



# BOARD OF ADJUSTMENT

August 3, 2022



**BOA22-00572**



## Request

- Modification to a PAD

## Purpose

- Allow for the addition of a garage onto an existing casita.



# Location

- North of East Brown Road
- East of North Higley Road
- Within Mission Square PAD







# General Plan

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## Neighborhood

- Safe places to live
- Variety of housing
- Enjoy surrounding community

# Zoning

- Multiple Residence 2 with a Planned Area Development Overlay (RM-2-PAD)
- Attached Single Family Homes





# Site Photo



Looking north towards the subject area from North Sunnyvale



# Site Photo



Looking north towards the subject area from North Sunnyvale



# Site Photo



Looking north towards the subject area from North Sunnyvale

# Site Photo

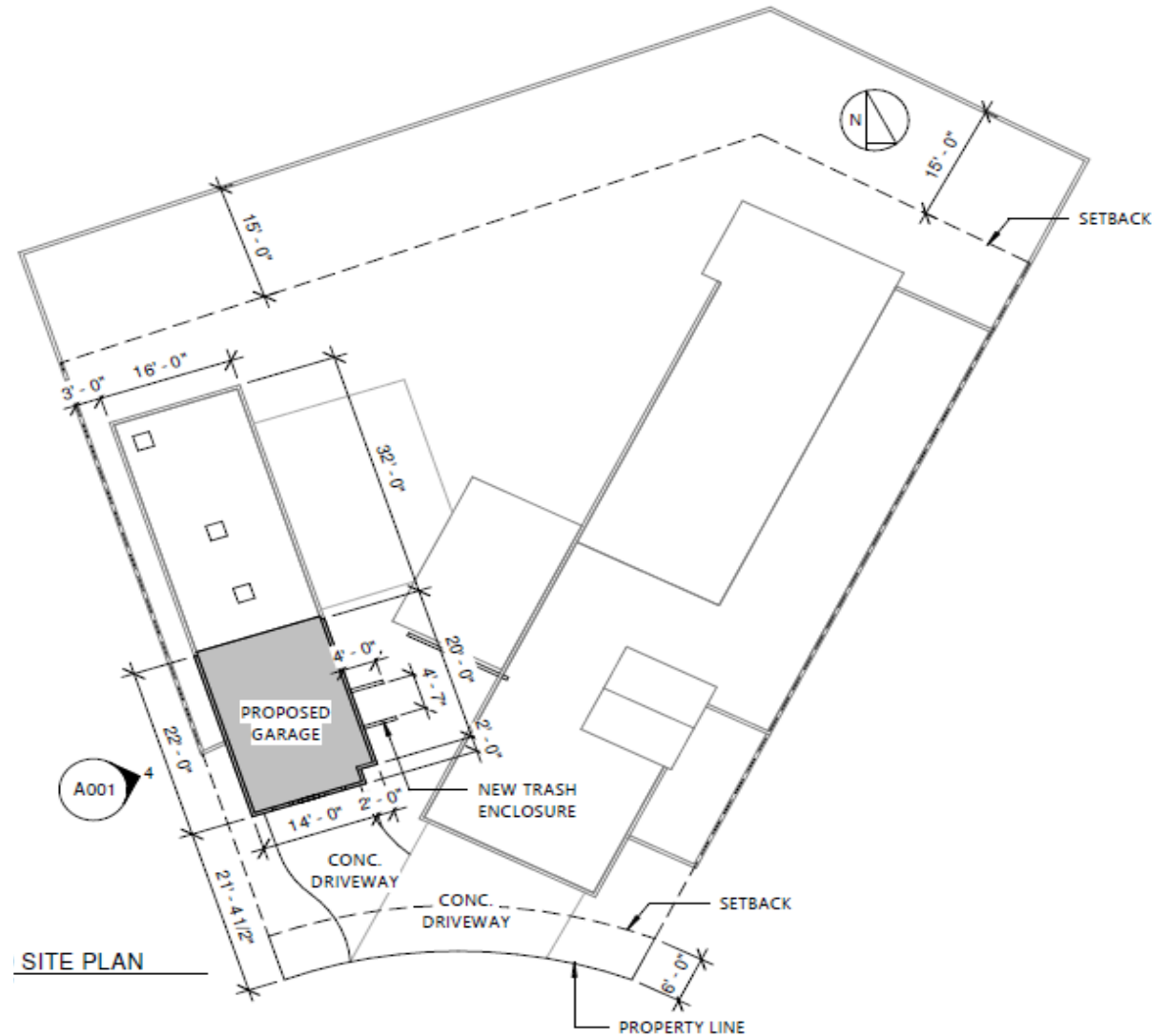


Picture of the subject area from North Sunnyvale Road



# Site Plan

- Existing Single-Family Home has an existing double car garage of 438 square feet
- Size of Proposed Garage is 357 square feet
- Approved setbacks include:
  - Front yard - 6 feet
  - Rear yard - 5 feet
  - Side yard - 0 and 7 feet



# Findings Per Section 11-22-5(E)

✓	The addition of the proposed garage will increase the visual dominance of garages on the subject site
✓	This does not conform to the design standards in multiple residence districts per Section 11-5-5 of the MZO
✓	The dominance of garages coupled with the small front yard setbacks and narrow street widths have the potential of limiting the maneuvering space available on the site for both trucks and other vehicles
✓	The request is not consistent with the purpose and intent of the Mission Square approved development plan



# Summary

## Findings

- ✓ The existing attached single residence home was constructed in 1985 and comply with RM-2-PAD District development standards.
- ✓ The subject site has an existing garage which is 483 square feet in area.
- ✓ Addition of the proposed garage does not conform to the design standards in multiple residence districts per Section 11-5-5 of the MZO

## Staff Recommendation

Denial of request to modify approved PAD



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