



# Board of Adjustment



# BOA22-00240



# Request

- Variance from the required minimum covered parking spaces

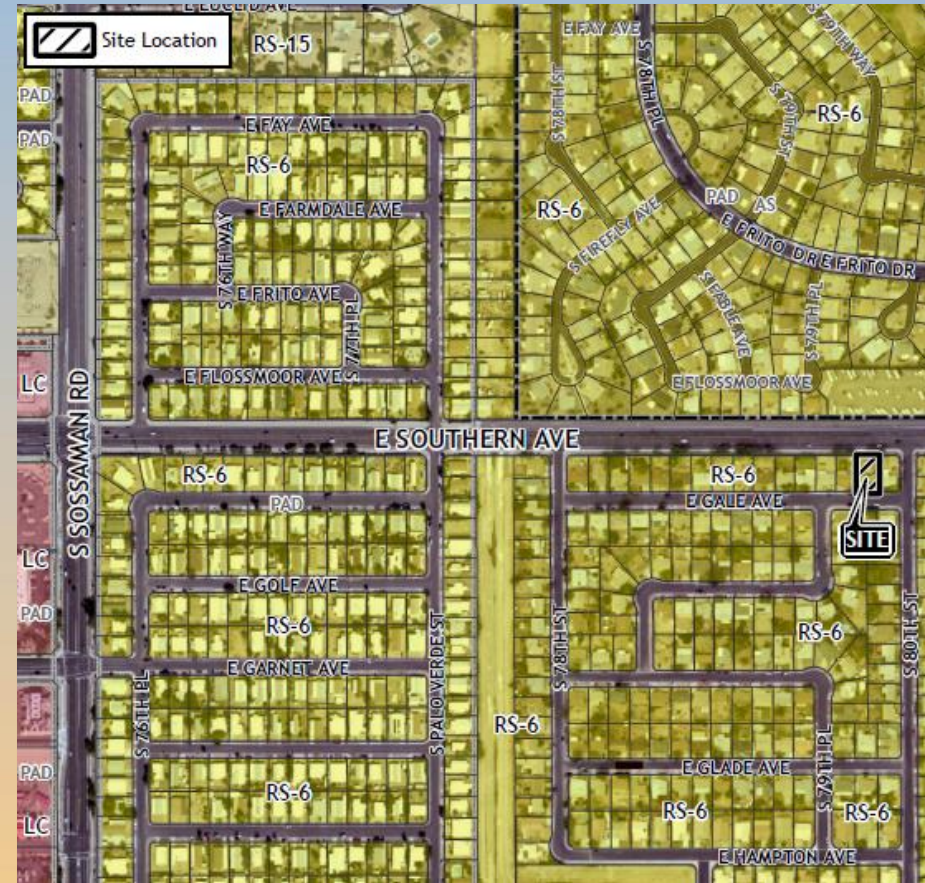






# Location

- East of South Sossaman Road
- South of East Southern Avenue



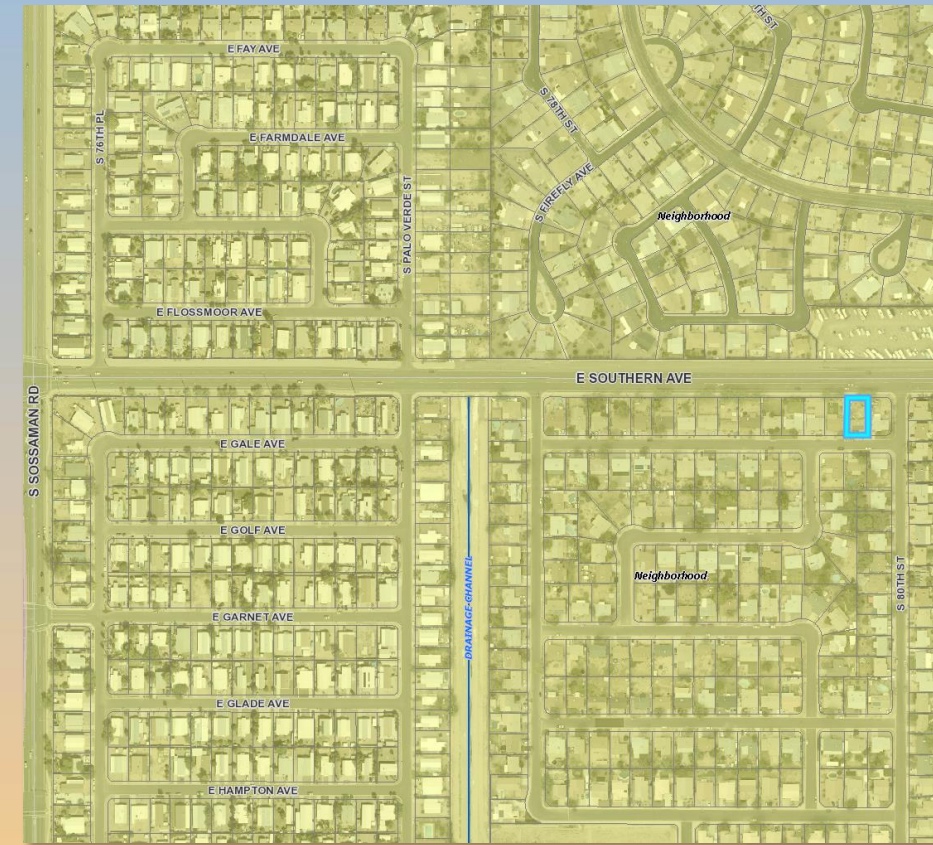




# General Plan

## Neighborhood

- Safe places for people to live, feel secure and enjoy their surroundings
- Existing use complies with the goals of this character area







# Zoning

- Single Residence-6 (RS-6)







