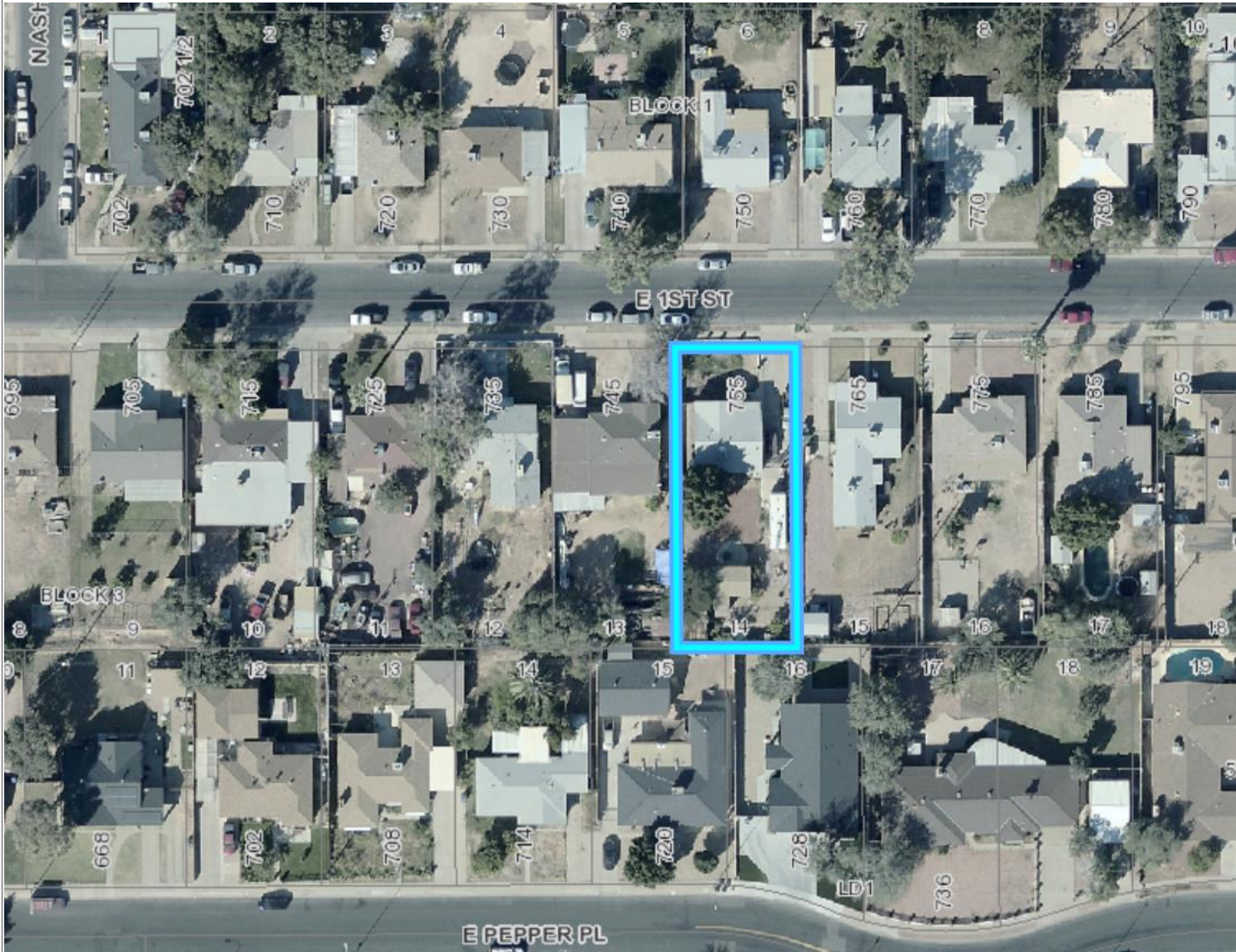




BOA22-00697



Request

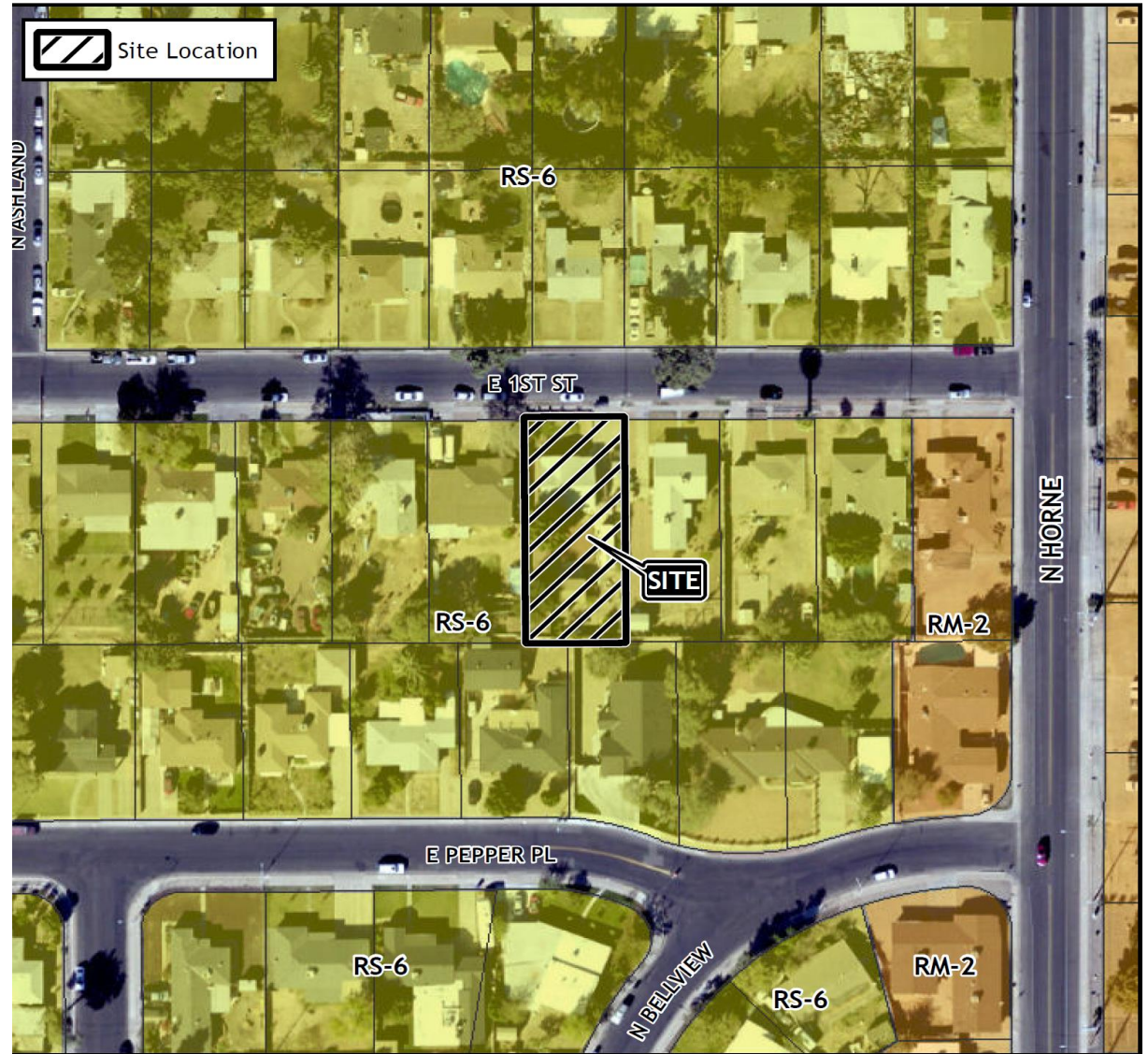
- Variance to exceed the maximum size of an accessory dwelling unit
 - 30% of the roof area of the primary residence

