



Board of Adjustment



BOA24-00327



Request

- Special Use Permit to allow detached structures to exceed the square footage of the primary residence
- MZO Section 11-30-17(B)(8)
- Total aggregate area of all detached structures to equal 473% of the roof area of primary dwelling





Location

- 919 E Lehi Road
- Located East of North Horne Road
- South of East Lehi Road



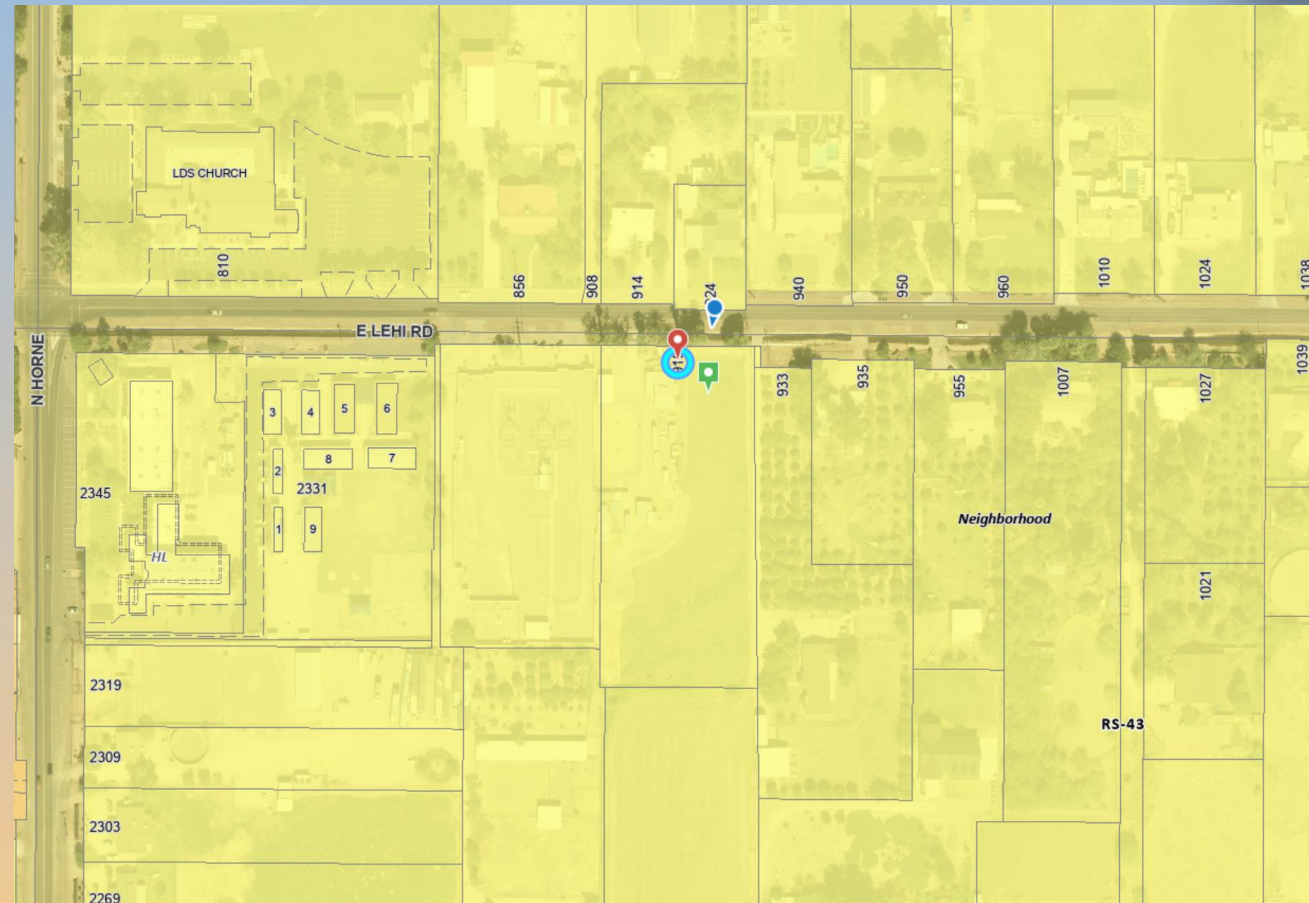


General Plan

Neighborhood

- To provide safe places for people to live where they can feel secure and enjoy their surrounding community

