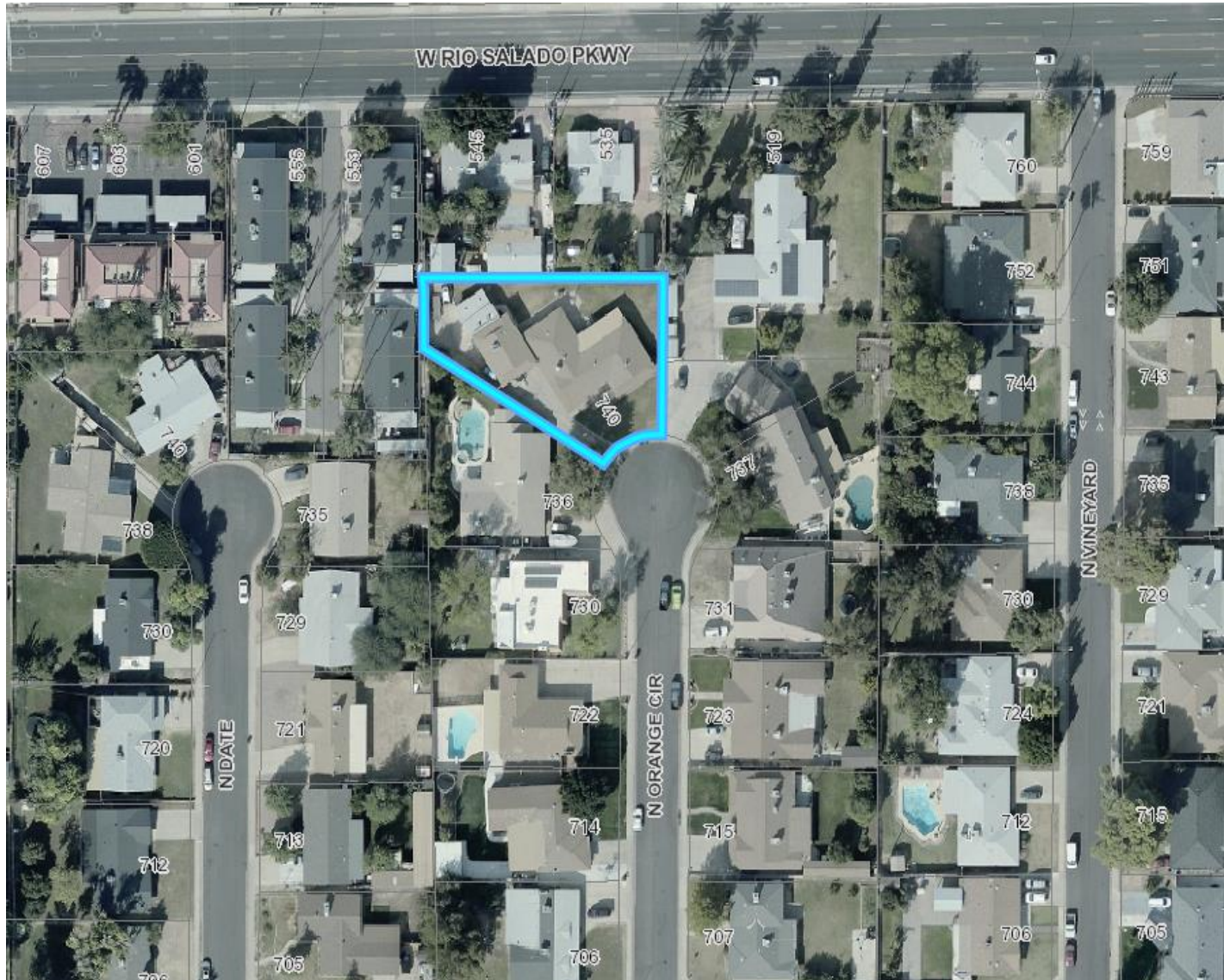




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Request

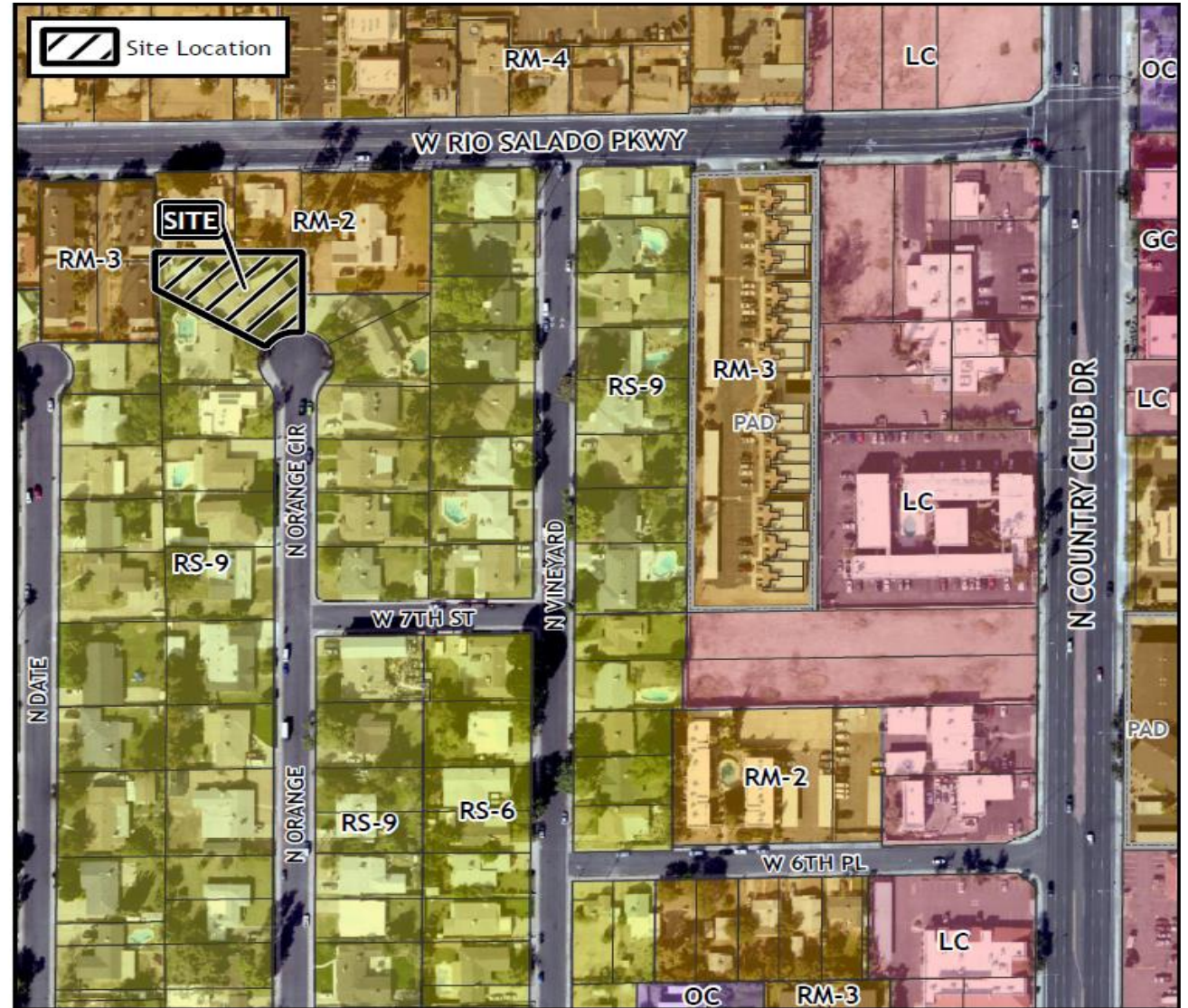
- Variance for an encroachment of 18 feet into required rear yard
- Variance for an encroachment into the required side yard

Purpose

- Allow an existing shop and carport to remain in a single-family residence.

Location

- South of West Rio Salado Parkway
- West of North Country Club Drive





General Plan

Neighborhood

- Safe places to live
- Variety of housing

- Single Residence-9 (RS-9)



