



Board of Adjustment



BOA24-00893

Tulili Tuiteleleapaga-Howard, Planner I

December 4, 2024



Request

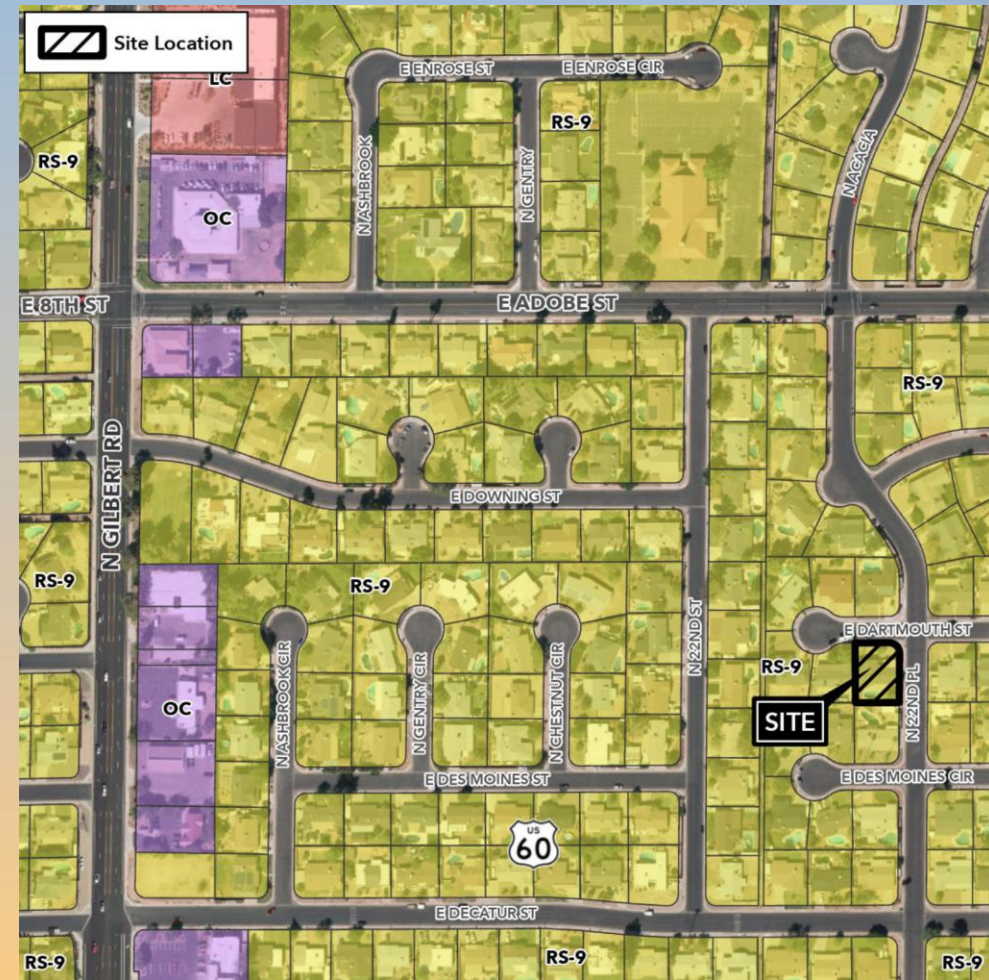
- Special Use Permit to allow an addition to extends into a nonconforming yard





Location

- 2221 East Dartmouth Street
- East of Gilbert Road and north of University Drive





