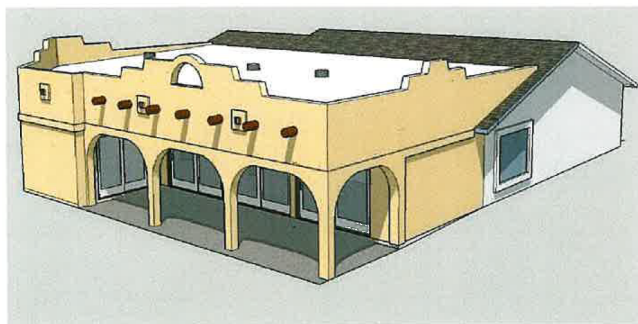
X Proposal does not meet the Variance criteria in Section 11-80-3 of the MZO.

Staff Recommendation

Denial



BOA22-00975



Request

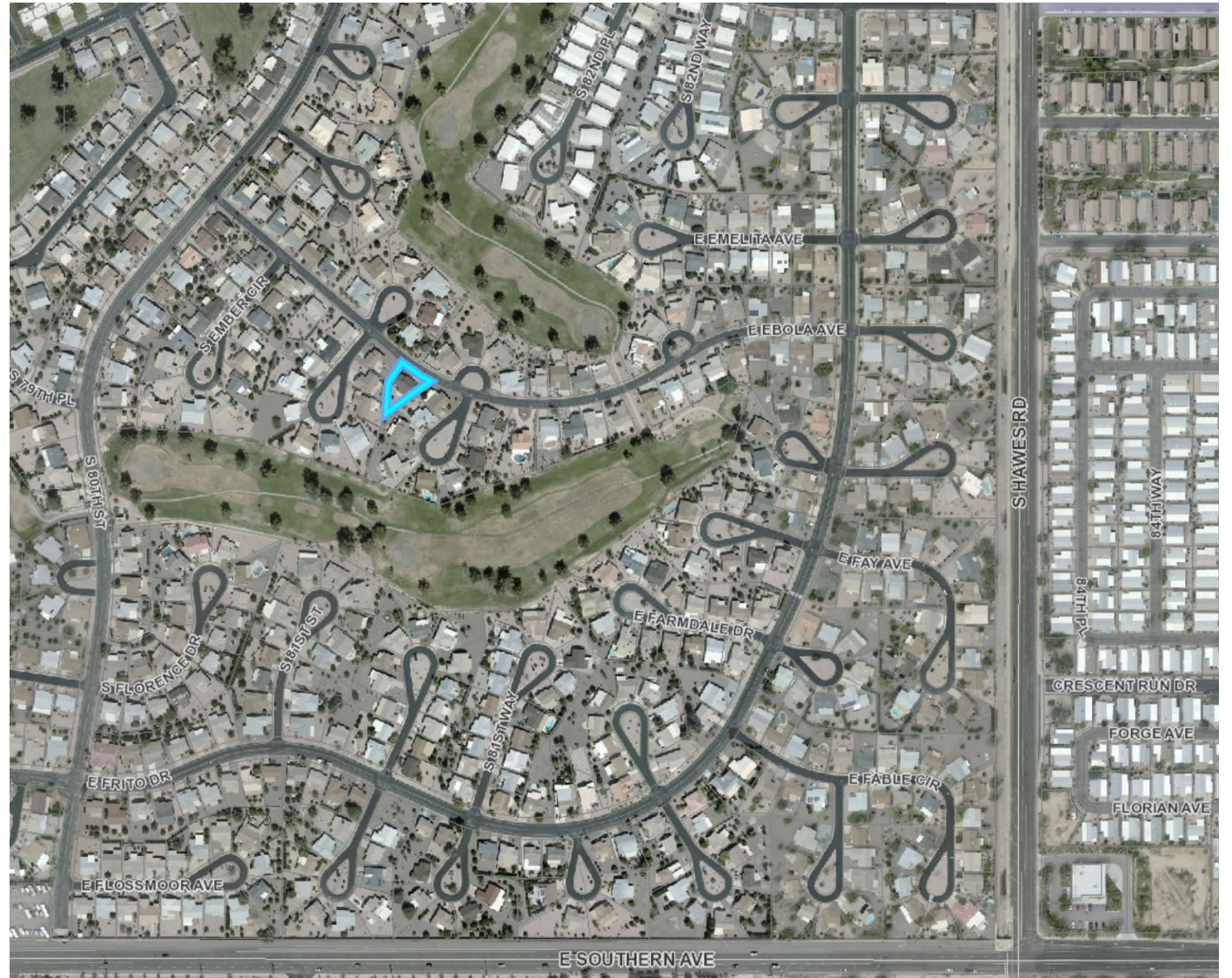
- Variance

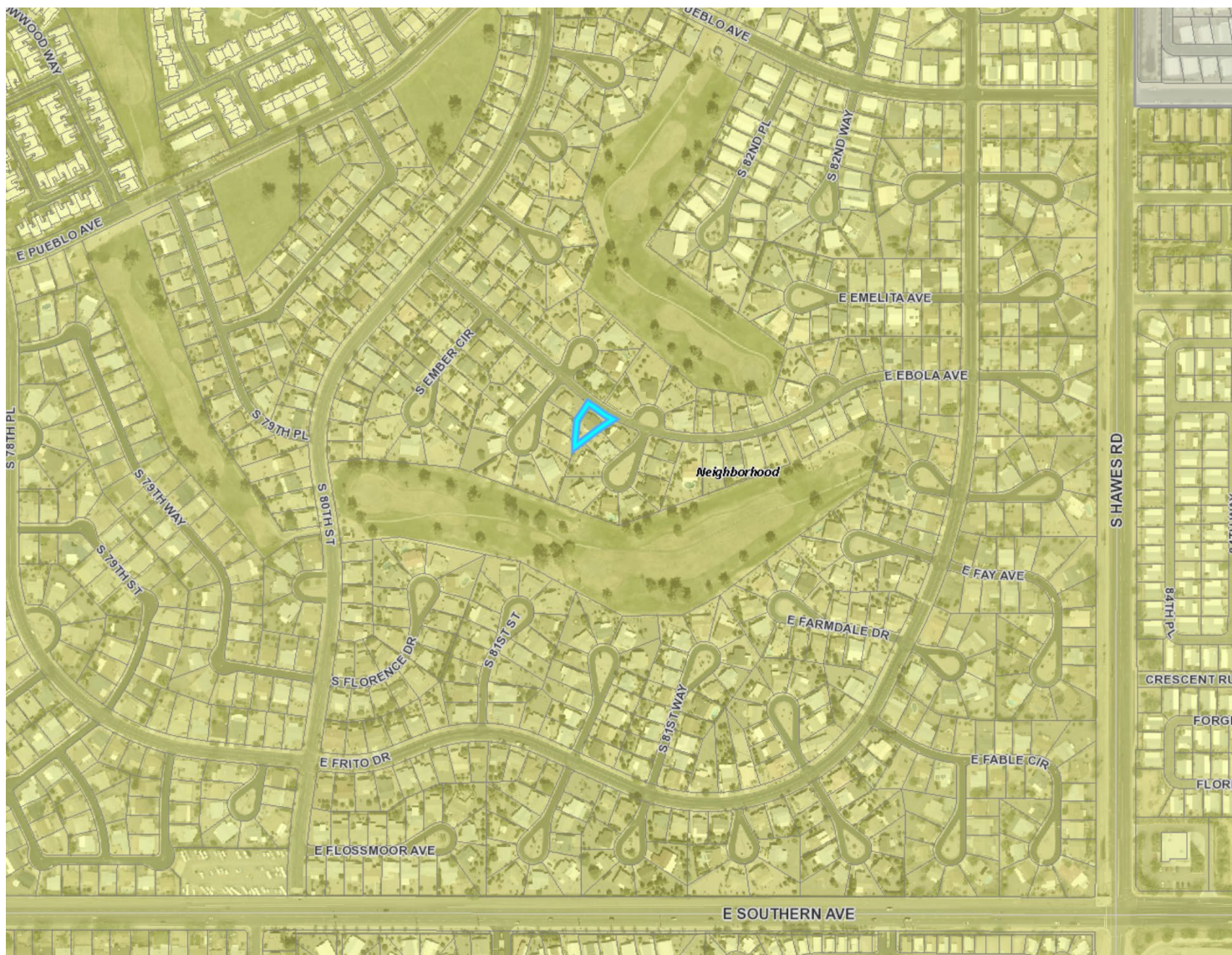
