



Board of Adjustment



BOA23-00750

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November 1, 2023



Request

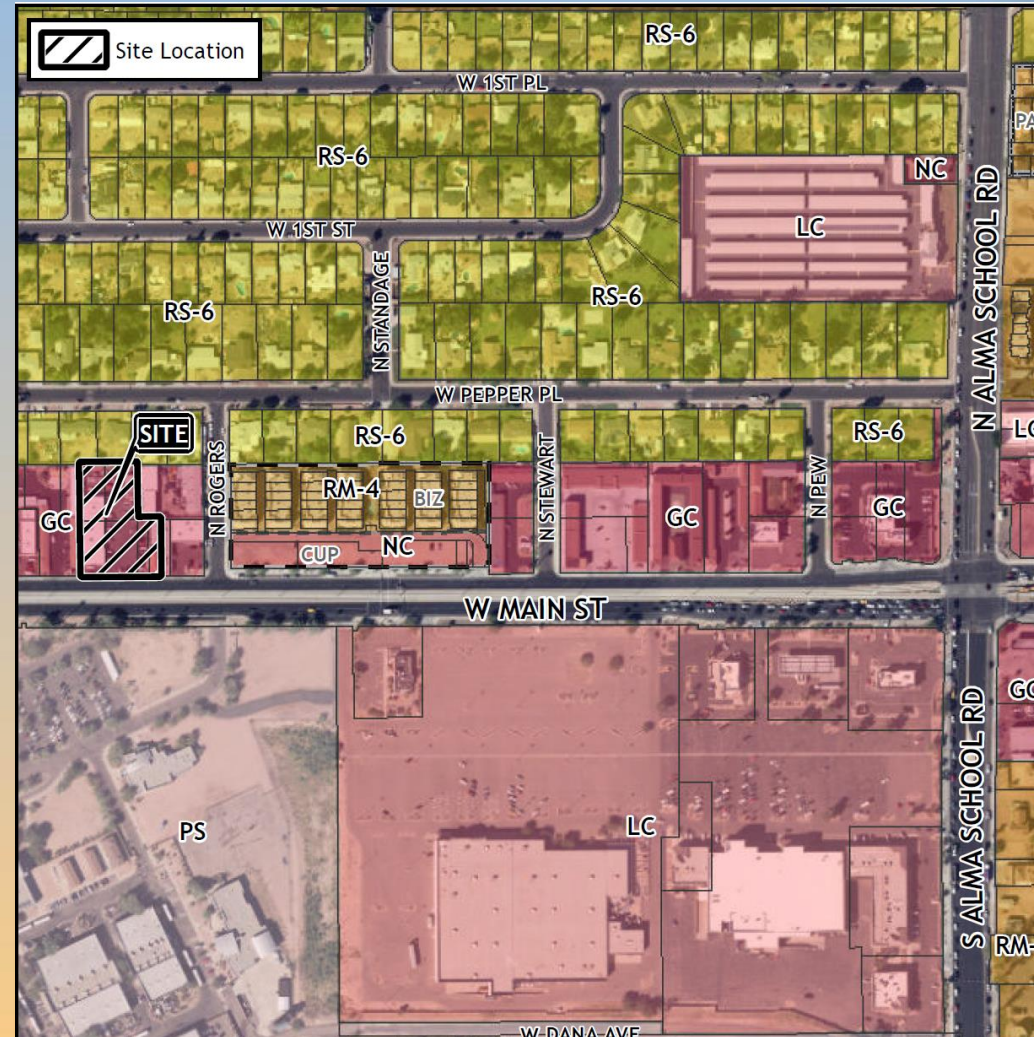
- Variance from lot size and dimensional Standards
- Allow for a lot line adjustment to allow for individual ownership for the existing businesses





