



Board of Adjustment



BOA24-00219



Request

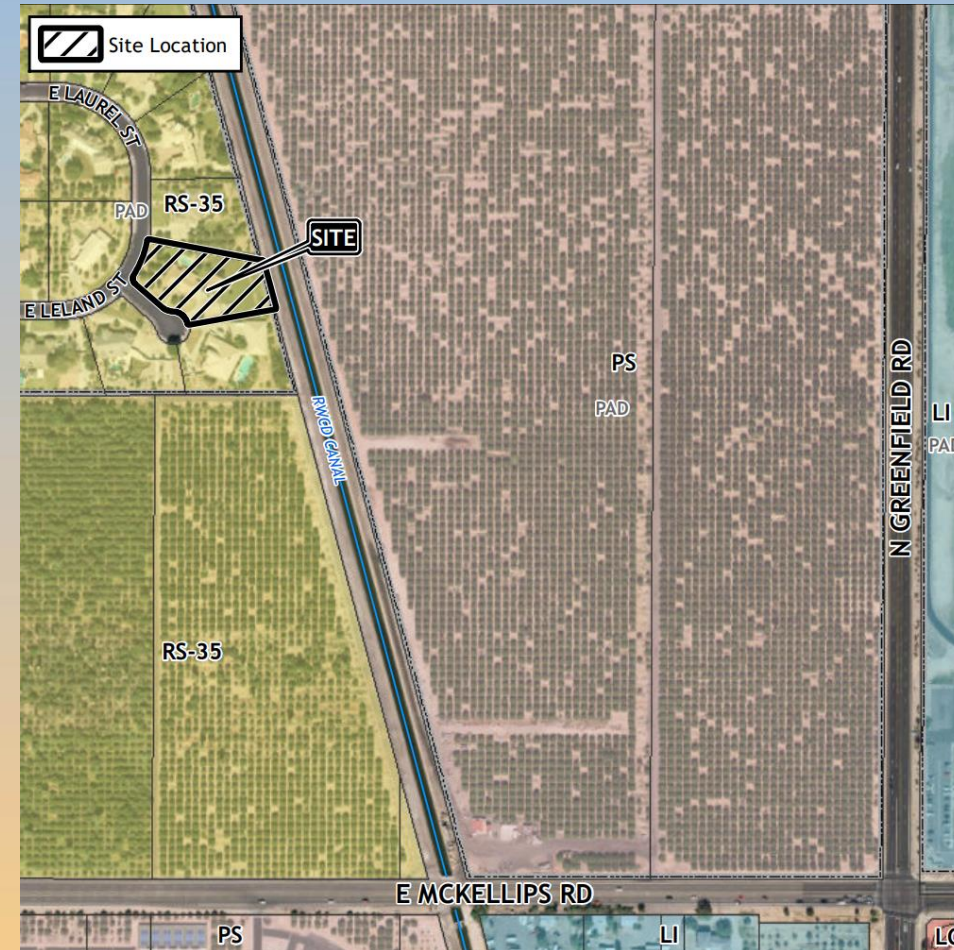
- Variance to allow the aggregate area of detached structures to exceed 50 percent of the roof area of the primary dwelling in the Single Residence-35 (RS-13) zoning district
- Total aggregate of detached structures to equal 112% of the roof area of primary dwelling





Location

- 4055 E Leonora Circle
- Located West of Greenfield Road
- North of McKellips Road

