



Board of Adjustment



BOA24-00051



Request

- Special Use Permit to allow for the aggregate area of all detached buildings to exceed the square footage of the primary residence
- Special Use Permit to allow two non-resident employees working at a home





Request

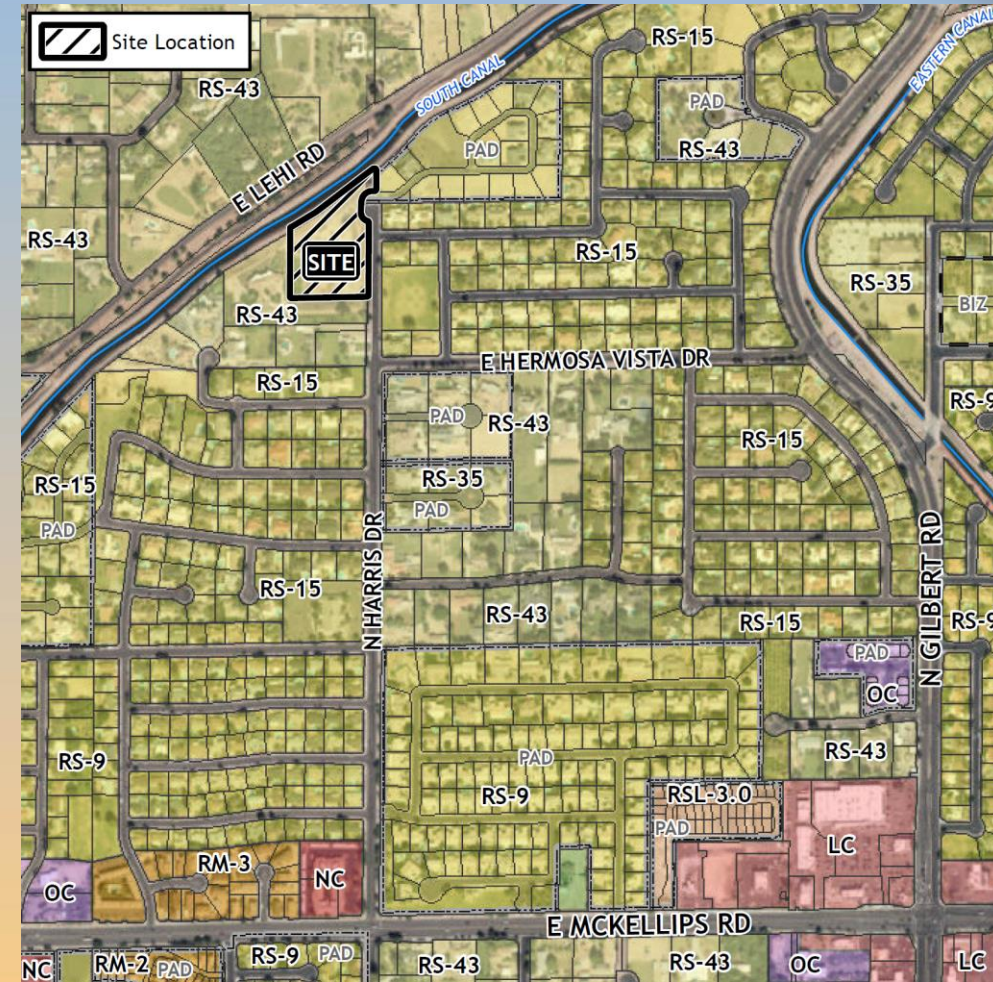
- Variance to exceed the maximum fence height in the required front yard setback
- Variance to allow a detached building to be located between the principal dwelling and the front property line