Location

- West of Alma School
- North Side of Main Street





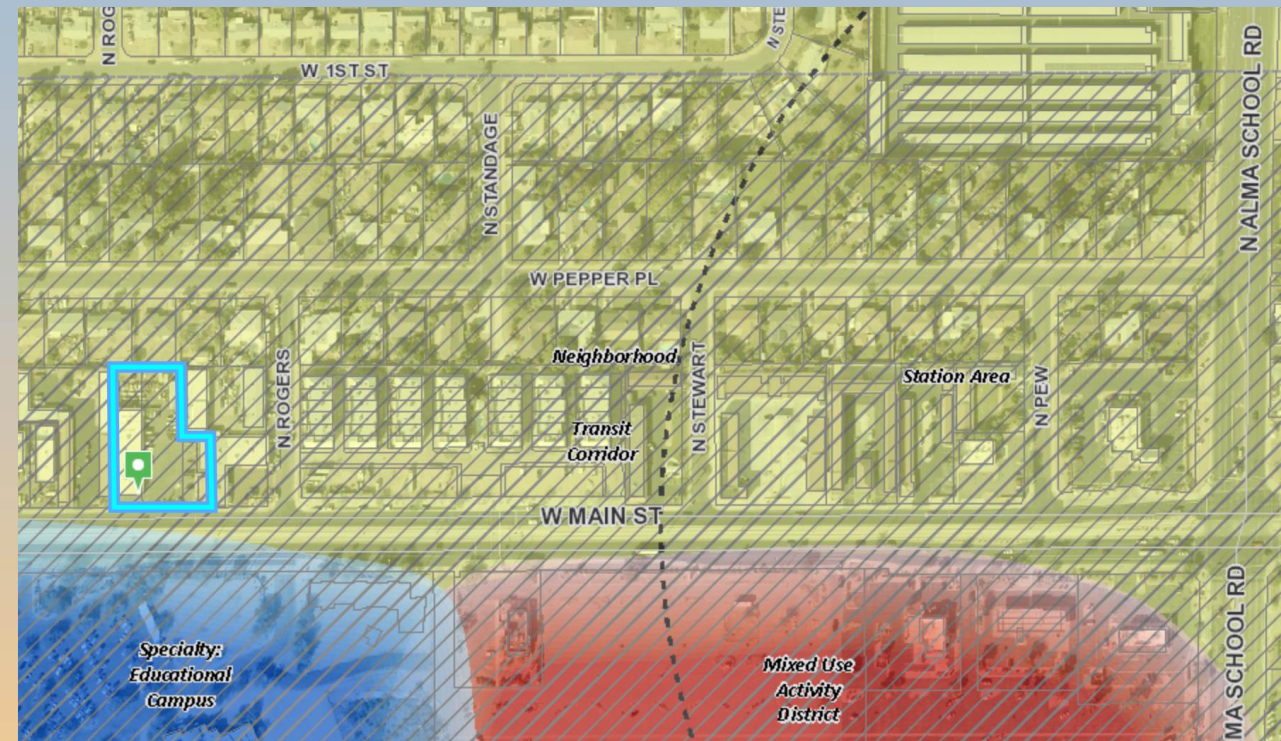
General Plan

Neighborhood with Transit District overlay of Corridor Station Area

- Pedestrian oriented, people friendly
- Lots of activity; housing, employment, shopping, entertainment and events