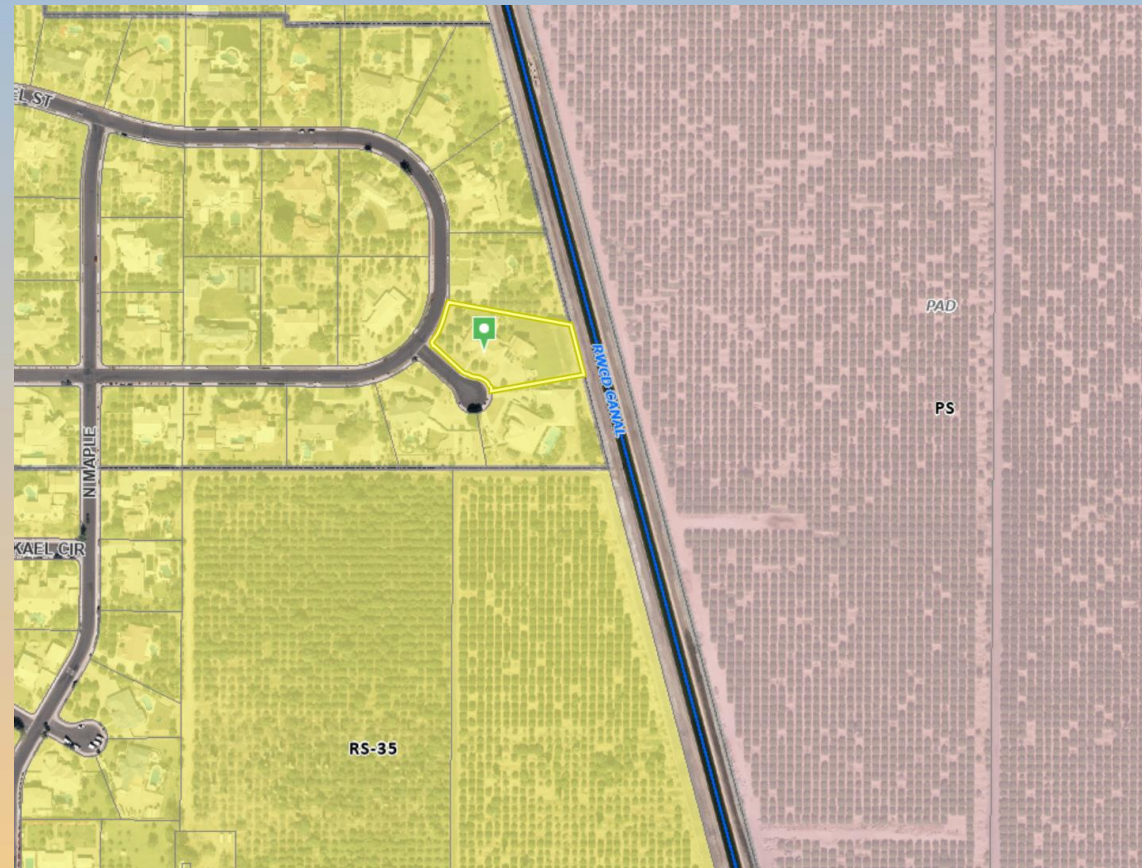




General Plan

Neighborhood

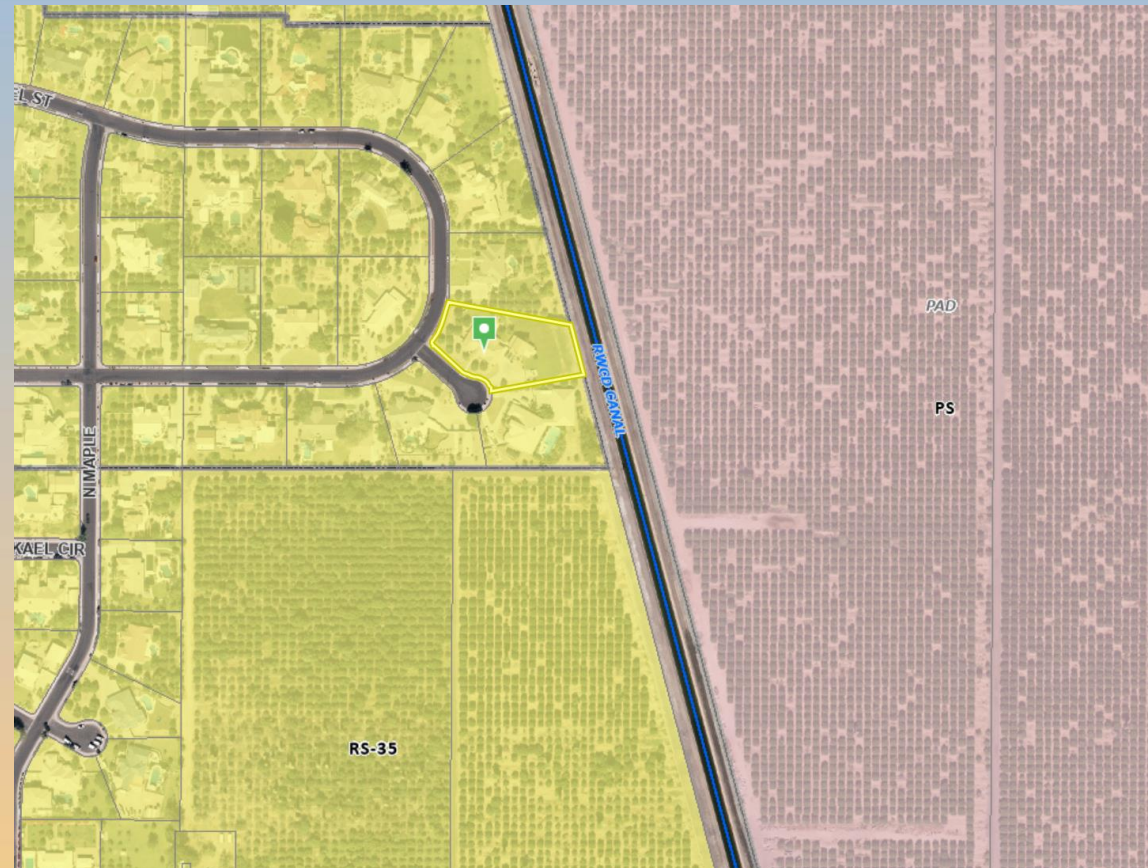
- To provide safe places for people to live where they can feel secure and enjoy their surrounding community
- Wide range of housing options