Purpose

- For relief from the required rear building setback in the RS-6 zoning district

Location

- 8129 E Ebola Ave
- West of Hawes
- North of Southern





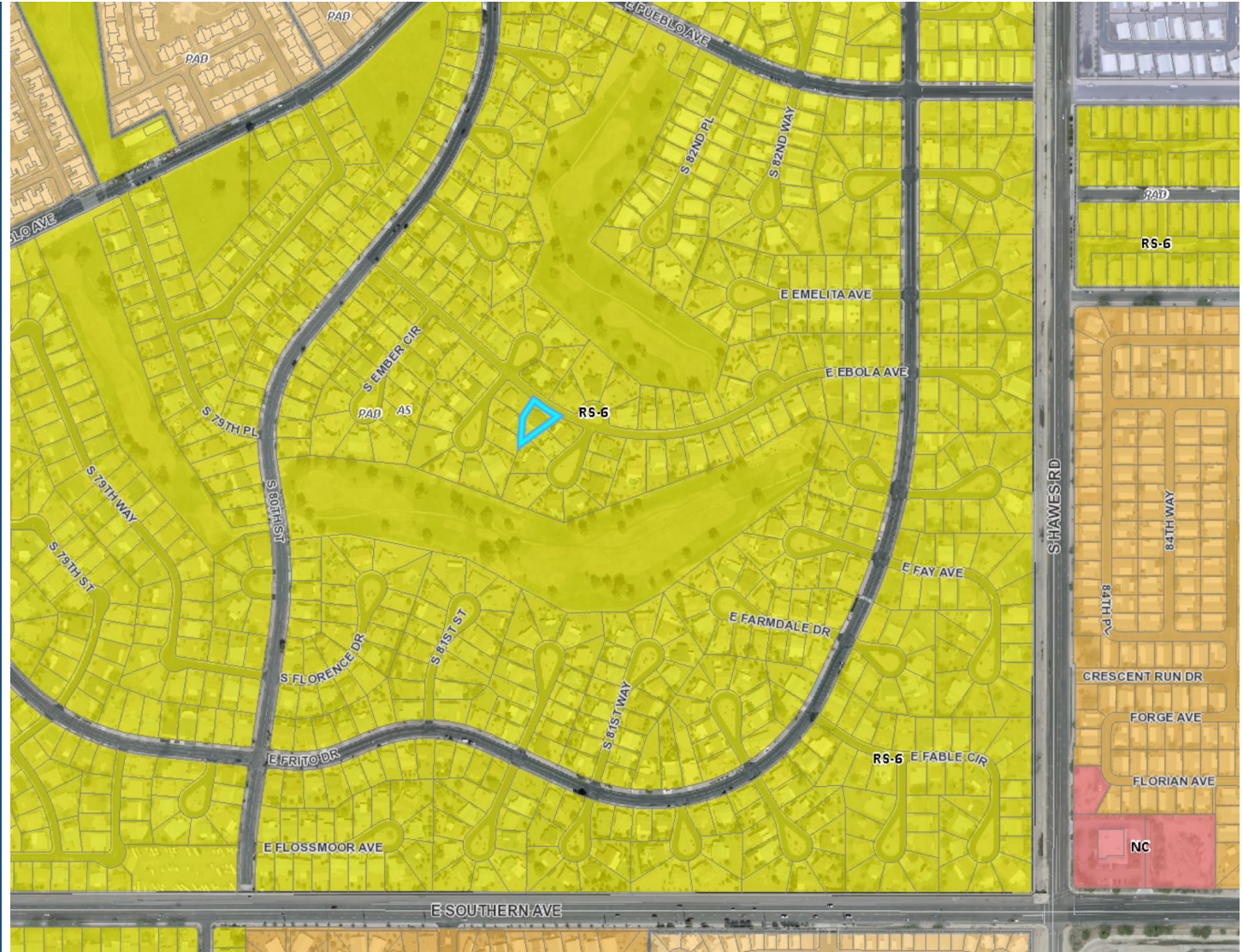
General Plan

Neighborhood

- Safe places for people to live and enjoy the surrounding community
- Wide range of housing options and associated non-residential uses

Zoning

- Single Residence-6
 - Existing use allowed
 - Proposed addition allowed
 - Existing home is a legal nonconforming structure



