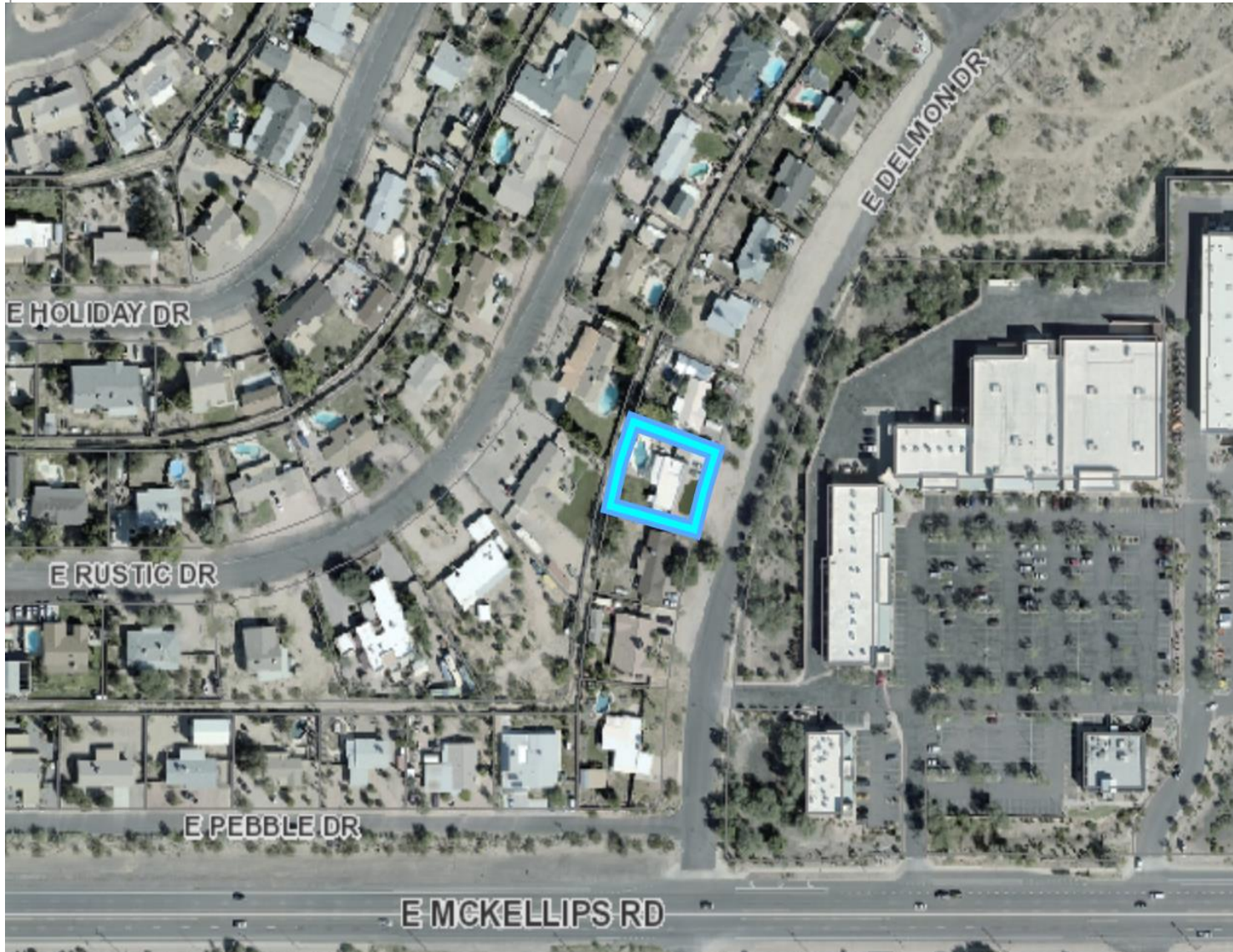




**BOA22-00840**



## Request

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- Variance for an encroachment of 4 feet into required front yard

## Purpose

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- Allow for the addition of an attached tandem garage in a single-family residence.



# Location

- East of North Power Road
- North of East McKellips Road
- Within Skyway Village Unit One subdivision







# General Plan

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## Neighborhood

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

- Single Residence-9 (RS-9)
- Use is consistent with the existing zoning

- Single Residence-9 (RS-9)
- Use is consistent with the existing zoning





# Site Photos



Picture of the site looking west from East Delmon Drive

# Site Photos



Arial Photo of the site



- Per Section 11-5-3 of the MZO, the front setback for garages and carports is 25 feet.
- Proposed garage is 660 square feet.
- Proposed garage is proposed to encroach 4 feet into front setback leaving a total front setback of 21 feet.
- Distance from the back of the proposed garage to the rear of the house is 13 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                      |
| ✓ | #2 Special circumstances are not pre-existing and would be created by the property owner   |
| ✓ | #3 The strict application of the Zoning Ordinance will not deprive such property of privileges enjoyed by other properties in the same zoning district |
| ✓ | #4 Approval will be a grant of special privilege inconsistent with the limitations upon other properties in the area                                   |

# 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 of variance request





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