Zoning

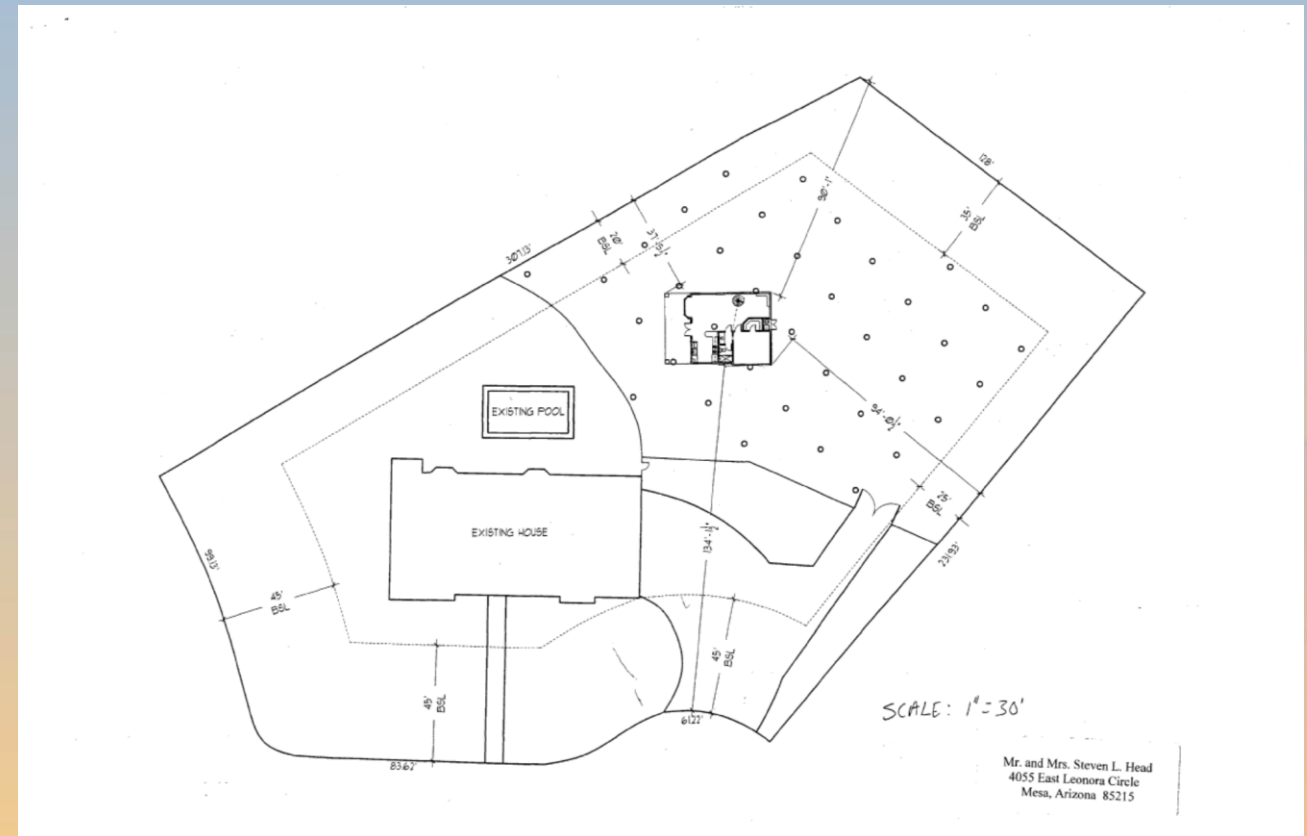
Single Residence-35 with a
Planned Area Development
overlay (RS-35-PAD)





History

Special Use Permit approved September 26, 2000 to allow accessory living quarters in conjunction with a single-residence in the RS-35 PAD zoning district (Case No. ZA00-078).





