



# Board of Adjustment



# BOA25-00479

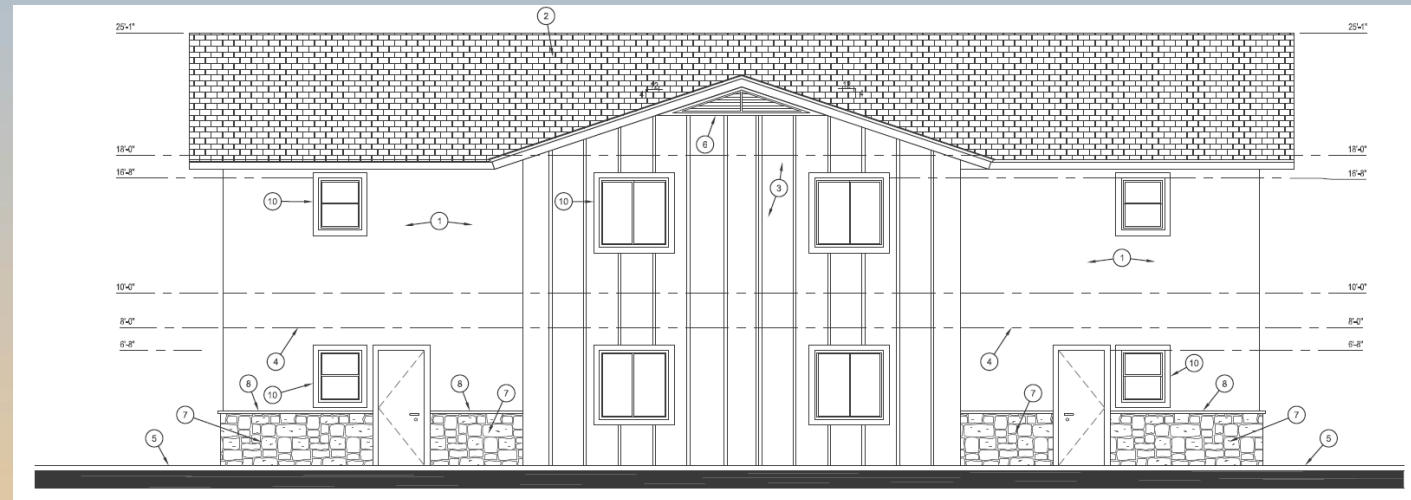
Emily Johnson, Planner II

August 6, 2025



# Request

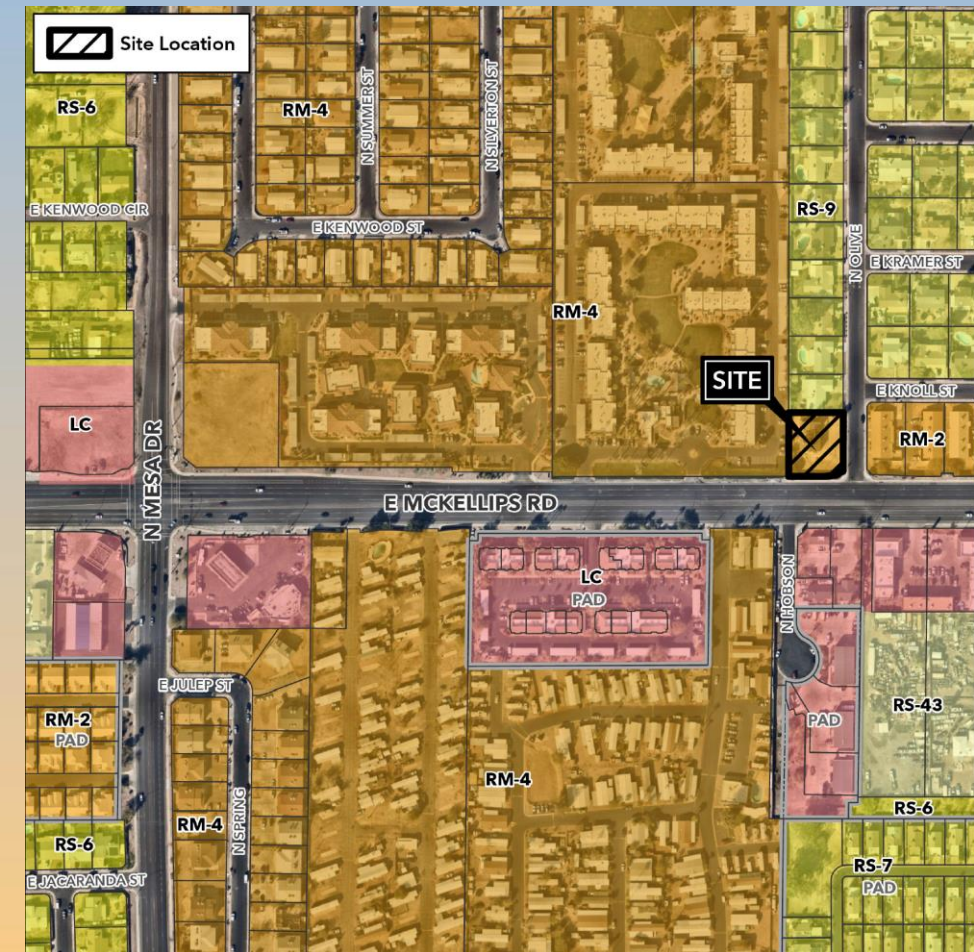
- Variance to allow a reduction to the required interior side yard setback





