



Board of Adjustment



BOA23-00986

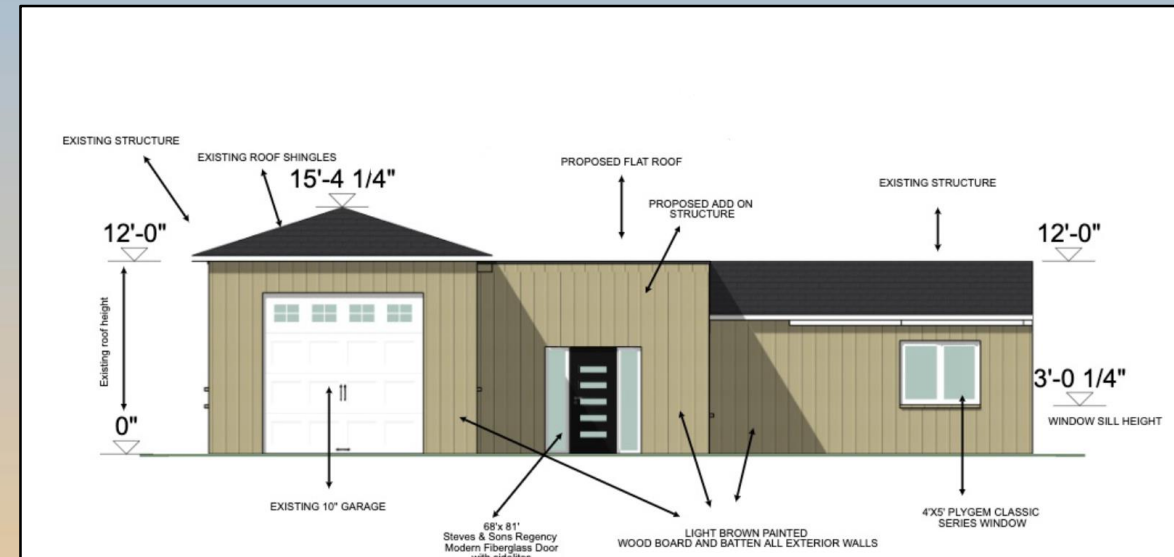
Sergio Solis, Planner I

February 7, 2024



Request

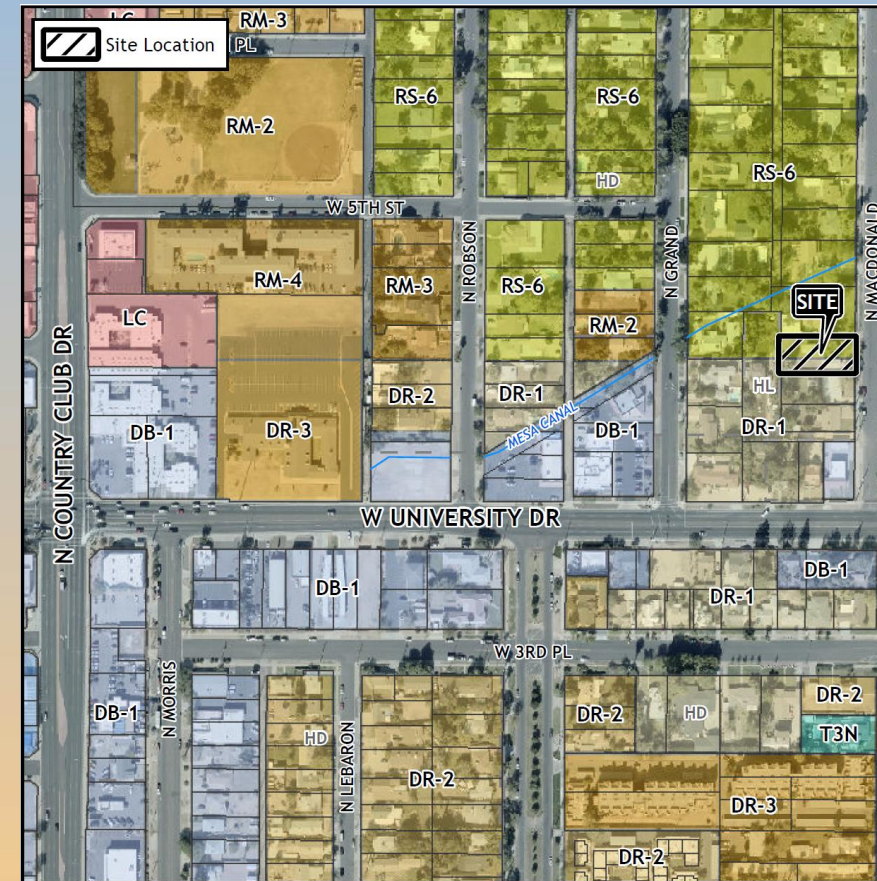
- Variance from covered parking requirements for a single residence.





