

04.06.22

Special Use Permit Request

JUSTIFIATION AND COMPATABILITY STATEMENT

This is a Special Use Request to enlarge a residential nonconforming structure. The residence is located at 1144 E. Nielson Avenue in the Del Los Santos District. The current residence is 949 sq.ft. livable, with a porch and carport totaling 397 sq.ft. The current status is ruled nonconforming due to side yard encroachment. Current side yard requirements are 15' aggregate, the existing side yards are 8' and 4'.

The owner seeks approval of this Special Use Permit to further expand the residence to the north of the existing structure as detailed in the submitted site plan. The addition will relocate the existing kitchen, add a master suite and a laundry room. The new addition will be a total of 882 square feet. This request is to expand the existing residence along the nonconforming setback lines that the residence is currently following

Under section: 11-36-7.B ENLARGE A NONCONFORMING STRUCTURE. The use of existing side yard distances is permissible as long as more encroachment is not created into the existing side yards.

The current design currently conforms with the Suburban designation of the 2040 General Plan. Lot coverage is at 29% which is lower than the 40% stated in the general plan. The size and design will conform to the current surrounding homes. The addition is on the rear of the property as to not change the current street view. The addition will not be injurious or detrimental to the surrounding properties or the general welfare of the city. Adequate public services, public facilities and public infrastructure are available to serve the proposed residential addition.

Per Section 11-70-5 of the MZO, the required findings for a SUP are: (responses in parenthesis)

-Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies.

(The De Los Santos district is a Residential district as recognized in the Mesa Zoning Map. This project is an addition to a single family residence within that district)

-The location, size, design, and operating characteristics of the proposed project are consistent with the proposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies.

(The De Los Santos district is a Residential district. Under the current zoning the total lot coverage allowed is 40%. The total square footage in the proposed addition brings the total coverage to 29%. Proposed architecture is to match existing)

-The proposed Project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed projects or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City.

(an addition to a single family residence is intent of this SUP. RS-6 zoning will not allow anything other than a single residence)

-Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

(Mesa water, sewer, trash collection and electrical utilities are present at the proposed residential addition)