



Board of Adjustment



BOA24-00411

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August 7, 2024



Request

- Variance to allow detached accessory buildings to be located within the required front yard and in the area between the front of the principal dwelling unit and the front property line.





Request

- Variance to allow the aggregate area of all detached structures to be greater than 50 percent of the primary residence





Request

- Variance to exceed the maximum fence height in the required front yard.





Location

- North of McLellan Road and east of Val Vista Drive
- Along North 40th Street





General Plan

Neighborhood

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





Zoning

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





Site Photos

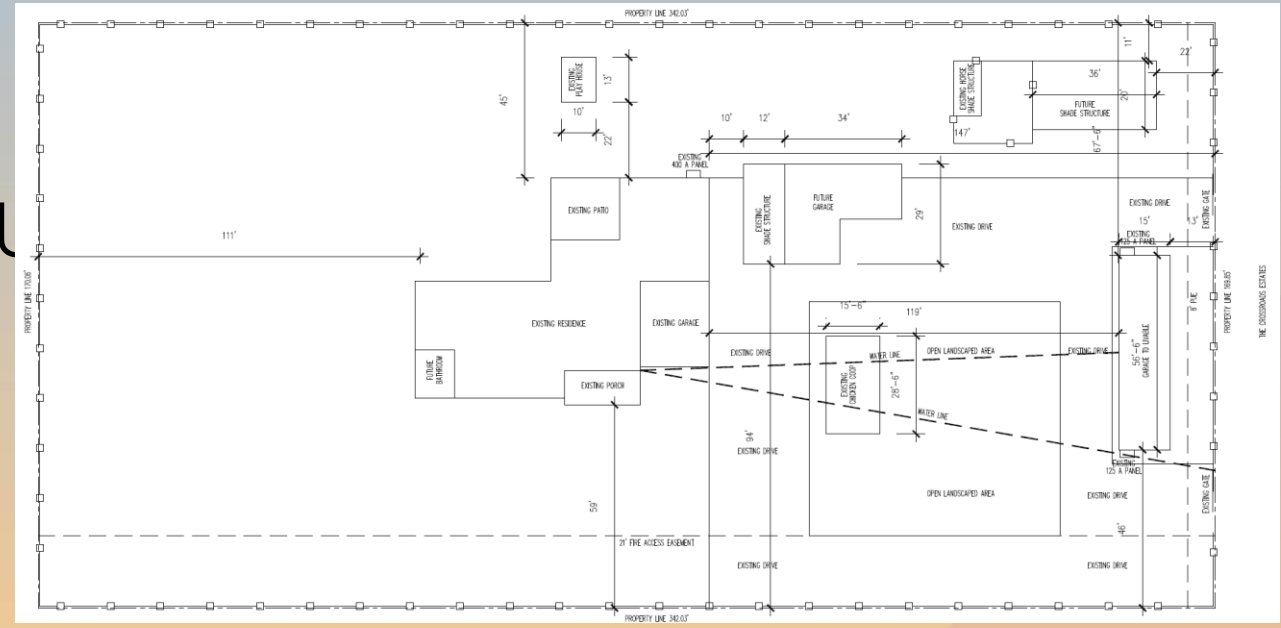


Looking southwest from N 40th Street



Site Plan

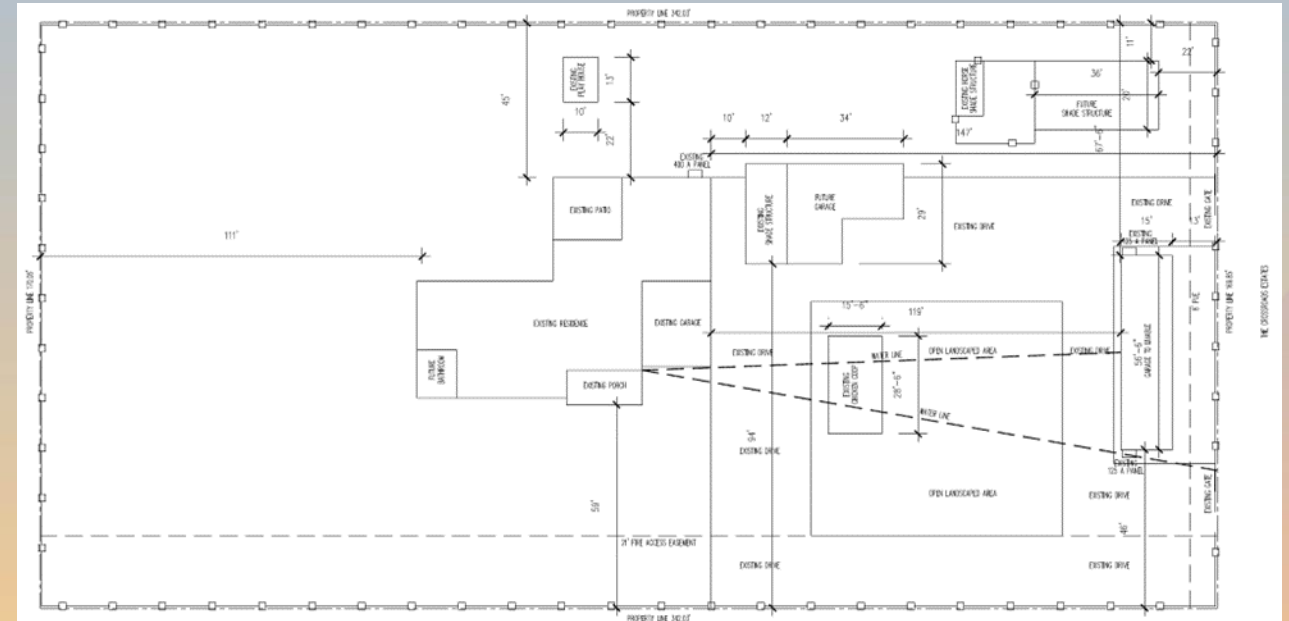
- Existing residence: 3,021 SF (livable)
- Existing detached buildings:
 - 847 SF garage (future ADU)
 - 128 SF horse corral
 - 130 SF playhouse
 - 348 SF shade structure
 - 442 SF chicken coop
 = 1,895 SF total





Site Plan

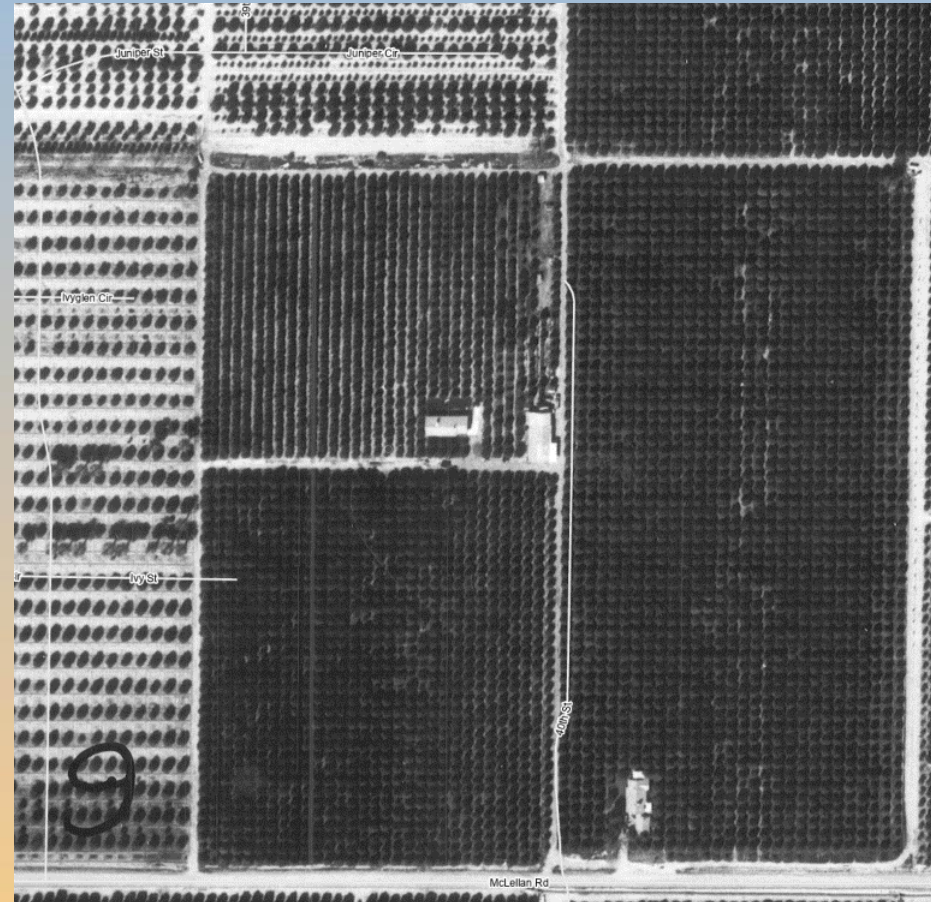
- Existing residence: 3,021 SF (livable)
 - Future proposed detached buildings:
 - 720 SF future DT garage
 - 752 SF future shade structure
 - 1,895 SF existing detached buildings
- TOTAL: 3,367 SF; 111% of the primary residence**