Location

- 436 North Macdonald
- East of Country Club Dr.
- North of University Dr.
- Within the Evergreen Historic District





Zoning

- Single Residence-6 with a Historic District overlay (RS-6-HD) and;
- Downtown Residence-1 with a Historic District overlay (DR-1-HD) districts





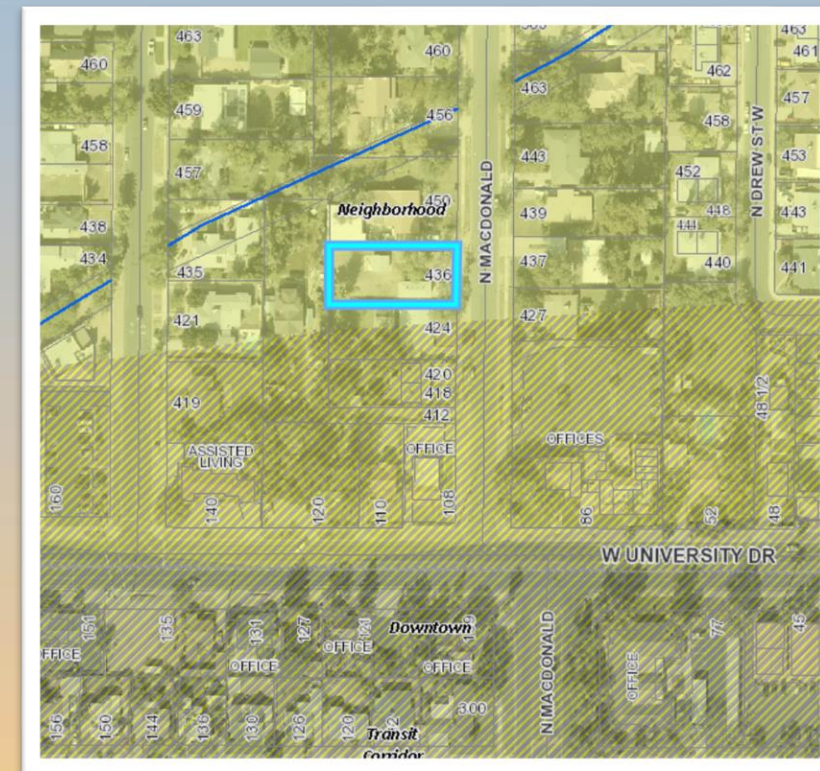
General Plan

Neighborhood

- Intended for residential areas
- Request conforms with the intent of the Neighborhood character area