# Location

- 2012 North Olive
- North of McKellips Road
- East of Mesa Drive

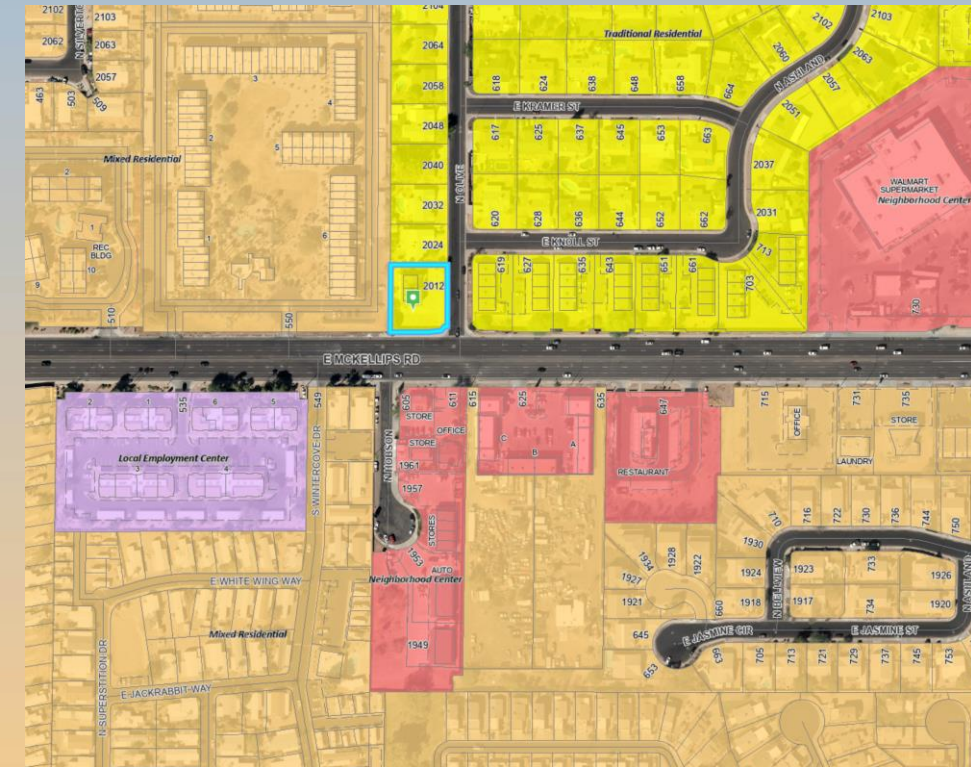




# General Plan

## Traditional Residential - Sustain

- Primarily detached single-family homes, may contain low-density multi-family
- Multi-Family Residential is a supporting land use