# Site Photo

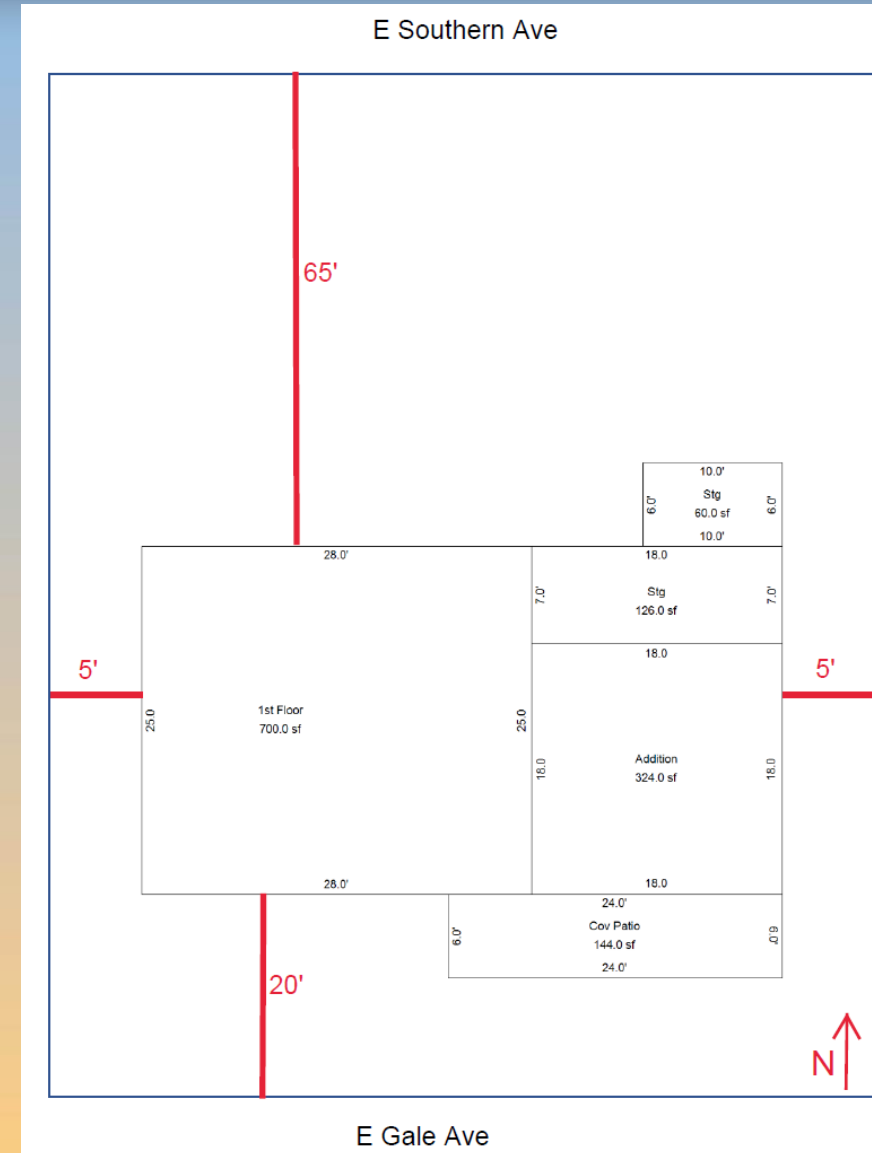


Looking north towards the site



# Site Plan

- Consistent with the setback requirements of Section 11-5-3 of the MZO
- Existing 324 square foot addition is the non-conforming carport conversion