General Plan

Neighborhood

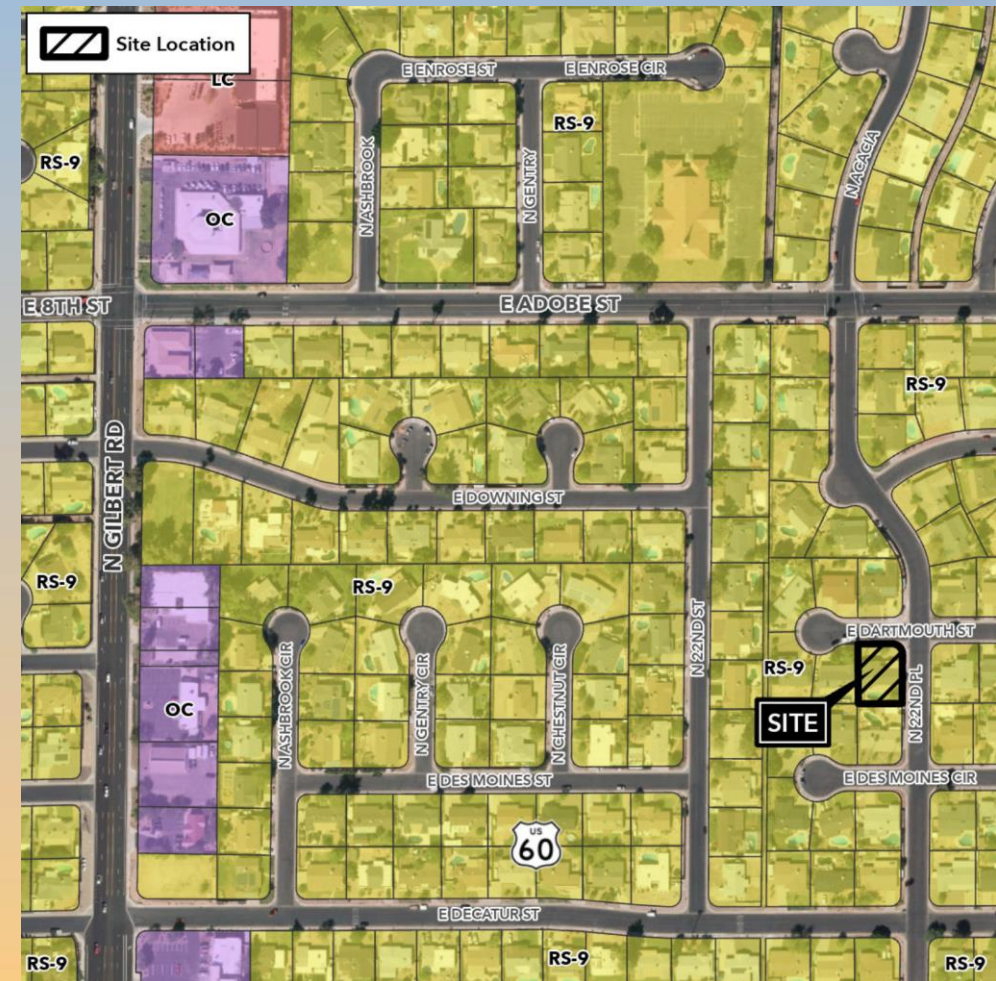
- Safe places for people to live with wide range of housing options allowed





Zoning

- Single Residence-9 (RS-9)