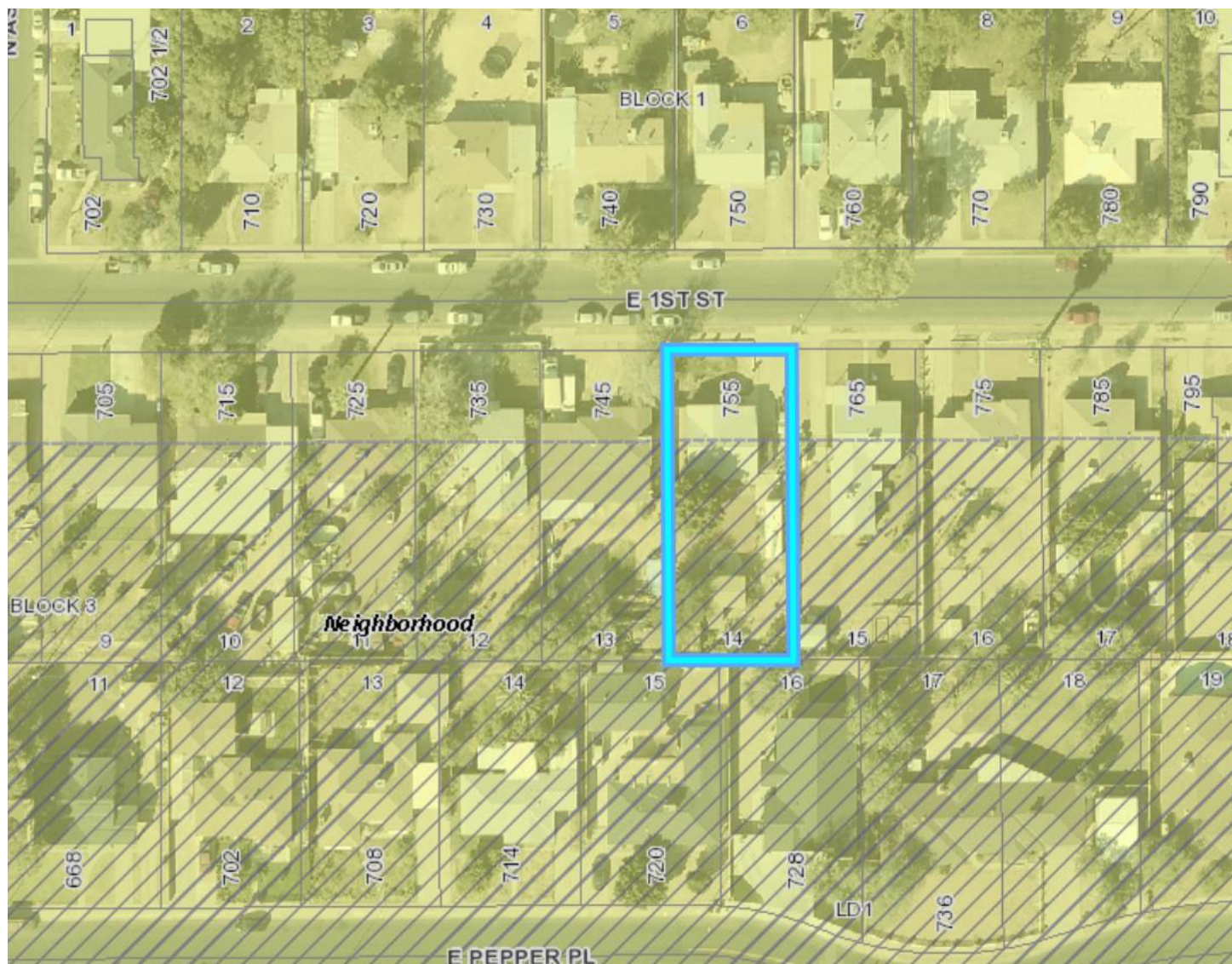
Purpose

- To build a larger accessory dwelling unit (casita) behind the primary residence

Location

- South of E. 1st Street.
- West of N. Horne Street.