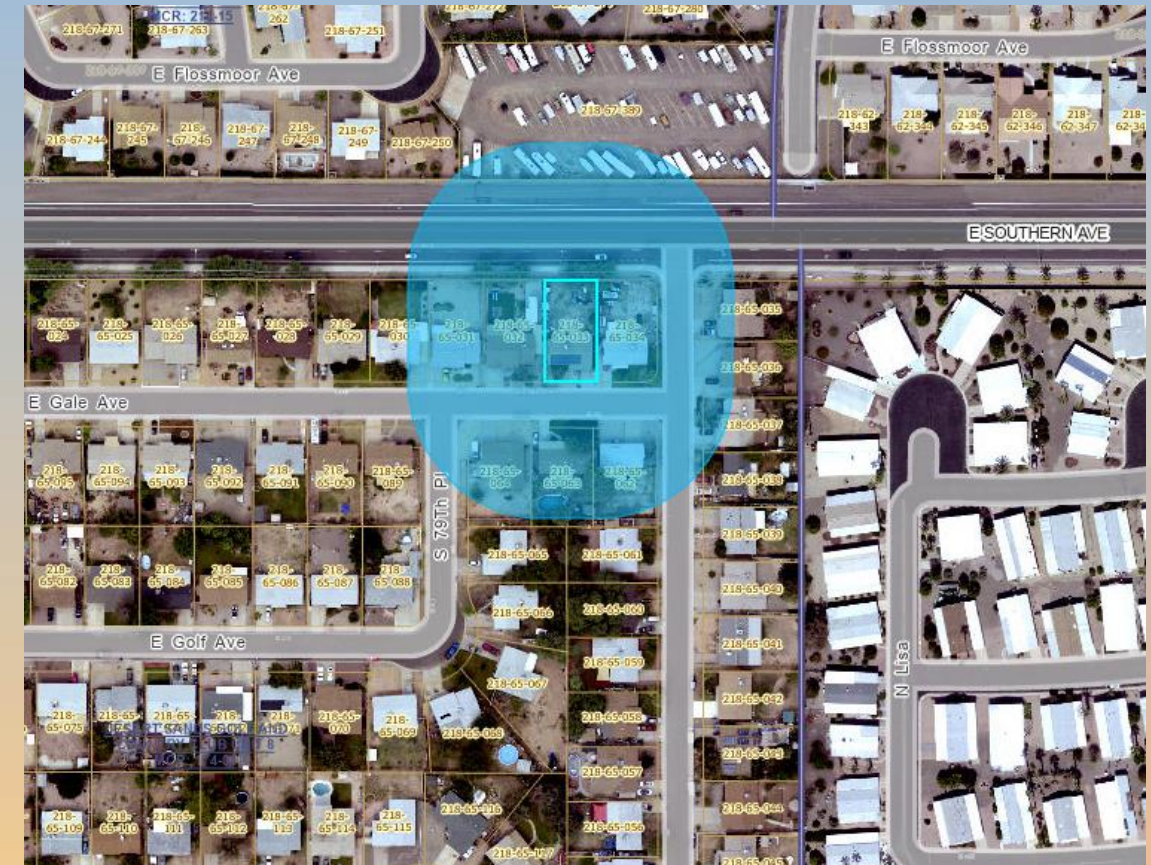






# Citizen Participation

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





# Approval Criteria

## Section 11-80-3

- ✓ There are special circumstances applicable to the property including its size, shape, topography, location, or surroundings, and
- ✓ Special circumstances are pre-existing and will not be created by the property owner; and
- ✓ The strict application of the Zoning Ordinance will deprive such property of privileges enjoyed by other property owners in the same zoning district; and
- ✓ Approval will not be a grant of special privileges that is inconsistent with the limitations upon other properties in the area and zoning district