Site Photos



Looking northeast towards the site



Trendler Residence
4055 E Leonora Circle
Mesa, Az 85215
 Maricopa County Parcel # 141-28-078
 Spyglass Estates Lot # 56

Future Ramada 40'x60'

Existing Pool

Patio 224 Sq Ft.

Existing Casita
Detached Casita 1631 Sq Ft.

125 Amp Sub Panel

Proposed New RV Garage

Existing Concrete Slab

Existing Concrete Driveway

Existing Concrete Sidewalk

Garage 1078 Sq Ft.

507 Sq Ft covered patio

Existing Residence
3143 Livable Sq. Ft.

400 Amp Service

North

East Leonora Circle

East Legrand Street

Lot size = 54163 Sq Ft.
 Under roof = 6360-89 Sq Ft.
 New Garage = 1050 Sq Ft.
 Lot Coverage = 13.6%

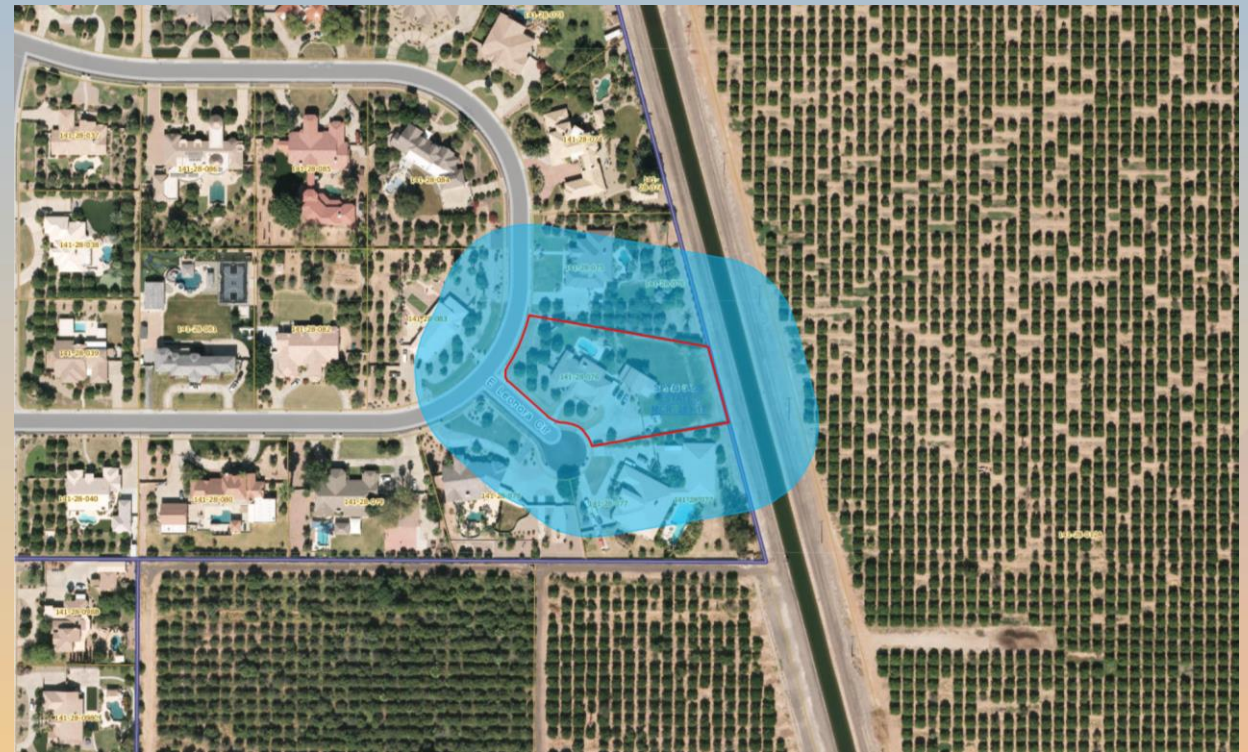
All existing and proposed buildings:
 Lot Size = 54,163 sqft
 Existing Buildings (Principal, Accessory) = 6,783 sqft
 New RV Garage (not built) = 1,050 sqft
 Future Ramada (not built) = 2,400 sqft
 Lot Coverage = 18.9%

PLOT PLAN
 60 Engineer Scale



Citizen Participation

- Property owners located within 150 feet of the subject site were notified
- No comments 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 2040 Mesa General Plan
- ✓ Meets required findings for a Variance in Section 11-80-3 of the MZO

Staff recommends Approval with Conditions



Board of Adjustment