Central Main Street Area Plan

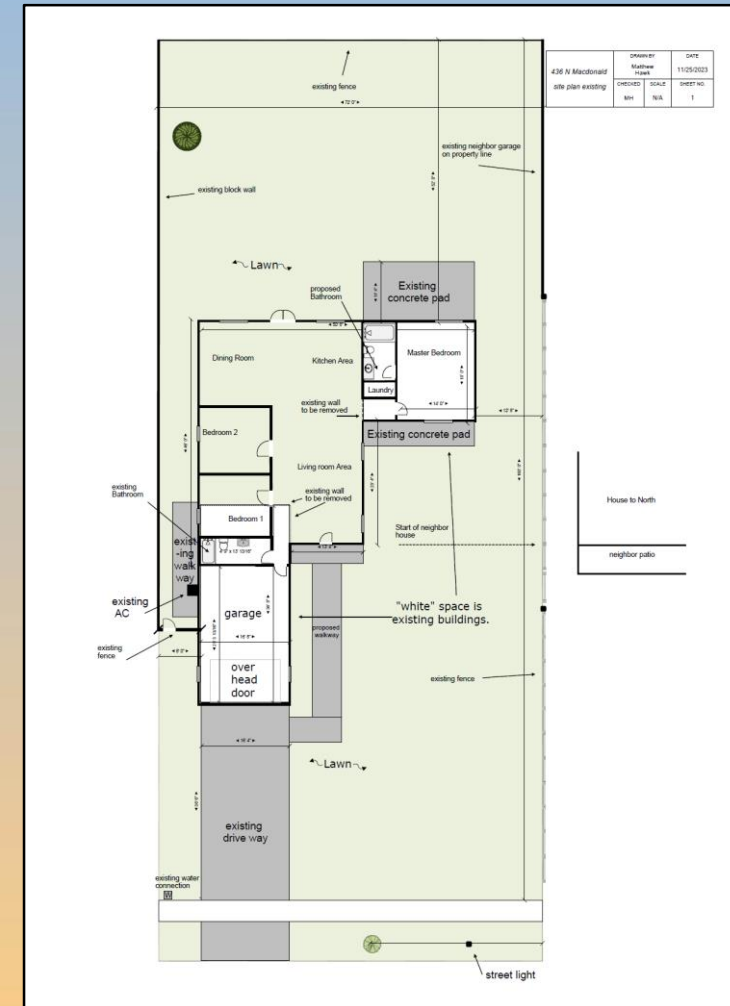
Request conforms with the intent of the Central Main Street Area Plan





Site Plan

- Existing: two detached garages
- Proposed: single residence, incorporating garage structures
- Single residence to have a single car garage