# Findings

- ✓ Complies with the Mesa 2040 General Plan
- ✓ Meets the Variance criteria of Section 11-80-3 of the MZO

*Staff recommends Approval with Conditions*



# Board of Adjustment

## BOA22-00240

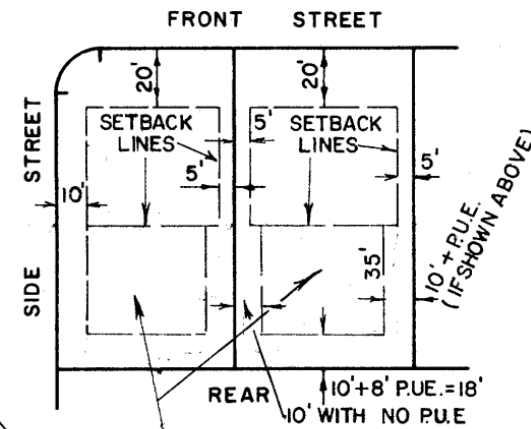
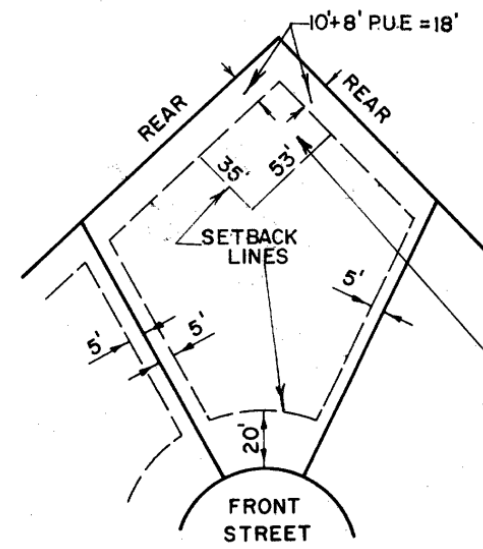




Properties circled and in same zip code and have enclosed livable space. These residence do not have covered Parking:

- 7837 E Gale Ave
- 7909 E Gale Ave
- 7951 E Gale Ave
- 1207 S 80<sup>th</sup> St.





RECEIVED  
MAY 30  
MARICOPA COUNTY  
AND ZONING DEPT  
BY SEE  
571-4

TYPICAL SETBACKS

UNENCUMBERED AREA FOR THE EXCLUSIVE  
USE OF INDIVIDUAL DISPOSAL SYSTEMS