- Existing: Multiple Residence-2 (RM-2)





# Site Photos

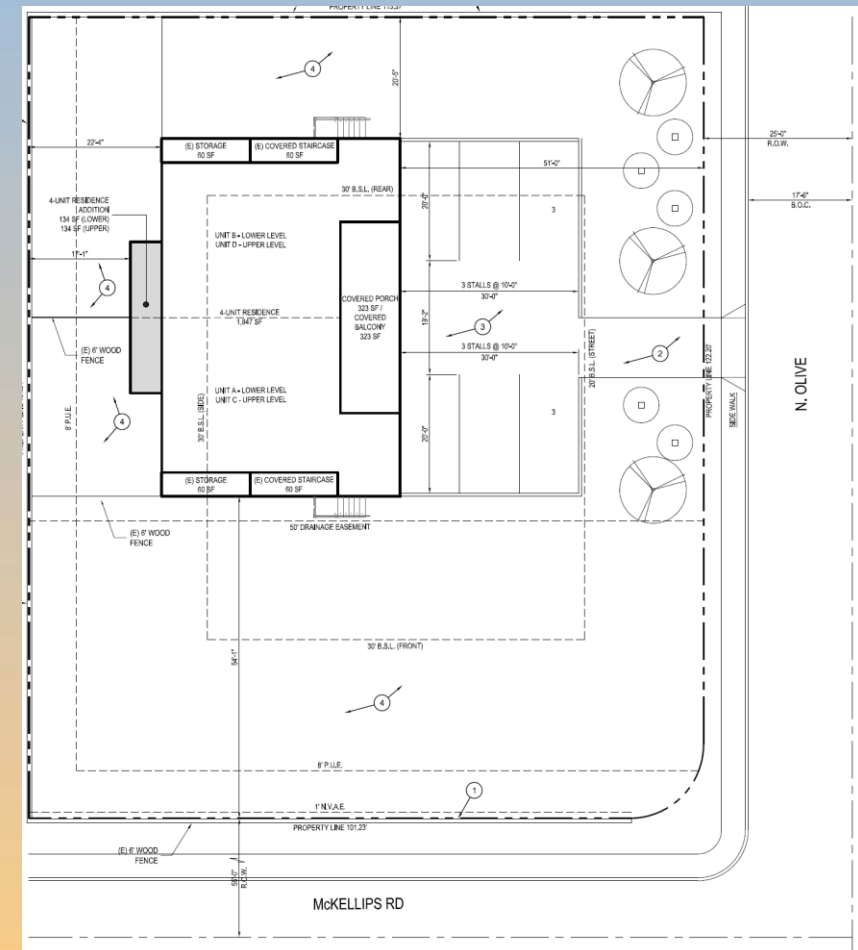


Looking west from N. Olive



# Site Plan

- 2-story, 4-unit apartment building with the main entrance facing east
- Current interior side setback is 22'-4"
- With the proposed addition on the west elevation, the new setback will be 17'-1"





# Elevations



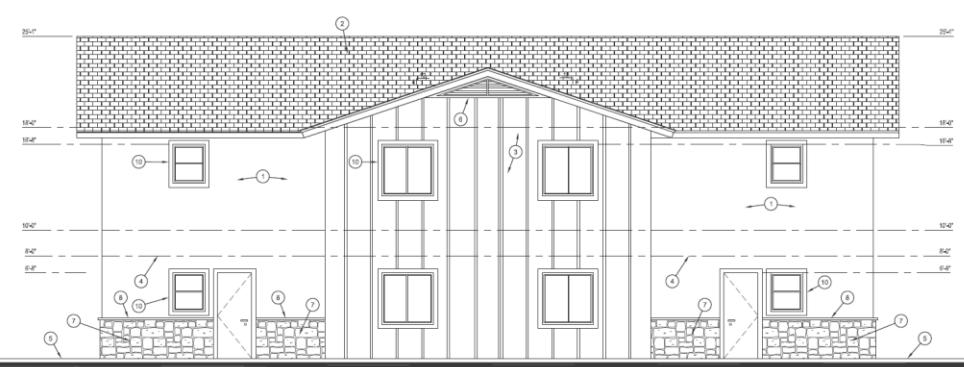
1 | EAST ELEVATION

SCALE: 1/4" = 1'-0"