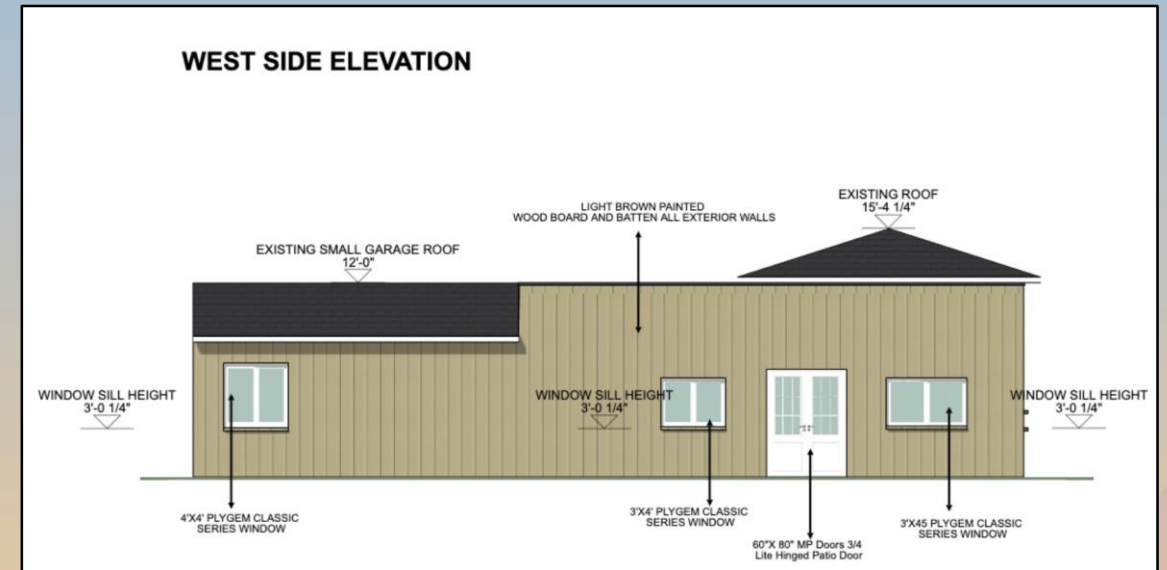
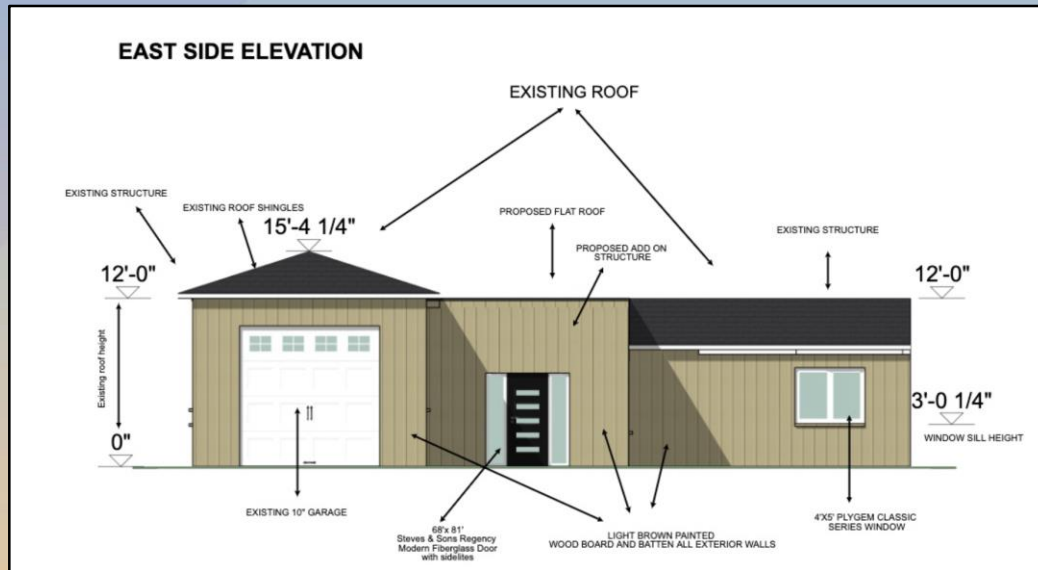
Site Photos



View of the site with existing garages

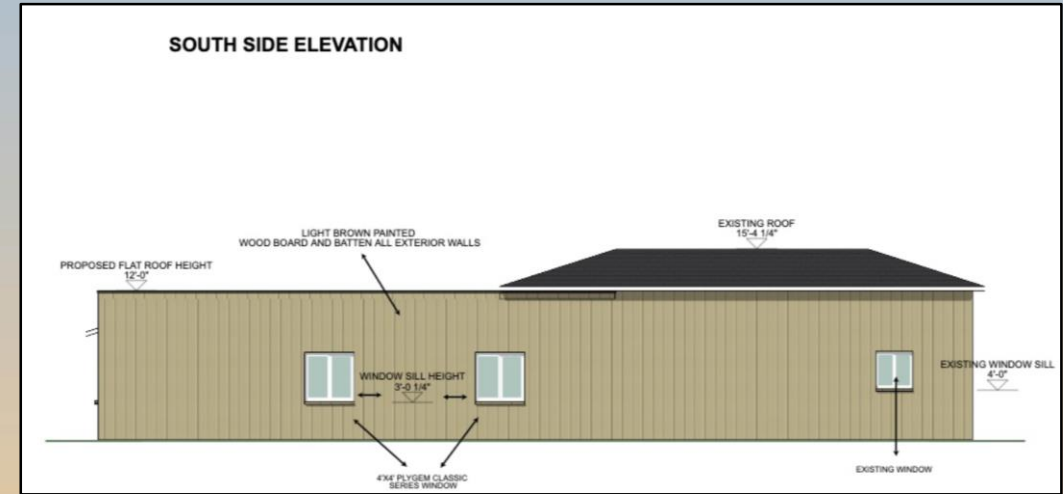
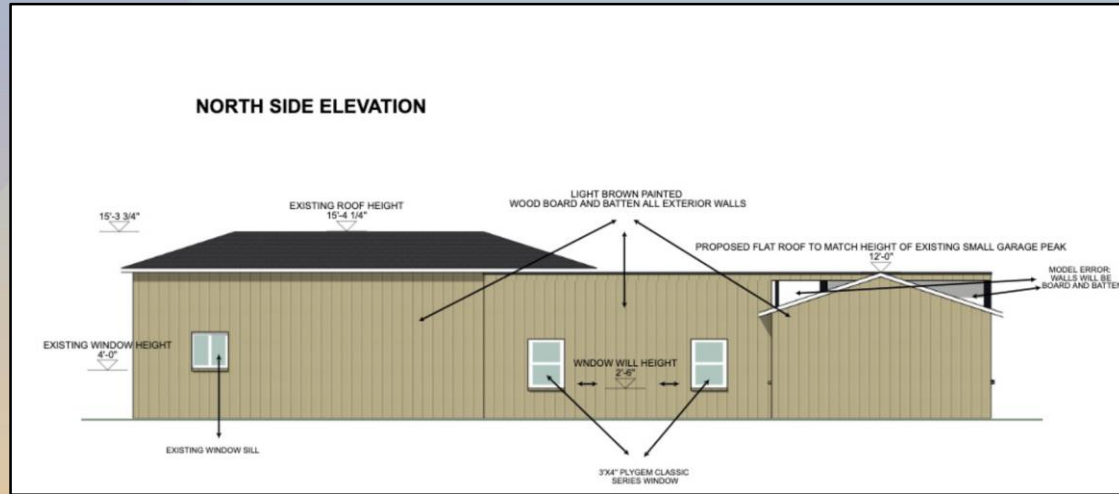