Site Photos



Picture of Carport and Existing Building

Site Photos



Picture of Carport and Existing Building

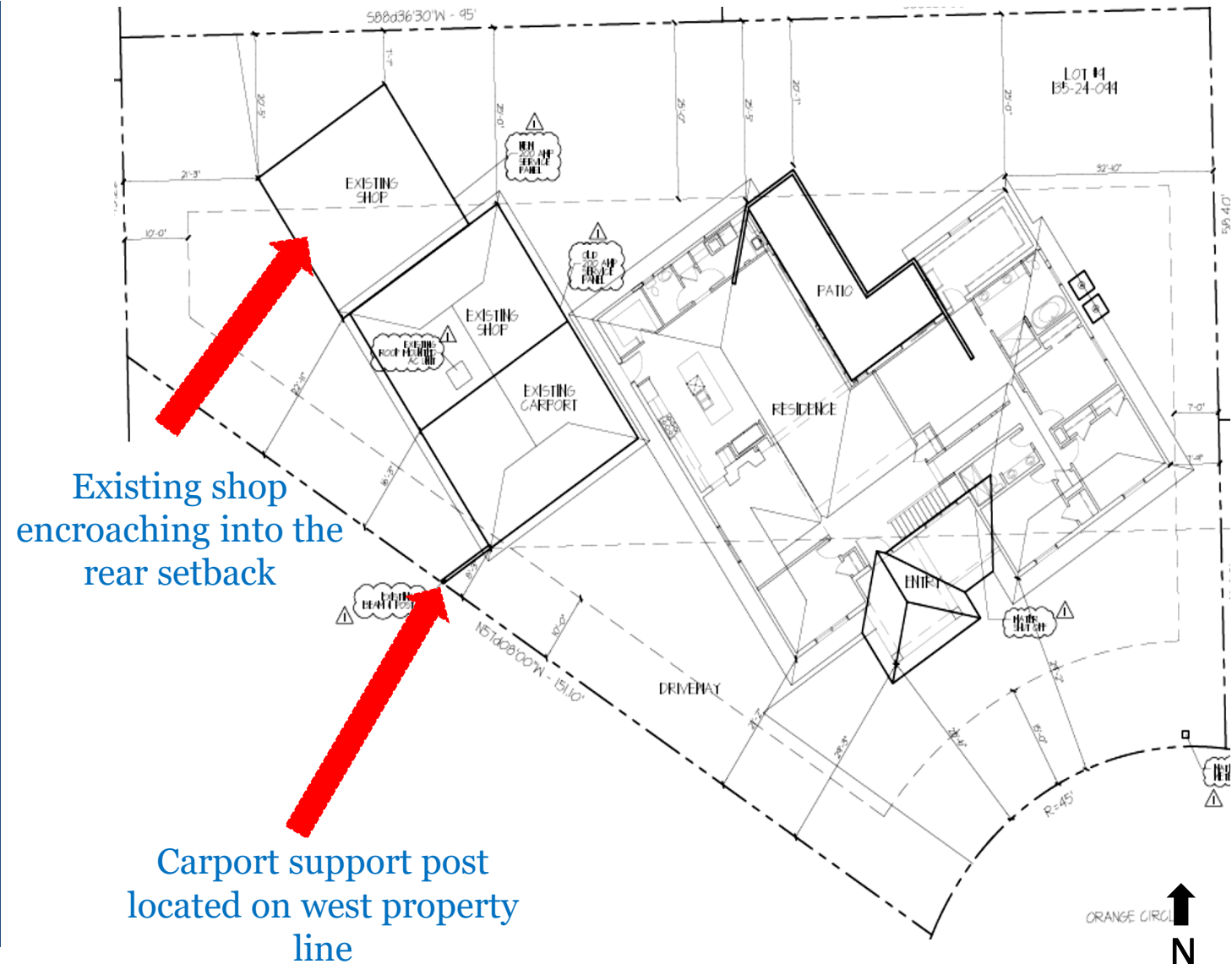
Site Photos



Picture of Existing Shop

Site Plan

- Existing shop encroaches 18 feet into rear setback
- Carport support post encroaches into required side yard



Approval Criteria

Section 11-80-3

✓	Special circumstances apply to the site with respect to the existing carport
✓	Special circumstances are pre-existing with respect to the existing carport and shop
✓	Strict application of MZO does not deprive property of privileges with respect to the existing shop
✓	Approval will not grant special privileges with respect to carport

Summary

Findings

- ✓ The existing carport is considered a legal non-conforming structure.
- ✓ Existing shop was built after MZO had come into effect.
- ✓ Strict application of the MZO will not deprive this property of privileges enjoyed by others with respect to the existing shop.

Staff Recommendation

Approval of Variance
request for carport with
Conditions

Denial of Variance request
for existing shop



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