2 | NORTH ELEVATION

SCALE: 1/4" = 1'-0"



1 | WEST ELEVATION

SCALE: 1/4" = 1'-0"



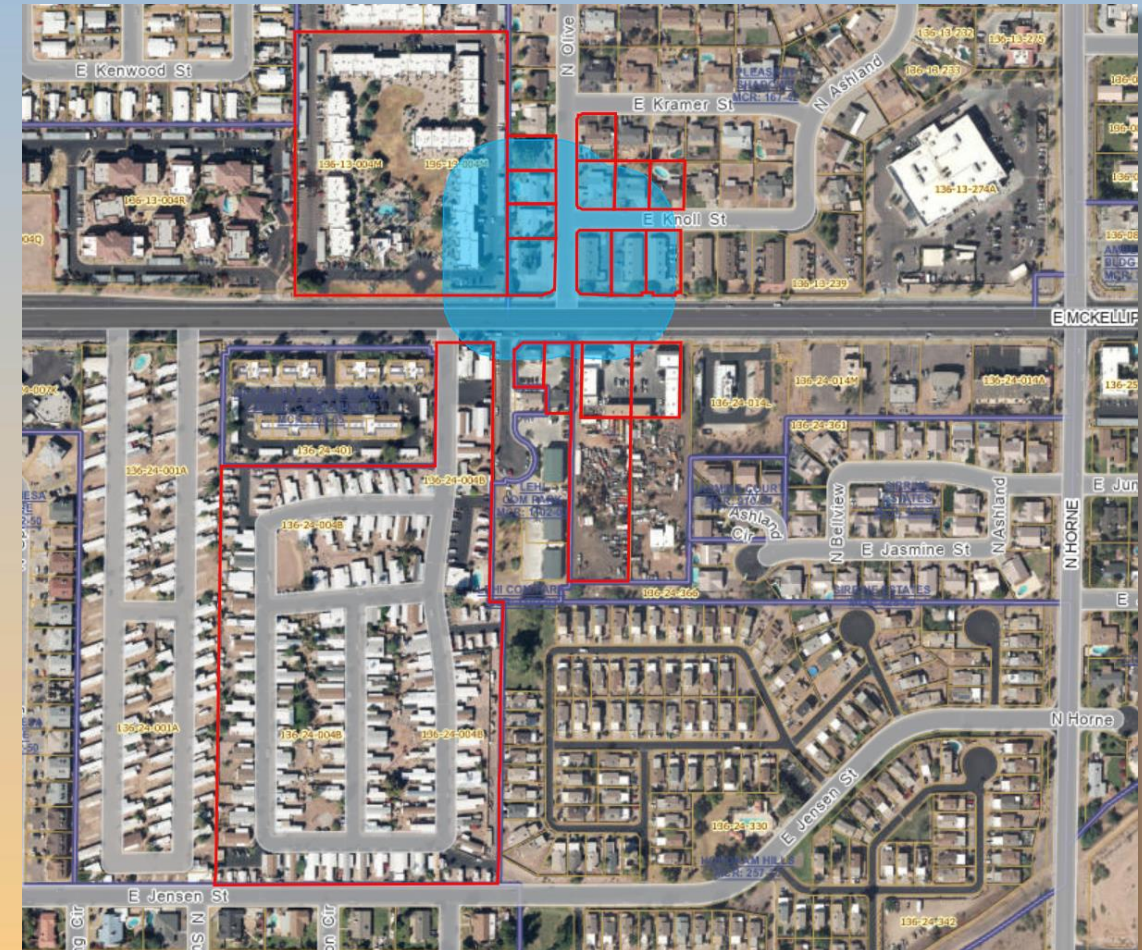
2 | SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



# Citizen Participation

- Notified property owners within 500 feet
- No feedback was received





# 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 2050 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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