West Main Street Area Plan

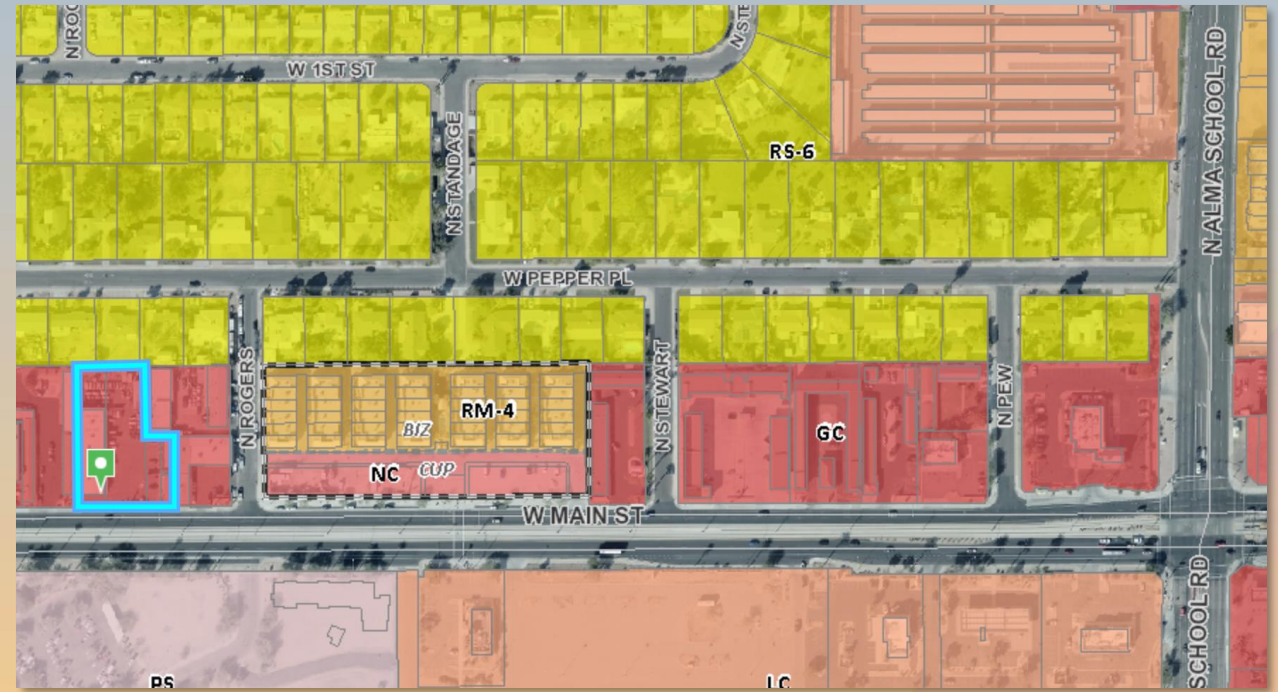
- Support Redevelopment near the light rail





Zoning

- General Commercial
- Existing Major Auto Repair and Tattoo and Body Piercing are allowed uses in the GC zone
- Lot Line adjustment is allowed in all zones





