



# Board of Adjustment



# BOA24-00057



# Request

- Special Use Permit
- To enlarge a structure that extends into a nonconforming yard for a garage addition

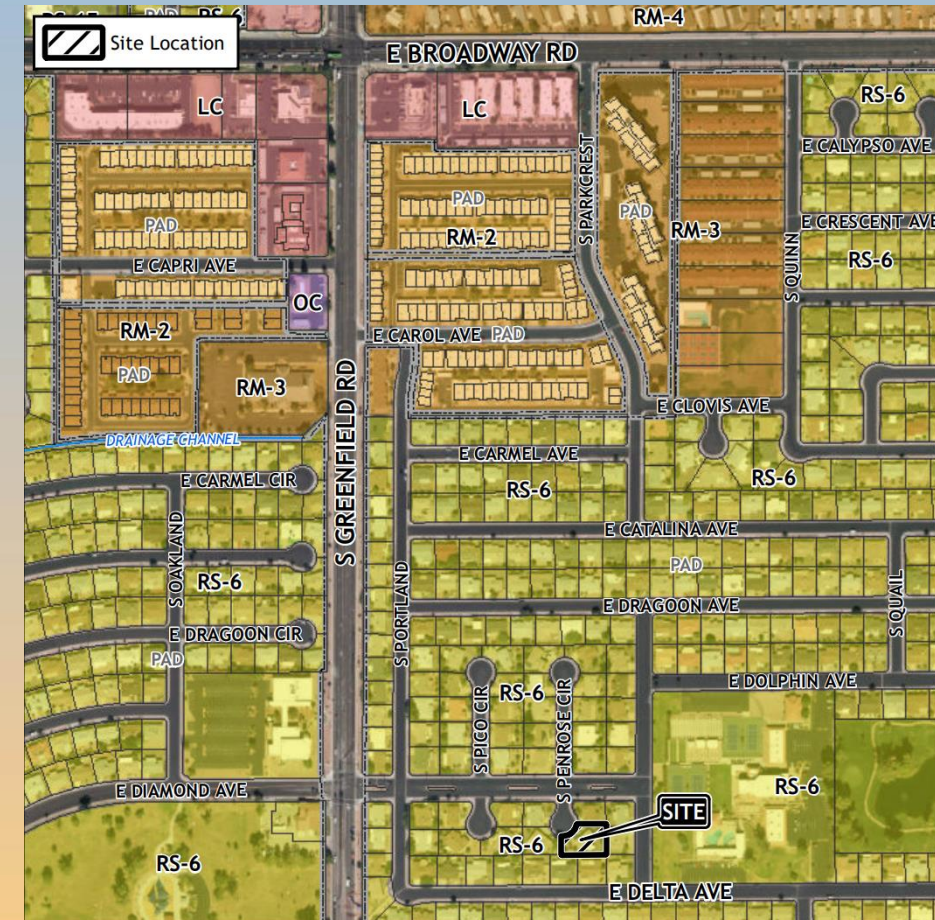






# Location

- 735 South Penrose Circle
- South of Broadway Road
- East of Greenfield Road







# 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

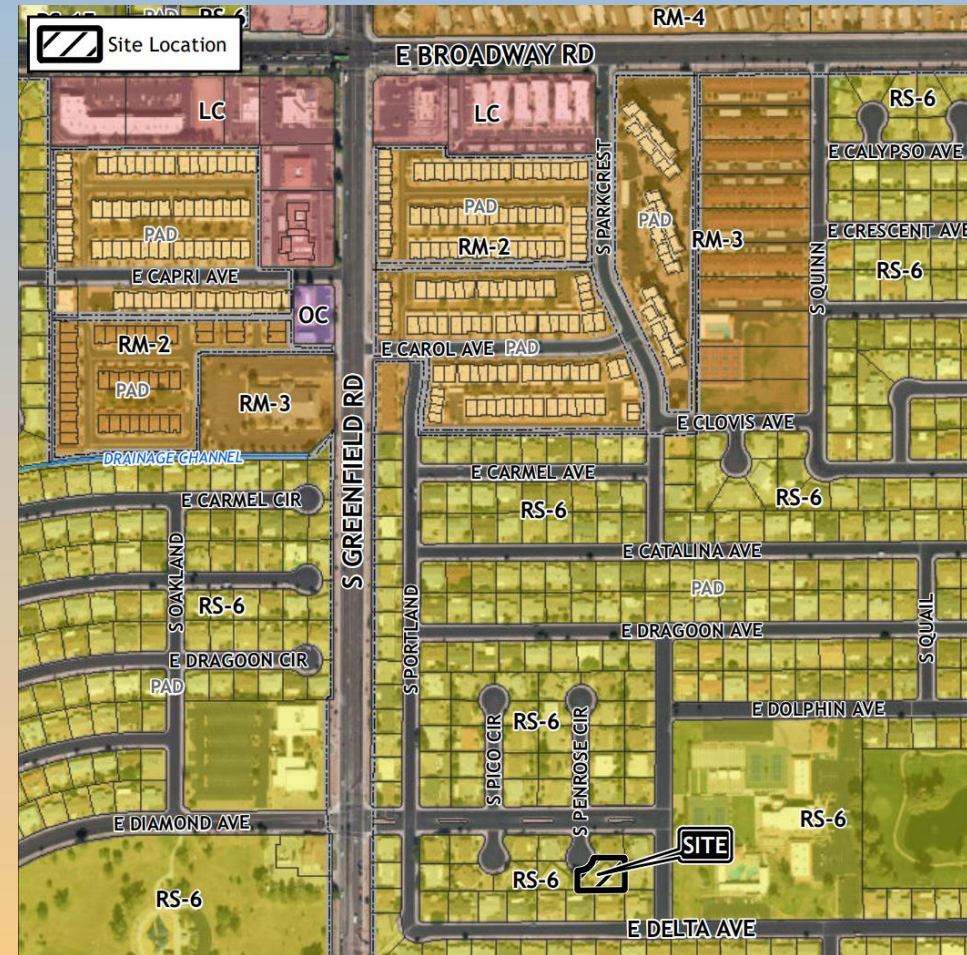






# Zoning

- RS-6-PAD
  - Existing Use is allowed by right







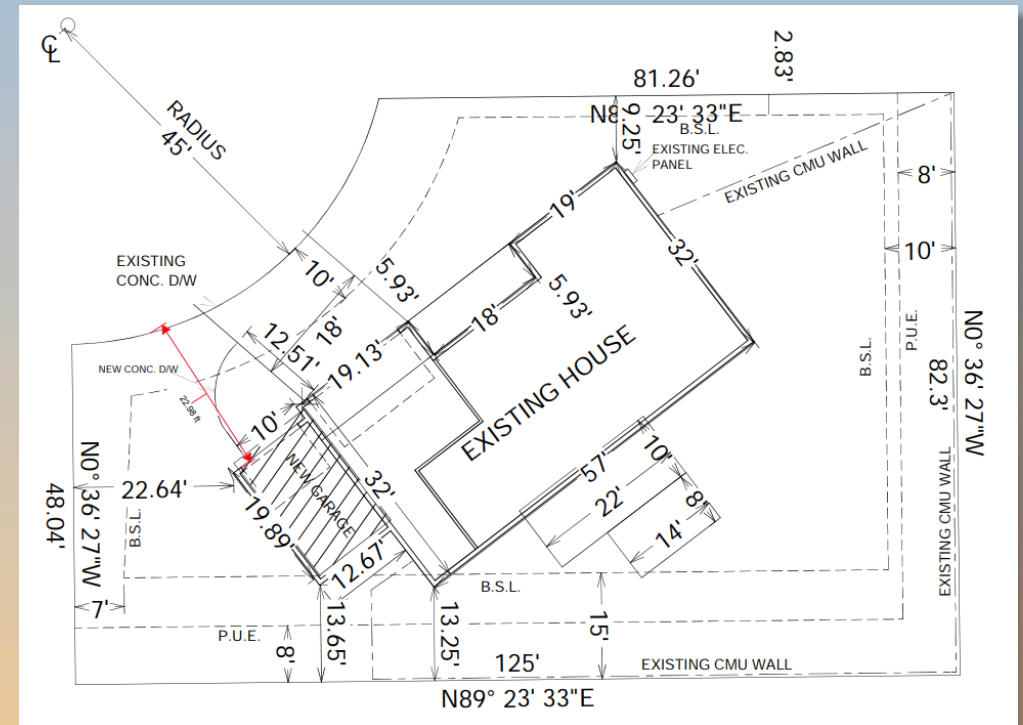
# Site Photos



Looking south from Penrose  