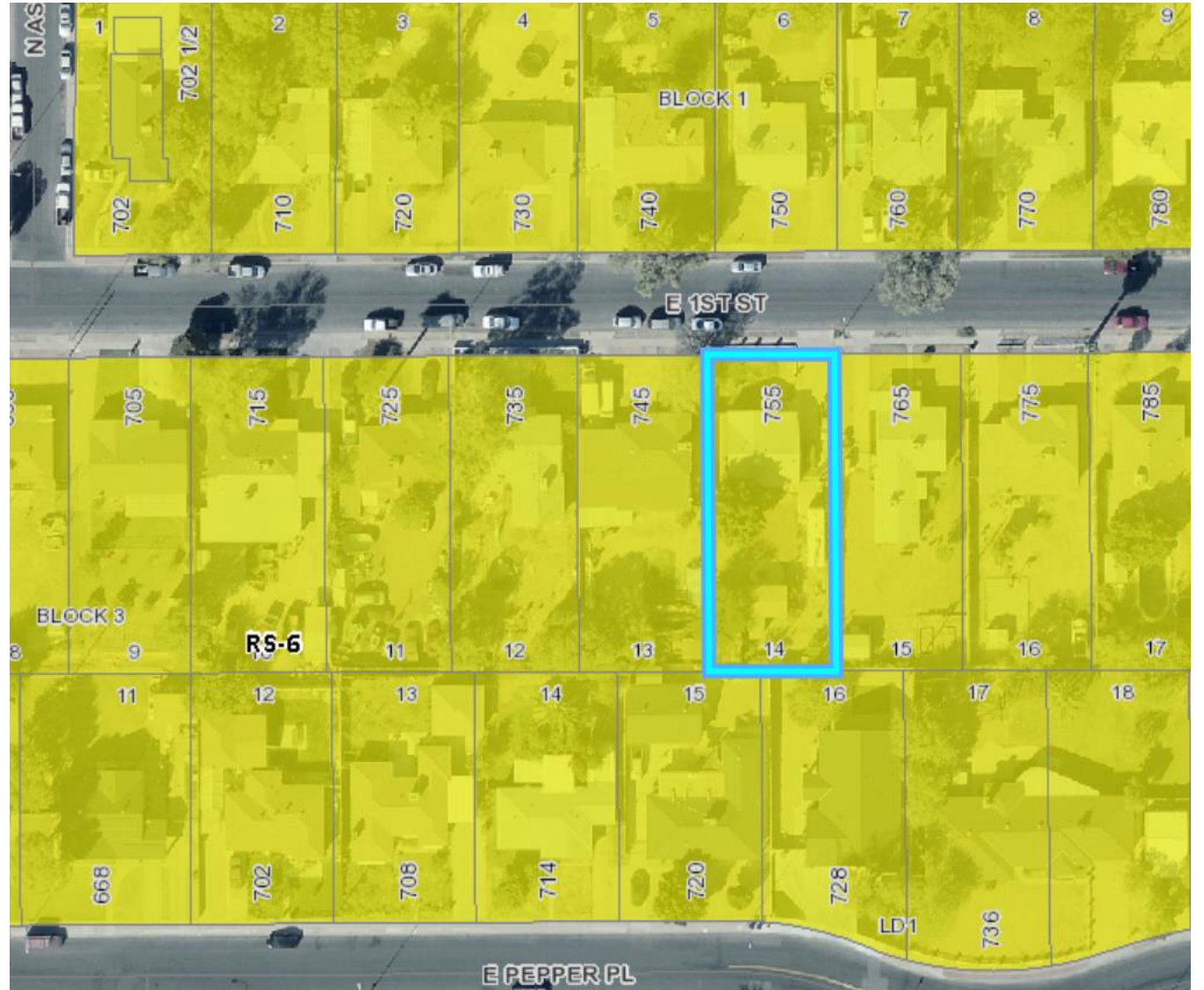
General Plan

Neighborhood

- Safe places for people to live and enjoy the surrounding community
- Wide range of housing options