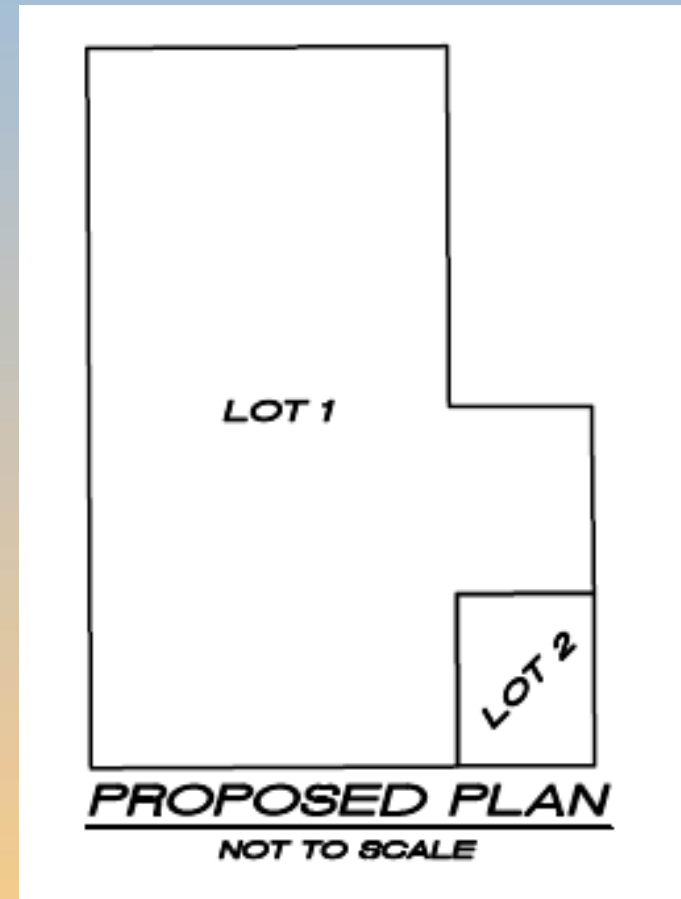
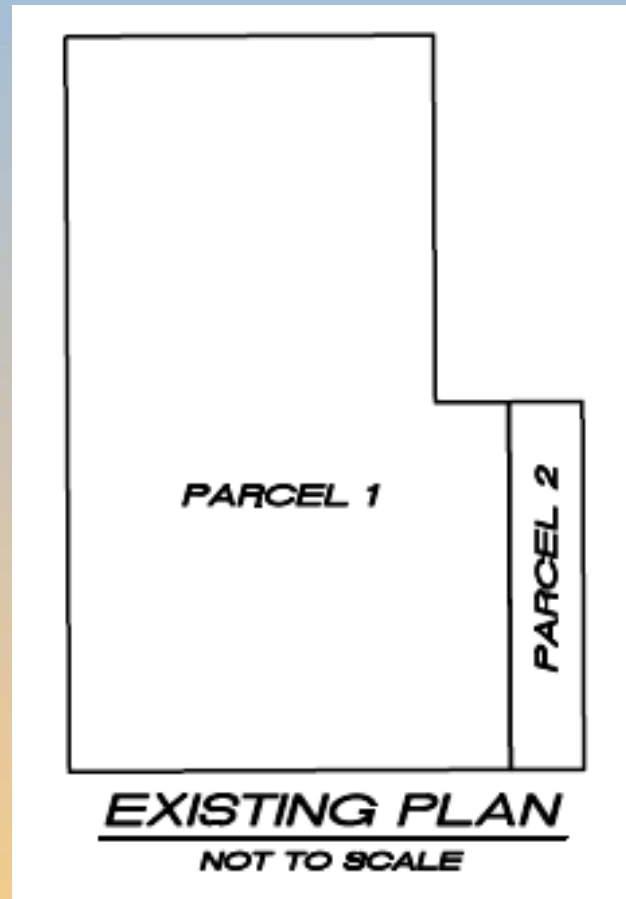
Site Photos



