



Board of Adjustment



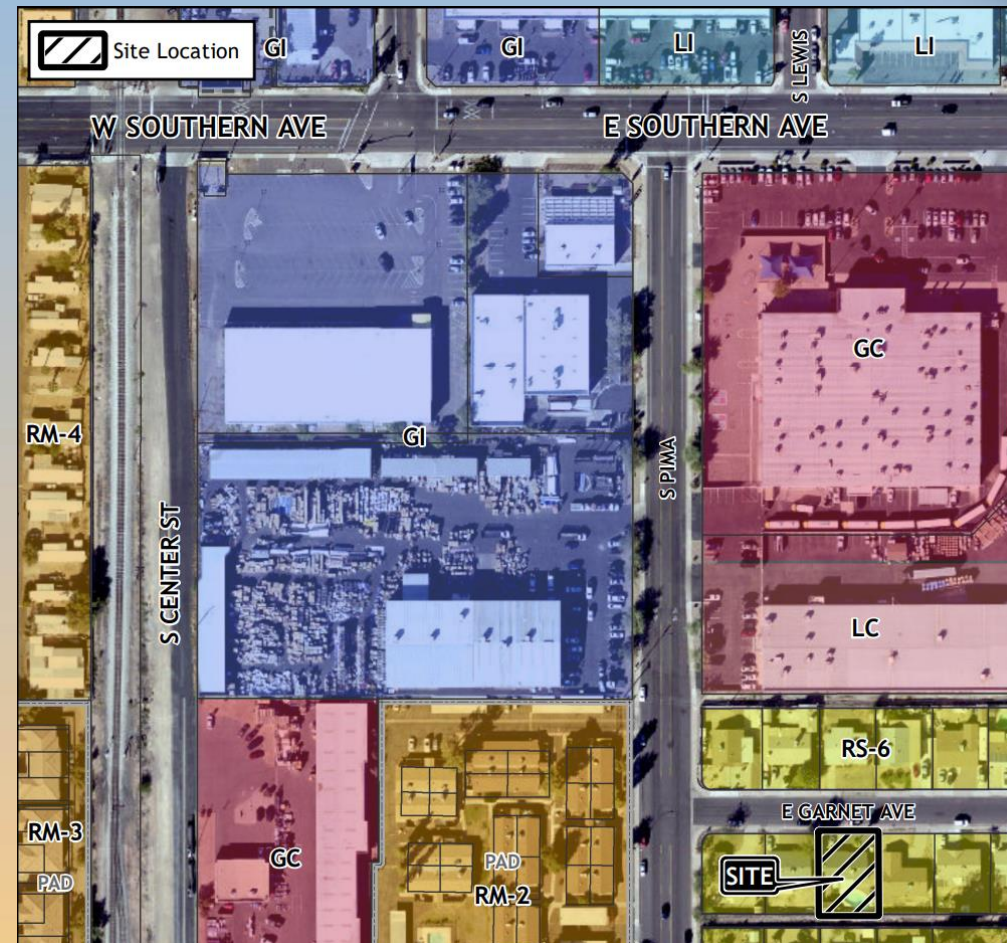
BOA22-01119

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Location

- 121 E Garnet Avenue
- East of Center Street
- South of Southern Avenue





General Plan

Neighborhood

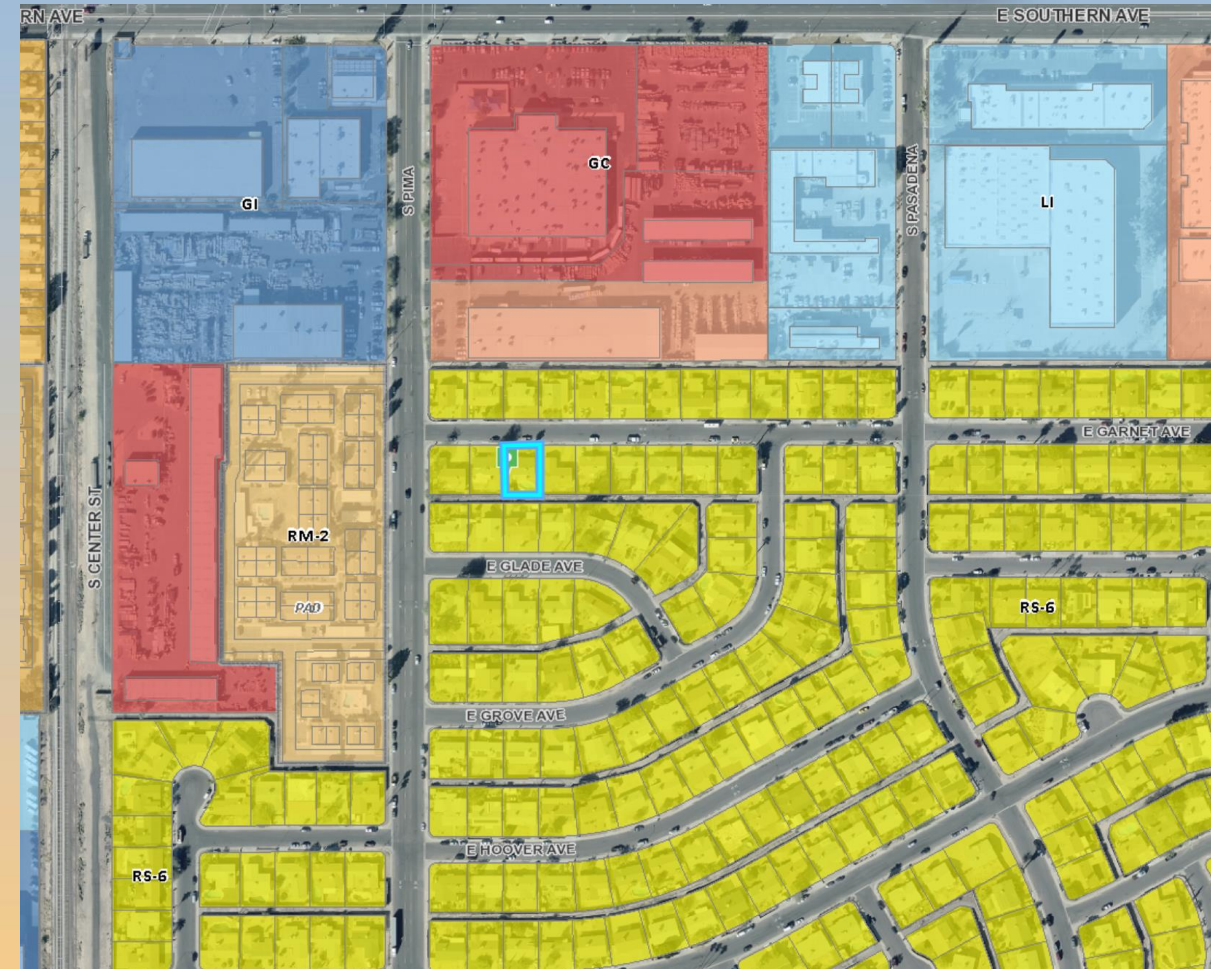
- Safe places for people to live
- Wide range of housing options allowed
- Existing use complies with the goals of this character area





Zoning

- Single Residence-6 (RS-6)
- Single residential allowed by right
- Existing home is a nonconforming structure





