


Board of Adjustment Report

Date	August 6, 2025	
Case No.	BOA25-00489	
Project Name	Ronnberg Addition	
Request	<ul style="list-style-type: none">Minor modifications to an existing Planned Area Development Overlay (PAD) to allow for a reduction to the required setbacks and an increase to the maximum lot coverage and the maximum building coverage.	
Project Location	1025 North Cherry	
Parcel No(s)	135-18-050	
Project Area	0.12± acres	
Council District	District 3	
Existing Zoning	Single Residence-6 with a Planned Area Development Overlay (RS-6-PAD)	
General Plan Designation	Traditional Residential	
Applicant	Todd Thompson, etoddtDesign, Inc	
Owner	Bethany Lee Earl, Ronnberg Revocable Trust	
Staff Planner	Emily Johnson, Planner II	

Recommendation

Staff finds that the requested modifications remain in conformance with the approved development plan and the request meets the requirements for a minor modification as outlined in Mesa Zoning Ordinance (MZO) Section 11-22-5.

Staff recommends approval with conditions.

Project Overview

Request:

The Santo Tomas Mesa subdivision plat was approved by the City Council on April 2, 1973. Per Maricopa County historic aerials, the subdivision's homes were built throughout the 1970s and early 1980s. Based on the zoning regulations at the time of the subdivision's development, the homes were not built in compliance with the R-1 zoning (equivalent to RS-6) standards. This indicates that a PAD Overlay was established. Staff was unable to locate specific PAD standards in the project site's history; therefore, the development standards in effect during the establishment of the subdivision have been provided below for reference.

The applicant is requesting modifications to allow for a reduction to the required setbacks, an increase to the maximum lot coverage and an increase to the maximum building coverage. The proposed modifications appear to be consistent with the development of the subdivision overall. This will allow for a 215 square foot addition at 1025 North Cherry.

Development Standards	1970 Zoning Ordinance Single Family Residence District (R-1)	Proposed Modifications
<u>Maximum Lot Coverage*</u>	60%*	90%
<u>Maximum Building Coverage</u>	40%	60%
<u>Front (Enclosed Livable Areas)</u>	25 ft	0 ft
<u>Garages and Carports (front and side yards)*</u>	20 ft*	0 ft
<u>Sides</u>	Sides (if no street side) – 7 ft for both	Interior Side (min. either side) – 0 ft ; Interior Side (min. aggregate of both) – 3 ft
<u>Street Side</u>	10 ft & 5 ft	5 ft
<u>Rear</u>	25 ft	0 ft

*Standard was not part of the 1970 development standards, so the standard was taken from the current MZO RS-6 standards.

Site Context**General Plan:**

- The Placetype for the project site is Traditional Residential and the Growth Strategy is Sustain. In this Placetype and Growth Strategy improvements and minor changes that are consistent with the area's current form and character may occur over time. This may include home improvements.
- Single-family residential is a principal land use.

Zoning:

- The project site is zoned Single Residence-6 with a Planned Area Development Overlay (RS-6-PAD).
- A Single Residence is a permitted use within the RS-6-PAD District.

Surrounding Zoning & Use Activity:

Northwest (Across Cherry) RS-6-PAD Single Residence	North RS-6-PAD Single Residence	Northeast RS-9-HL Mesa Grande Archaeological Site
West (Across Cherry) RS-6-PAD Single Residence	Project Site RS-6-PAD Single Residence	East RS-9-HL Mesa Grande Archaeological Site
Southwest (Across Cherry) RS-6-PAD Single Residence	South RS-6-PAD Single Residence	Southeast RS-9-HL Mesa Grande Archaeological Site

Site History:

- **June 21, 1958:** City Council annexed 706.3± acres, including the project site, into the City of Mesa (Ordinance No. 353).
- **April 2, 1973:** City Council approved the Santo Tomas Mesa subdivision plat.
- **November 7, 1979:** The Board of Adjustment approved a modification of a Planned Area Development to allow an existing eight-foot-high masonry wall to be increased in height to nine feet, four inches at 1012 North Revere Drive (part of the Santo Tomas Mesa subdivision) (Case No. BA79-167).
- **January 29, 1991:** The Zoning Administrator approved a modification of a Planned Area Development to allow a room addition for an existing residence at 1020 North Revere Drive (part of the Santo Tomas Mesa subdivision) (Case No. ZA91-010).

Project/Request Details

Site Plan:

- **Building Design:** The existing home is 2,639 square feet and there is a proposed 215 square foot addition in the southeast corner of the lot. The existing building has a five-and-a-half-inch side setback (south property line) and the new addition will have a half inch side setback. The existing building has a 14-foot 4-inch rear setback (east property line) and the addition will have a 3-foot rear setback. The addition will increase the building coverage from 48.9% to 52.9% and the lot coverage from 78% to 80.13%. The requested PAD modification is consistent with the current form and character of the neighborhood, with many homes providing a zero-foot rear setback and an aggregate three-foot side setback as well as lot and building coverages exceeding what is permitted in the RS-6 district.
- **Access:** The site is located on North Cherry, which can be accessed from West 10th Street and West Mountain View Drive, both of which connect to North Alma School Road.

Required Notification

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

As of the writing of this staff report, Staff has received no feedback about the proposed project.

Conditions of Approval

Staff recommends **approval** of the Minor Modifications to the Planned Area Development, subject to the following conditions:

1. Compliance with the final site plan as submitted.
2. Compliance with all applicable City development codes and regulations.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Elevations

Exhibit 5 – Floor Plans

Exhibit 6 – Power Point Presentation