History

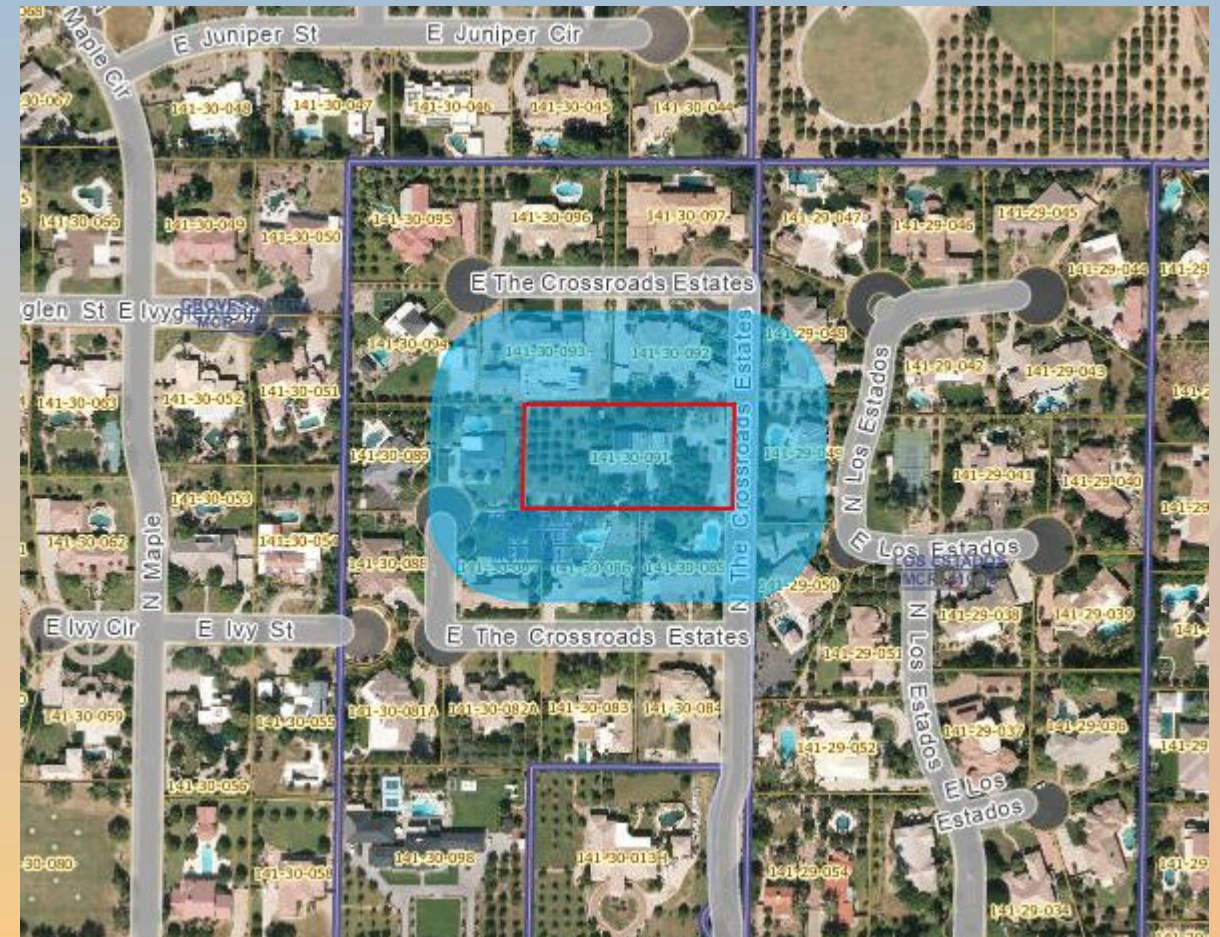
- Maricopa County Historic Aerials





Citizen Participation

- Notified property owners within 150' radius
- No feedback 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