Site Photos



February 2019



Site Photos

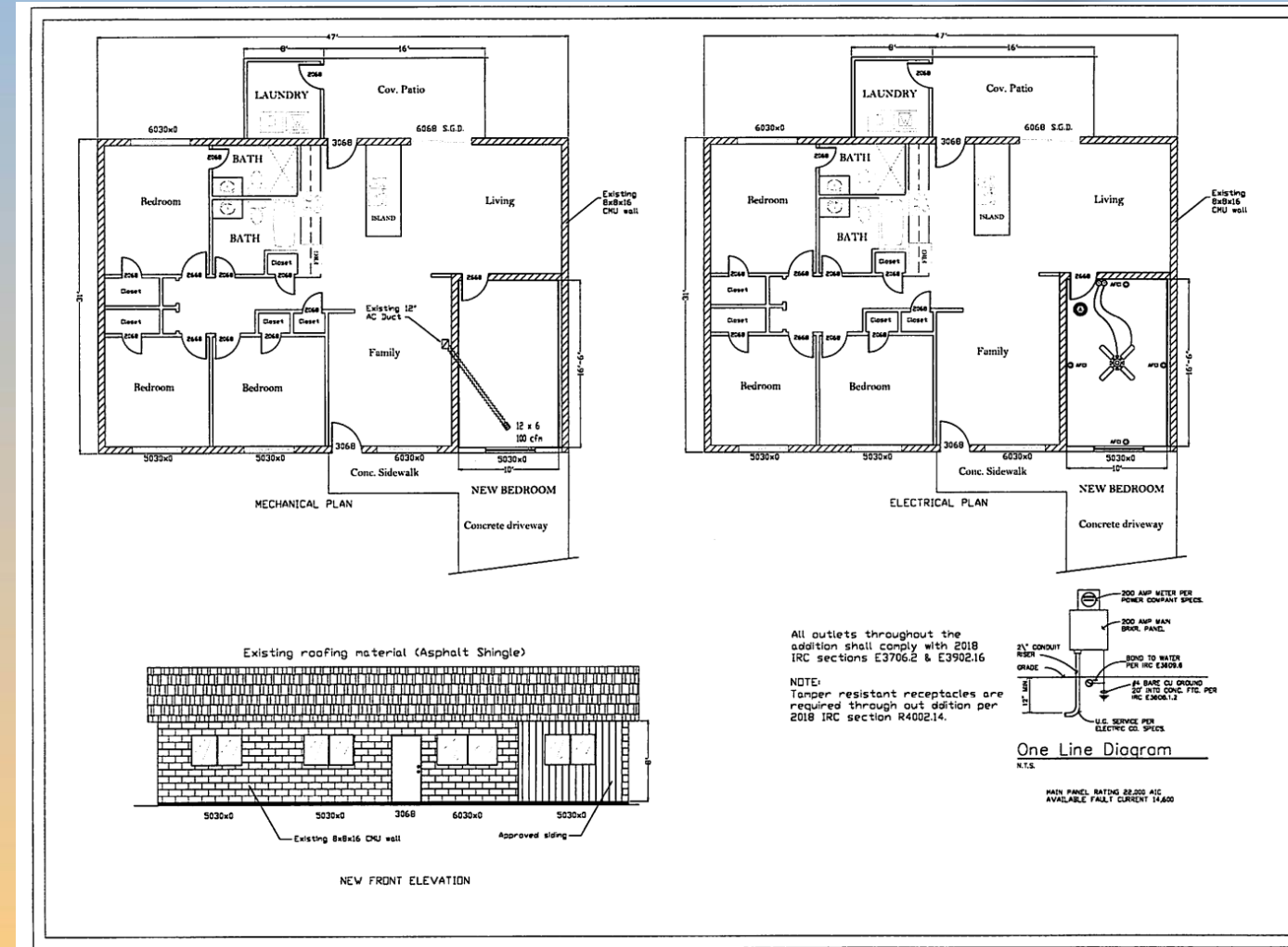


June 2022



Site Plan

- Restore damaged home to pre-loss condition
- 1,270 square feet of livable area
- 1,789 square feet under roof





Citizen Participation

- Notified property owners within 150 feet
- Staff has not been contacted by neighbors





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 Variance in Section 11-80-3 of the MZO

Staff recommends Approval with Conditions



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