Location

- North of McKellips Road and west of Gilbert Road
- Along N Harris Drive

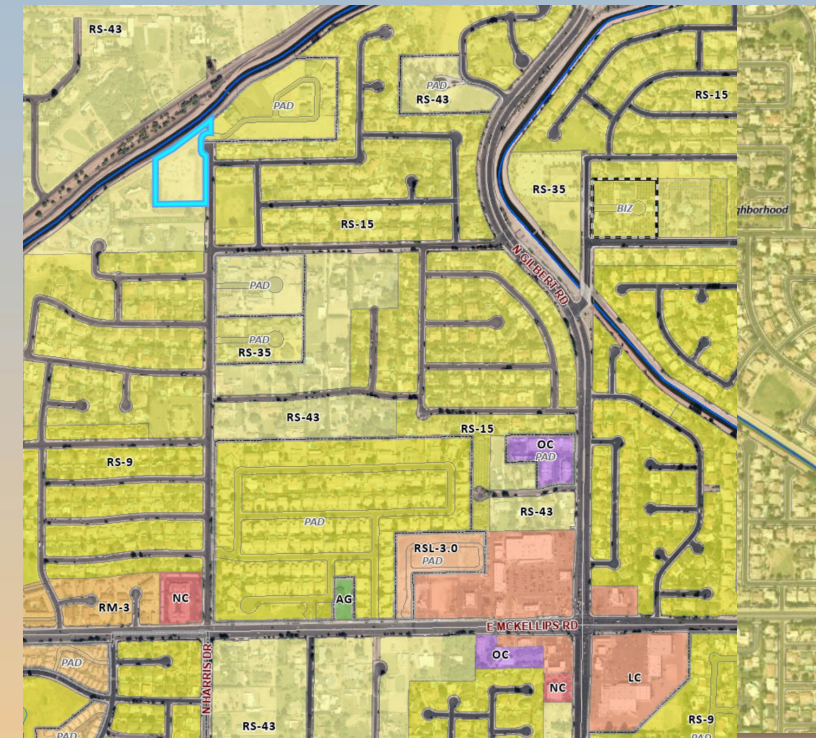




General Plan

Neighborhood Suburban Sub-Type

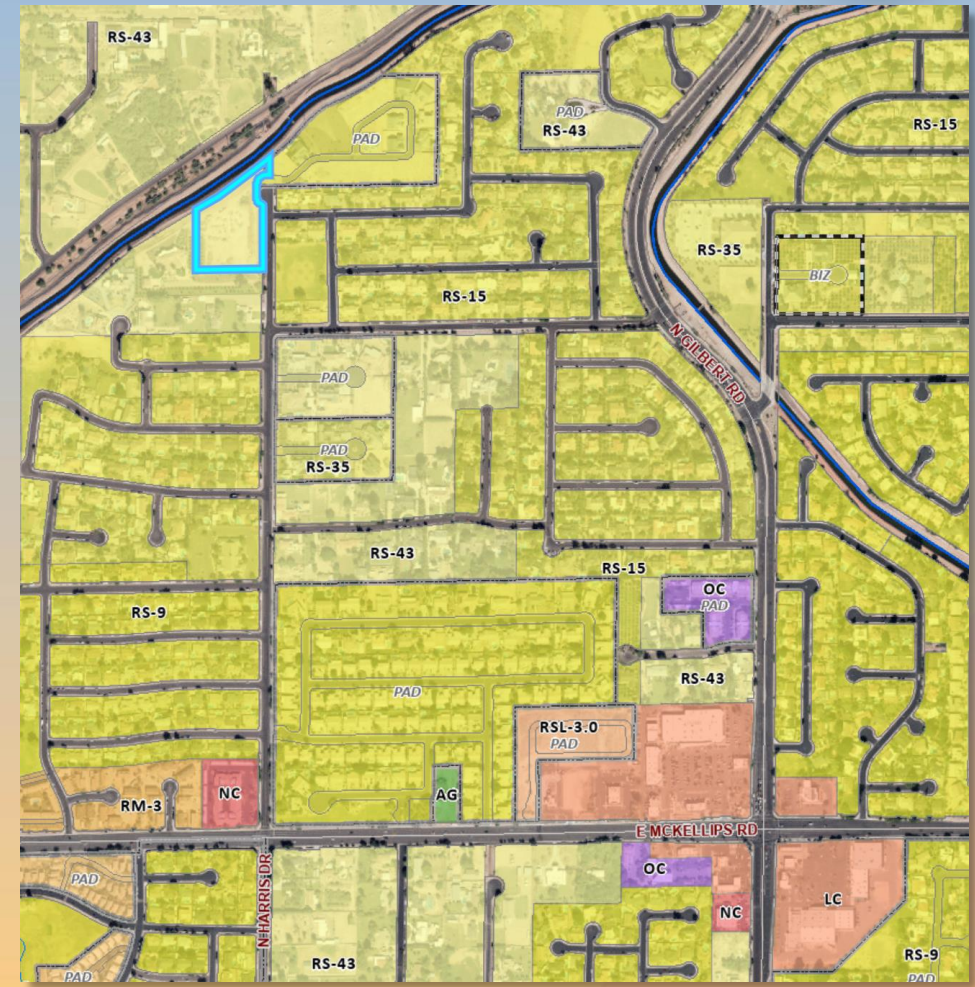
- Safe places for people to live with wide range of housing options allowed
- Primarily single residence in nature