Looking north from Main Street



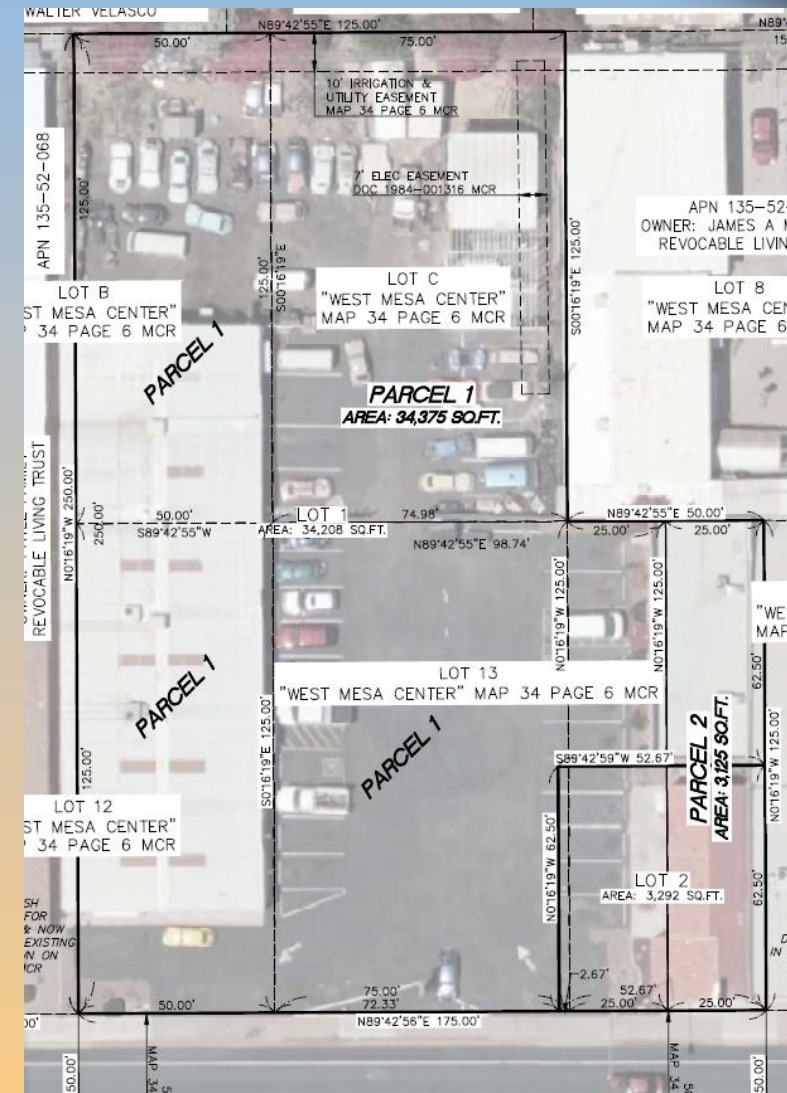
Lot Line Adjustment





Lot Line Adjustment

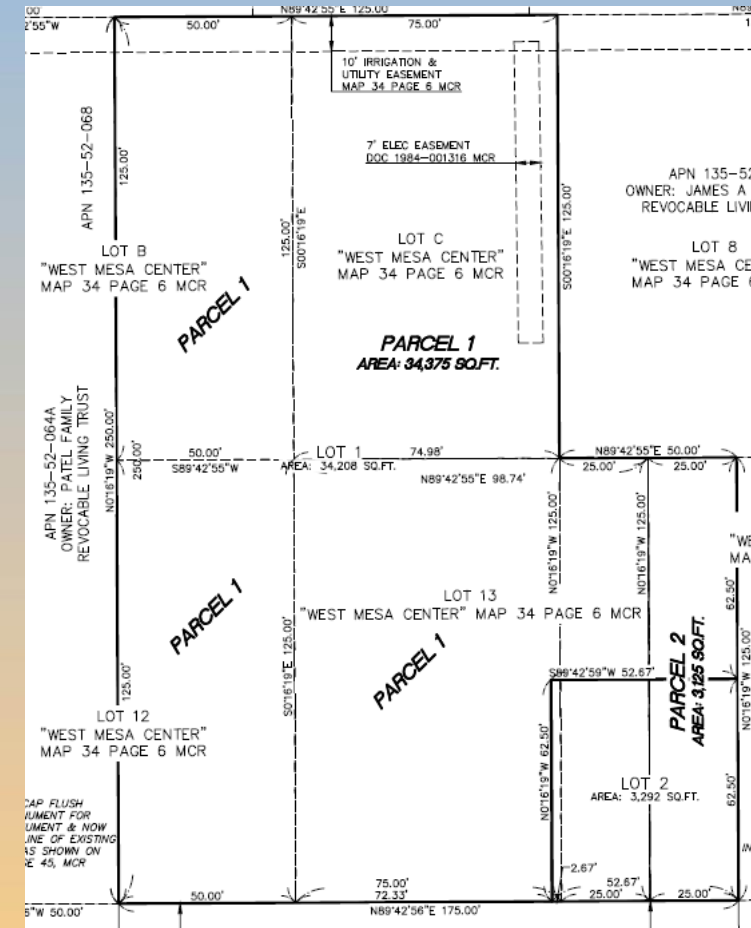
- Parcel 1 is for Doug's Buggs
- Parcel 2 would allow for the business owner of the Tattoo and Body Piercing Parlor to own the lot on which their business is located