Site Photos

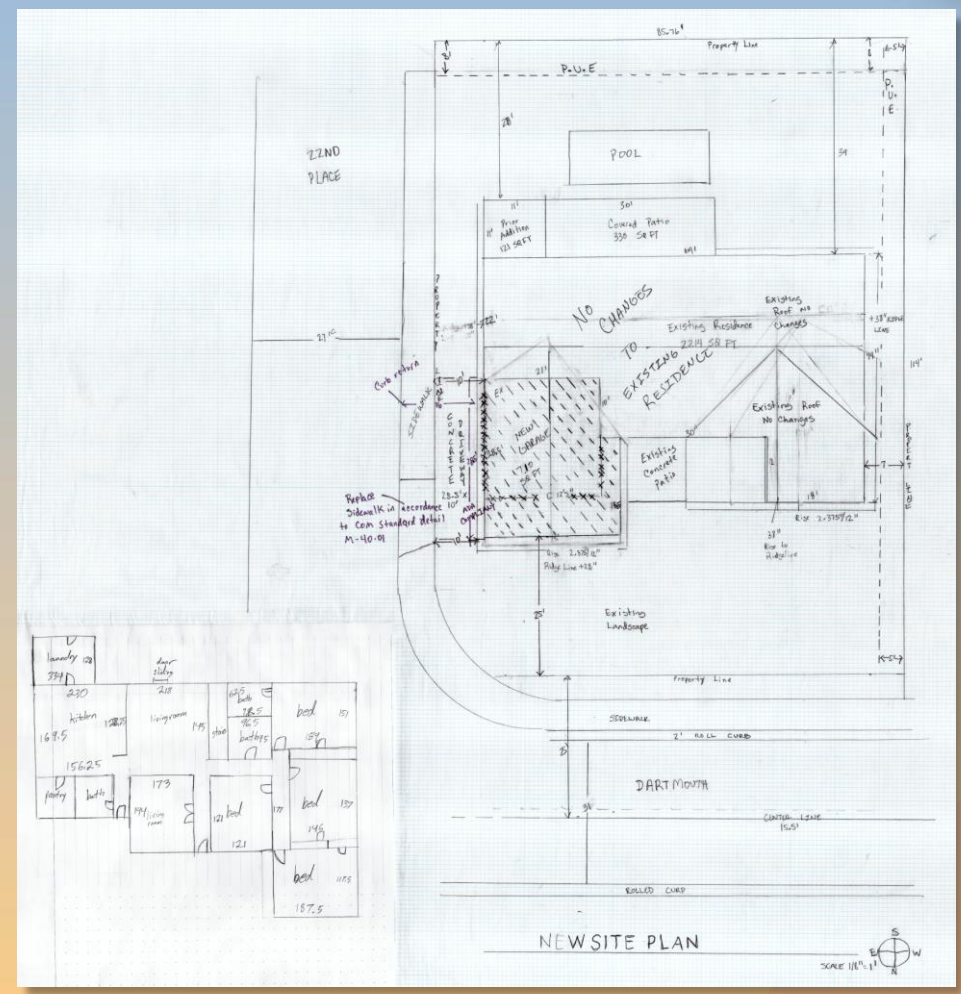


Looking south from Dartmouth St



Site Plan

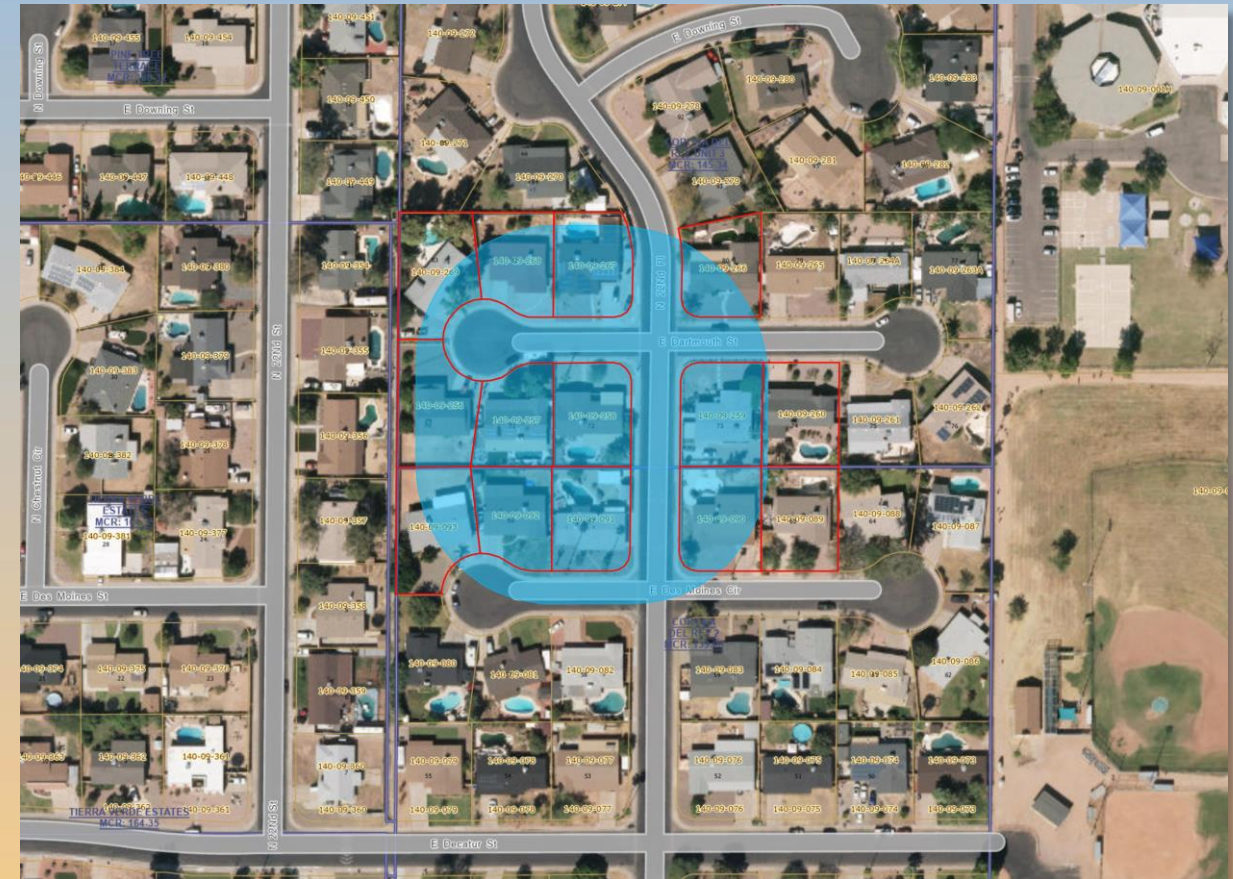
- Existing 441 square foot carport
- 269 square foot proposed addition to the carport to be converted to a 710 square foot garage





Citizen Participation

- Notified property owners within 150 feet
- Staff has received no correspondence regarding the proposal





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



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets required findings for a Special Use Permit in Section 11-70-5 of the MZO

Staff recommends Approval with Conditions



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