Zoning

- Single Residence-43 (RS-43)





Site Photos

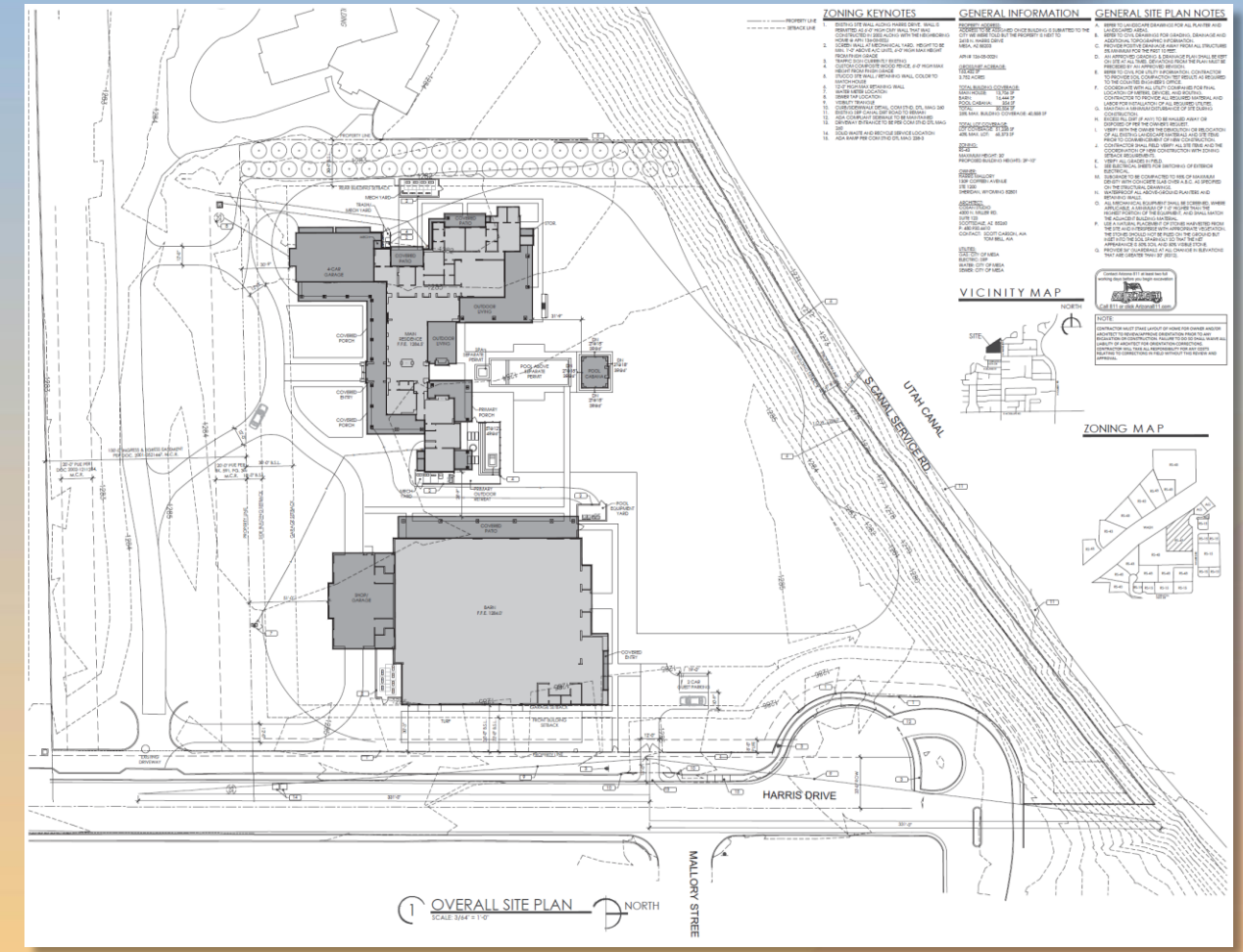


Looking northwest from N Harris Drive



Site Plan

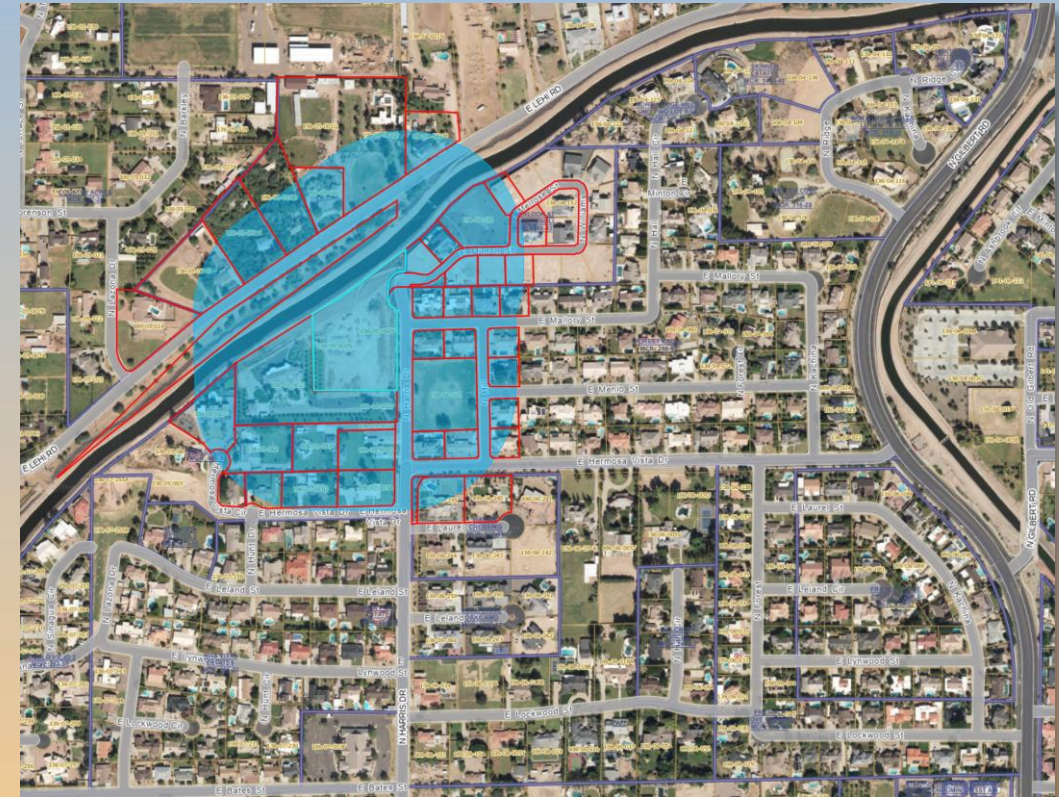
- 6,832 square foot residence
- Two detached structures including the Barn and pool cabana total 17,584 square feet
- Two paved parking spaces for non-resident employees





Citizen Participation

- Notified property owners within 500 feet
- Staff was provided a letter of support from neighbor to the west





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



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
- ✓ Meets required findings for a Special Use Permit in Section 11-70-5 of the MZO
- ✓ Meets required findings for a Variance in Section 11-80-3 of the MZO

Staff recommends Approval with Conditions



Board of Adjustment