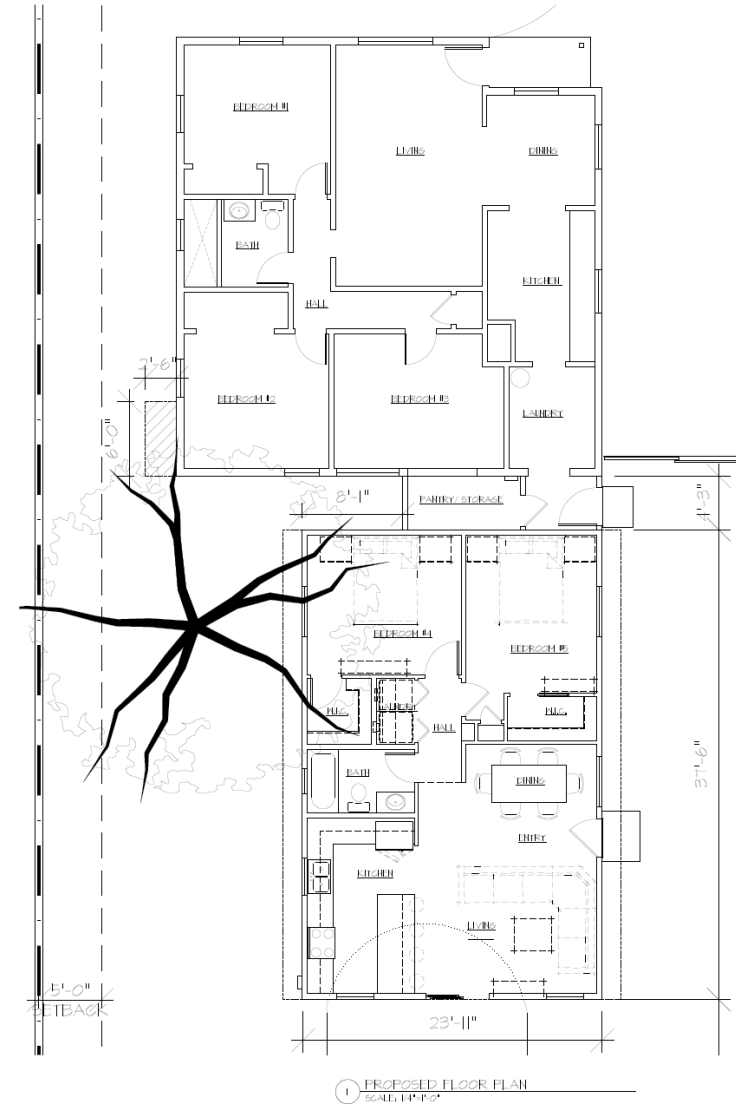
Zoning

- Single Residence-6 (RS-6)
- Use is consistent with the existing zoning



Site Plan

- Per Section 11-30-17 of the MZO, the maximum floor area of an accessory dwelling shall not exceed 30% of the primary dwelling.
- The primary residence is 1,350 square feet in size.
- The proposed accessory dwelling would be 968 square feet.



Approval Criteria

Section 11-80-3

✓	#1 There are no special circumstances applicable to the property including its size, shape, topography, location, or surroundings, and
✓	#2 Special circumstances are not pre-existing and would be created by the property owner; and
✓	#3 The strict application of the Zoning Ordinance will not deprive such property of privileges enjoyed by other property owners in the same zoning district; and
✓	#4 Approval will be a grant of special privileges that is inconsistent with the limitations upon other properties in the area and zoning district

Summary

Findings

- ✓ Does not comply with the Mesa 2040 General Plan
- ✓ Does not meet the Variance criteria in Section 11-80-3 of the MZO

Staff Recommendation

Denial



BOARD OF ADJUSTMENT

September 7, 2022