Lehi Sub Area Plan



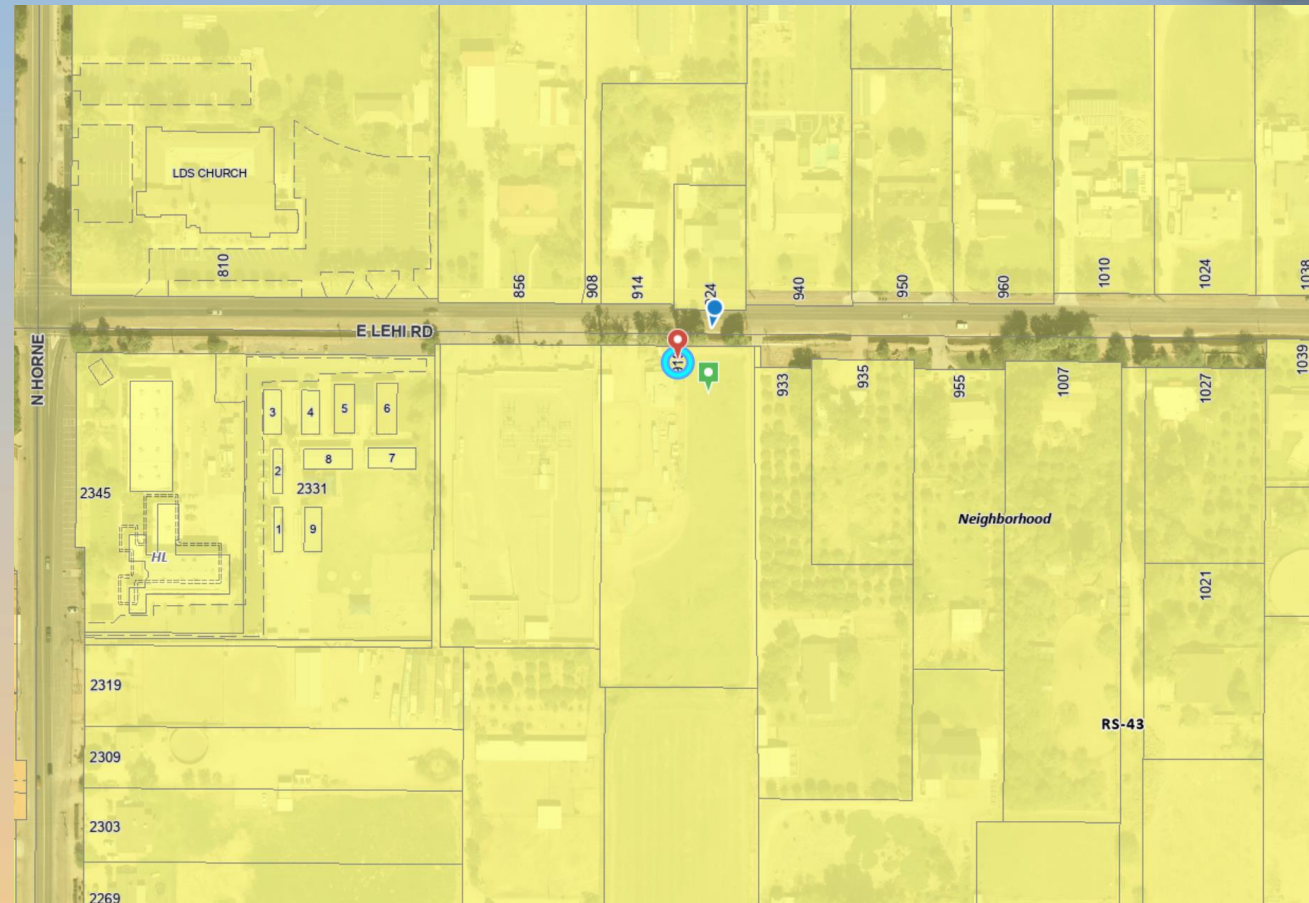


Zoning

Single Residence-43 (RS-43)

Lot size: 97,820 sq. ft.