Request Variances

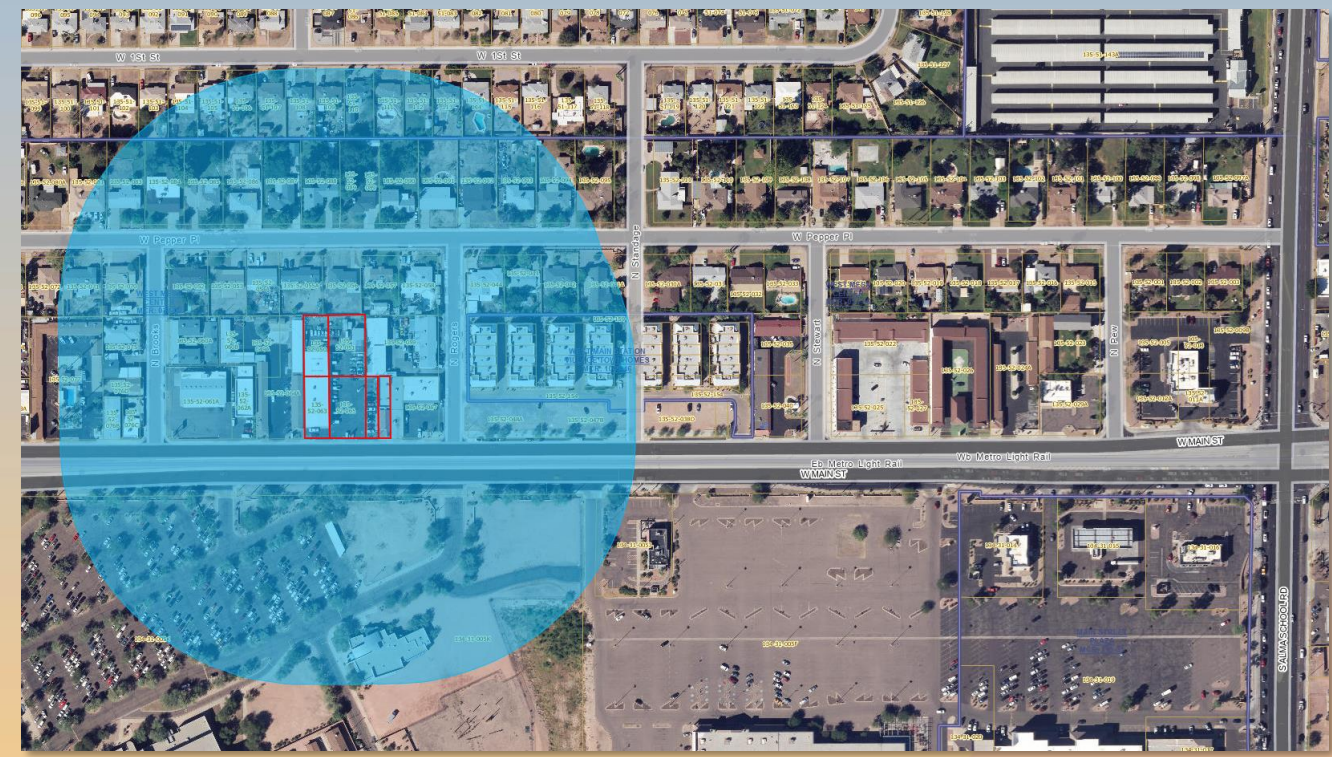
- Reduction of the minimum lot size from 5,000 square feet to 3,125 square feet
- Reduction in the minimum lot depth from 100 ft to 60 ft





Citizen Participation

- Notified property owners within 500 feet
- Staff has not received any comments in support or opposition





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.



Lots in the area

- There are seven parcels within 500 feet that have a parcel size of 5,000 square feet (APN 135-52-060B) or less (APN's 135-52-066, 135-52-068, 135-52-069, 135-52-076B, 135-52-076C and 135-52-076D)





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



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