Circle



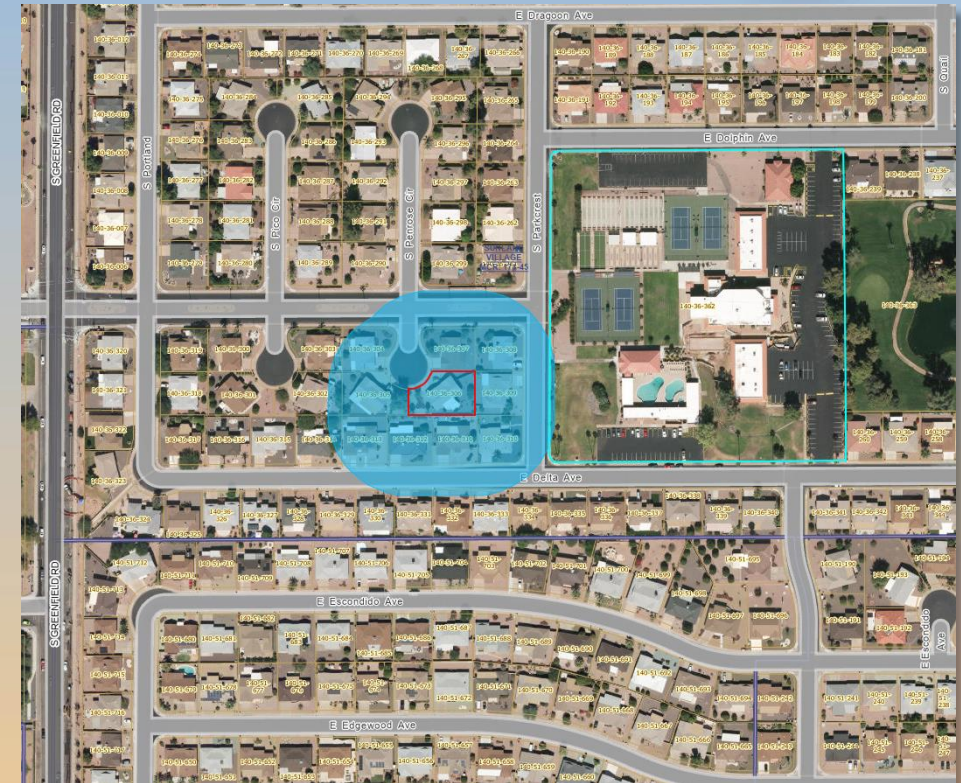
- New garage addition proposed for the west side of the home
- Existing home was built at an angle creating the need for an SUP







- Notified property owners within 150', HOAs and registered neighborhoods
- Neither staff nor the applicant have received any comments





# Approval Criteria

## Section 11-70-5.E SUP 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 the SUP findings of Section 11-70-5.E of the MZO

*Staff recommend Approval with Conditions*



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