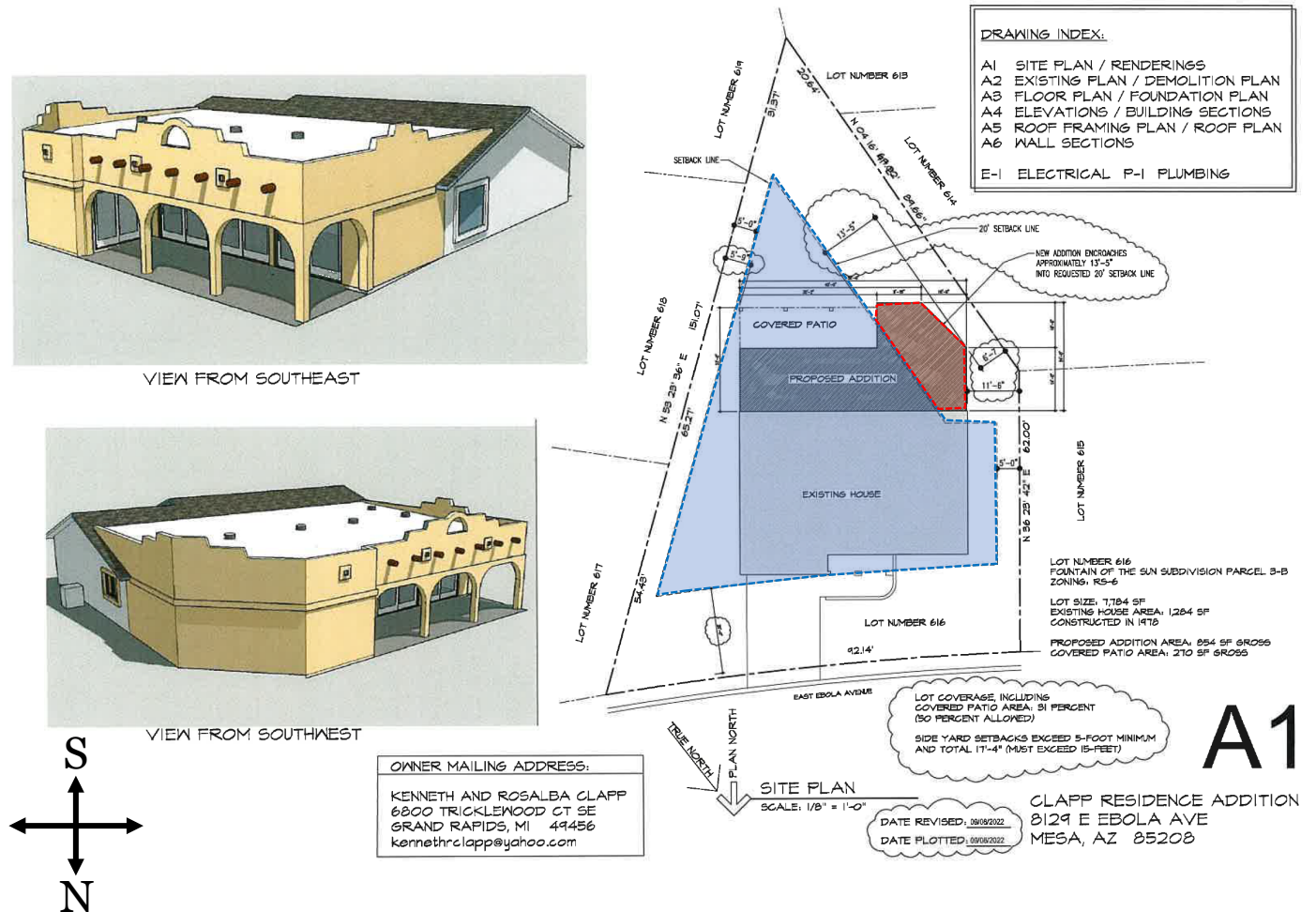
Site Photo



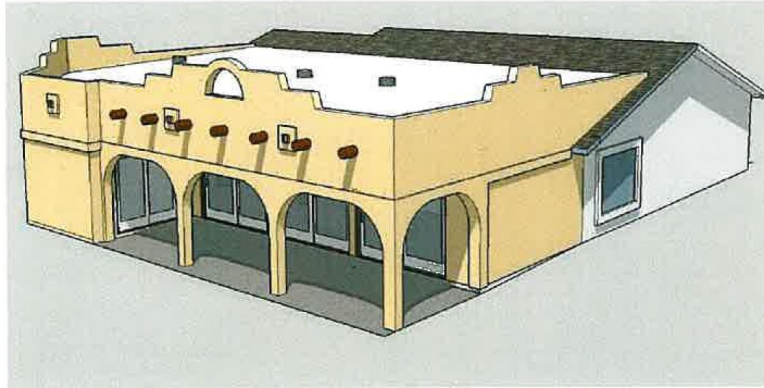
View of existing home

Site Plan

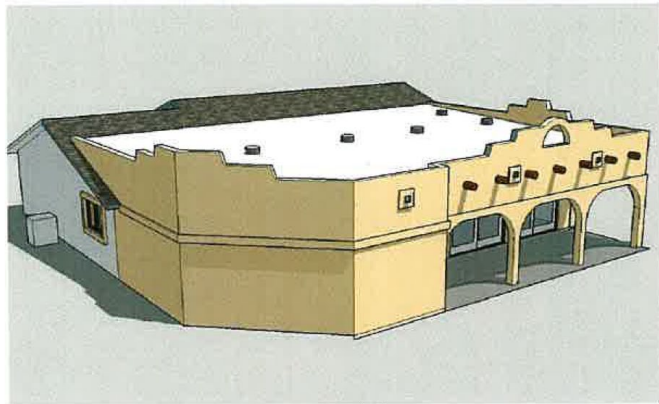
- 852 square feet of proposed home addition
- Encroachment of 13'-5" into required rear yard
- Proposed setback of 6'-7" from rear property line



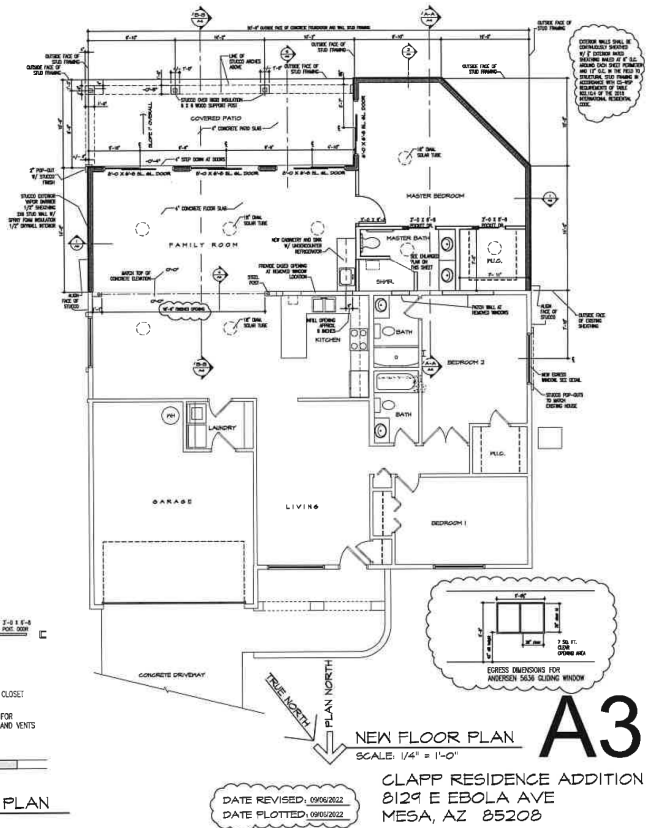
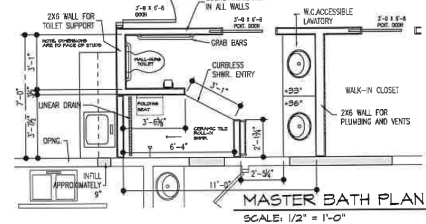
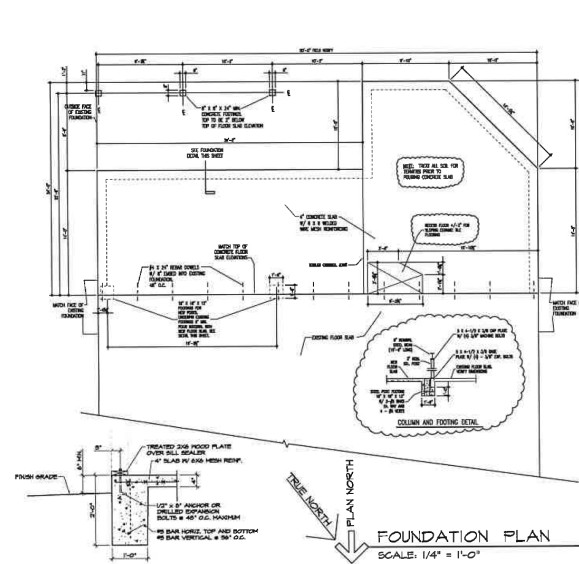
Elevations



VIEW FROM SOUTHEAST



VIEW FROM SOUTHWEST



Approval Criteria

Section 11-80-3 Variance Criteria

✓	#1 There are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, and
✓	#2 That such special circumstances are pre-existing, and not created by the property owner or appellant; and
✓	#3 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
✓	#4 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.

Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets required findings for a Variance in Section 11-80-3 of the MZO

Staff Recommendation

Approval with Conditions