Existing livable: 1,010 sq. ft.





Site Photos



Looking south towards the site from East Lehi Road



Site Photos

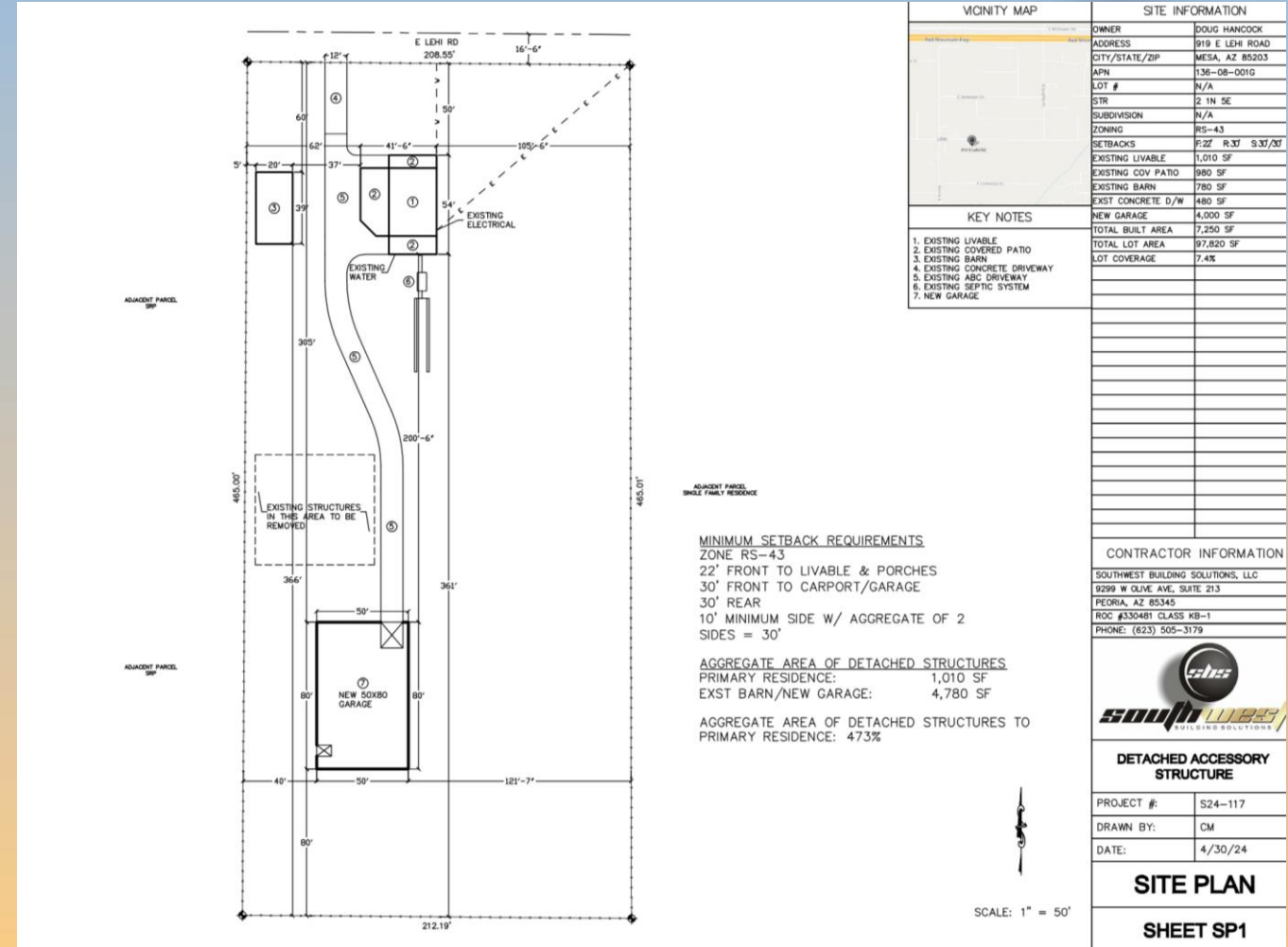


Looking north east towards the site



Site Plan

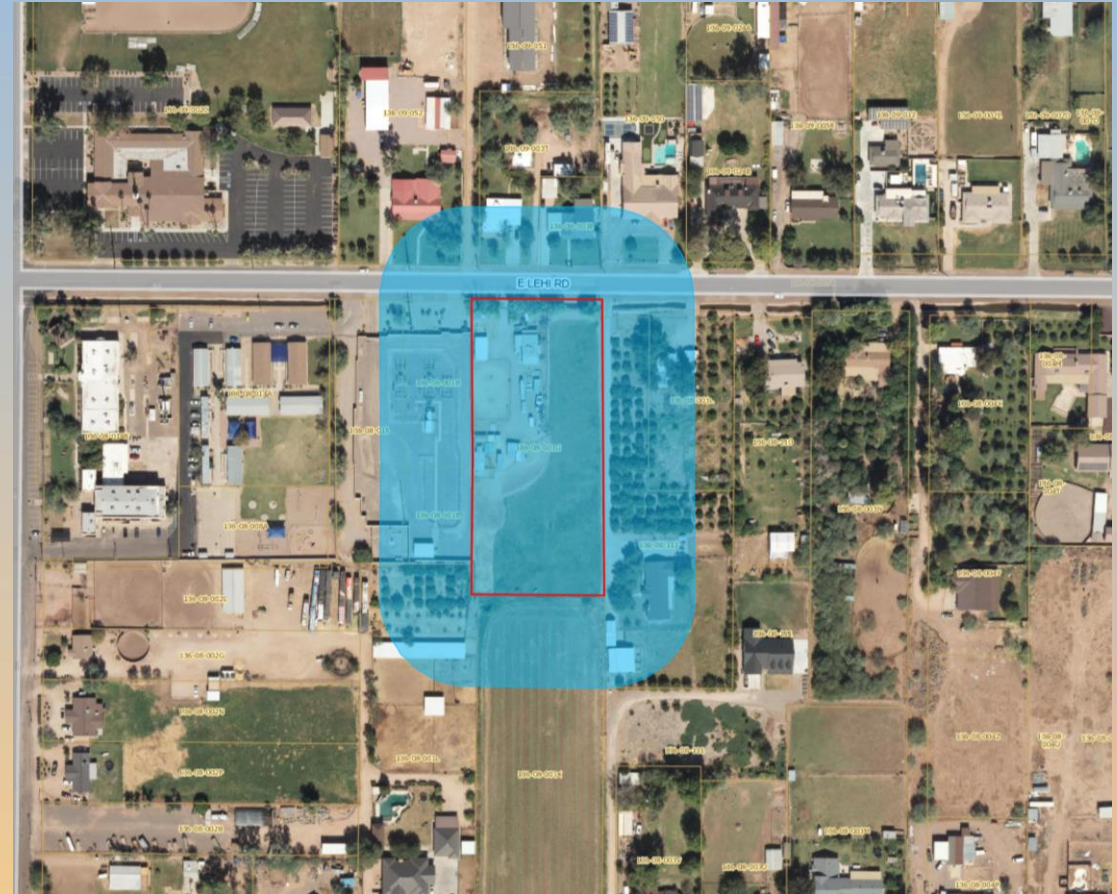
- Existing primary residence: 1,010 sq. ft.
- Existing detached barn: 780 sq. ft.
- Proposed detached garage: 4,000 sq. ft.
- 473% of the primary dwelling
- Proposed lot coverage: $\pm 7\%$
- Maximum lot coverage for RS-43: 40%





Citizen Participation

- Property owners located within 150 feet of the subject site were notified
- Staff received feedback of concern from 1 neighbor





Approval Criteria

Section 11-70-5.E Special Use Permit Criteria

- ✓ Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- ✓ Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- ✓ Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available.



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets required findings for Section 11-70-5.E of the MZO

Staff recommends Approval with Conditions



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