Elevations





Elevations





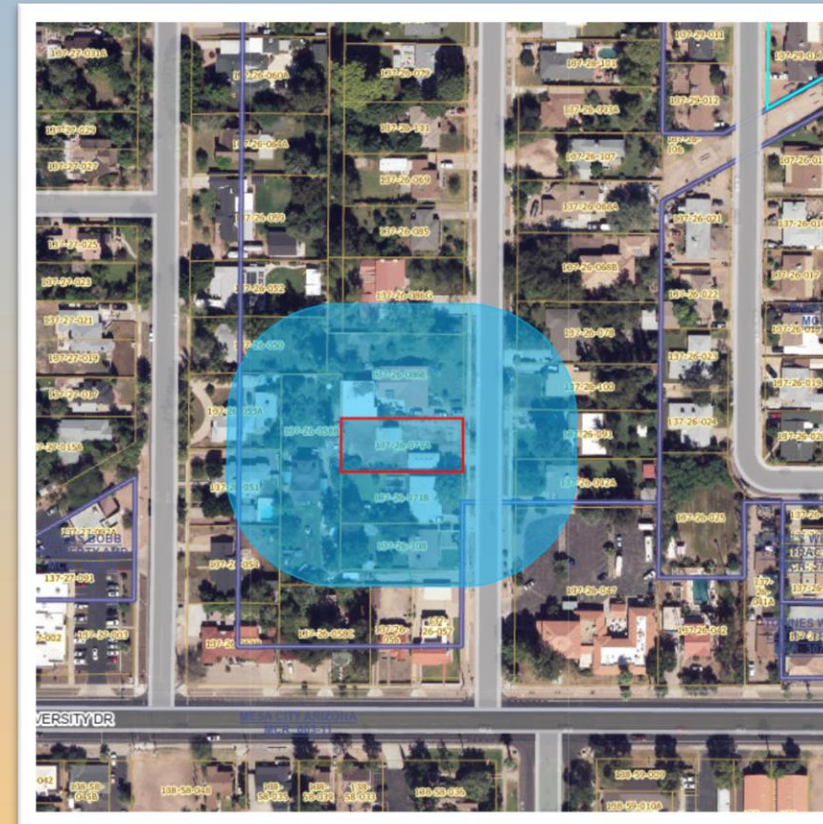
Renderings





Citizen Participation

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





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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