



Board of Adjustment



BOA22-00919



Request

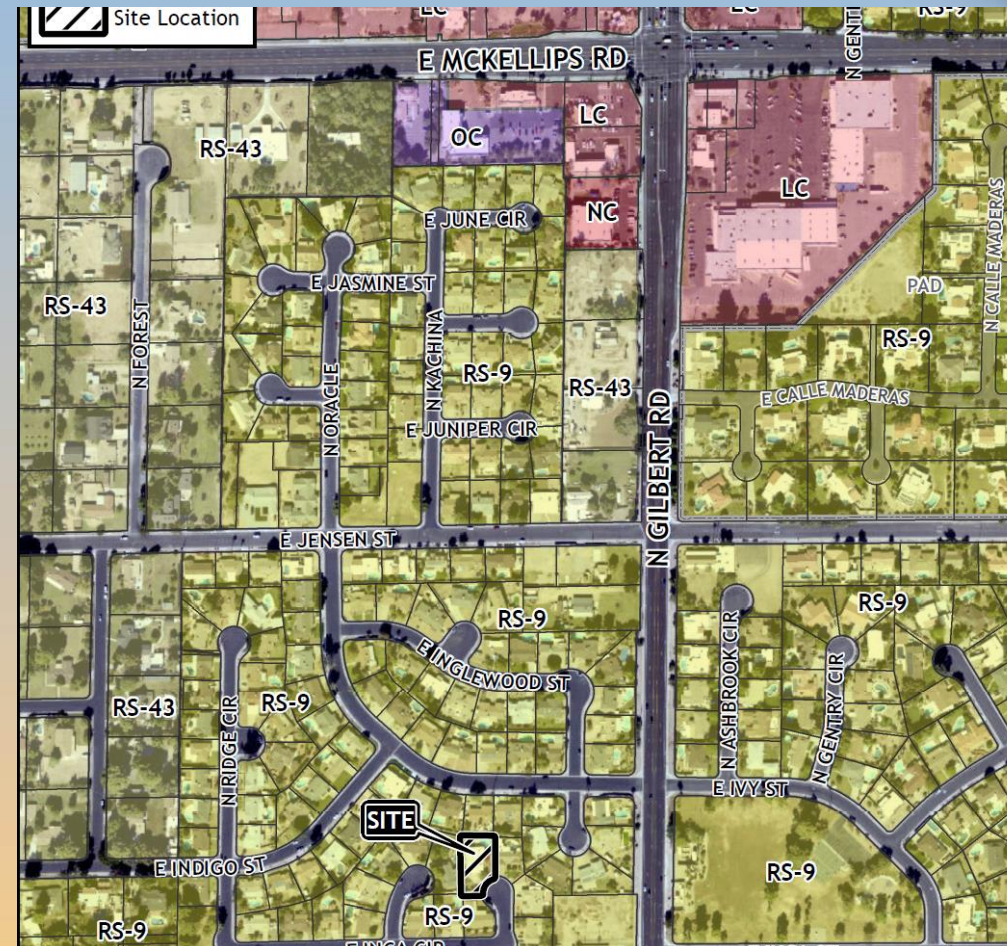
- Variance to allow a new attached garage within the required front and rear setbacks within the RS-6 District





Location

- 1920 E Inca Circle
- West of Gilbert Road,
South of McKellips
Road

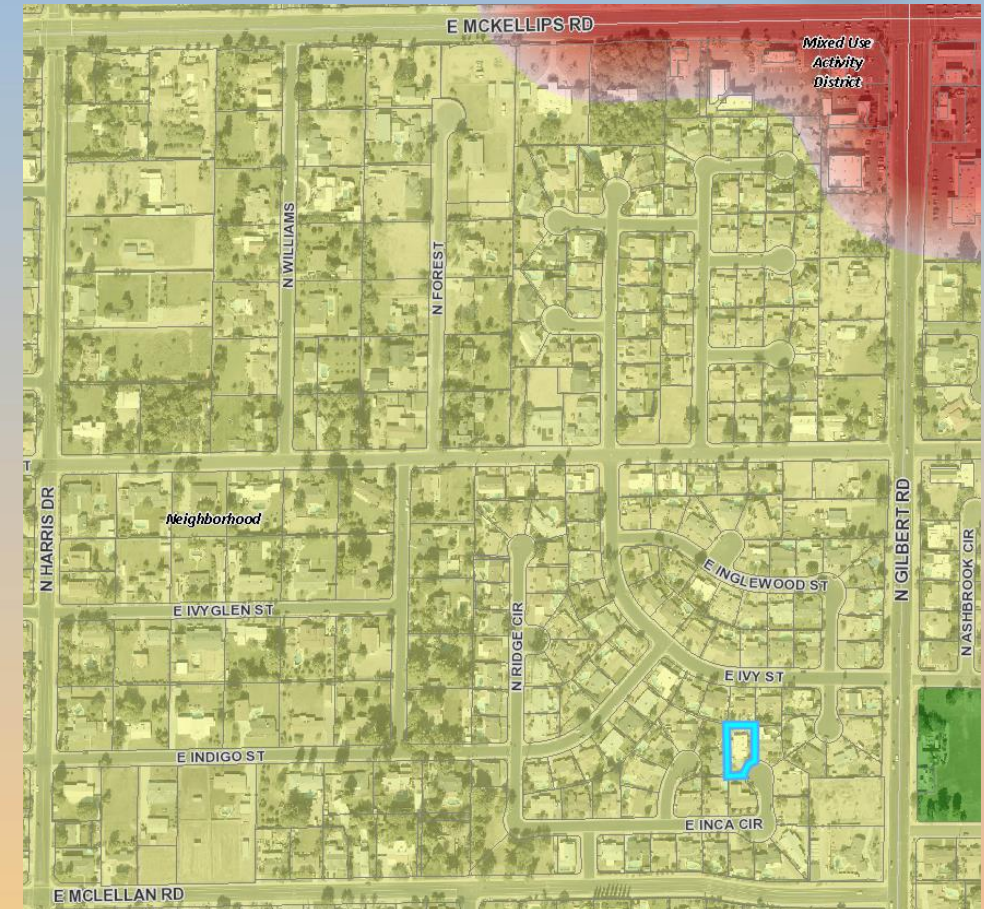




General Plan

Neighborhood

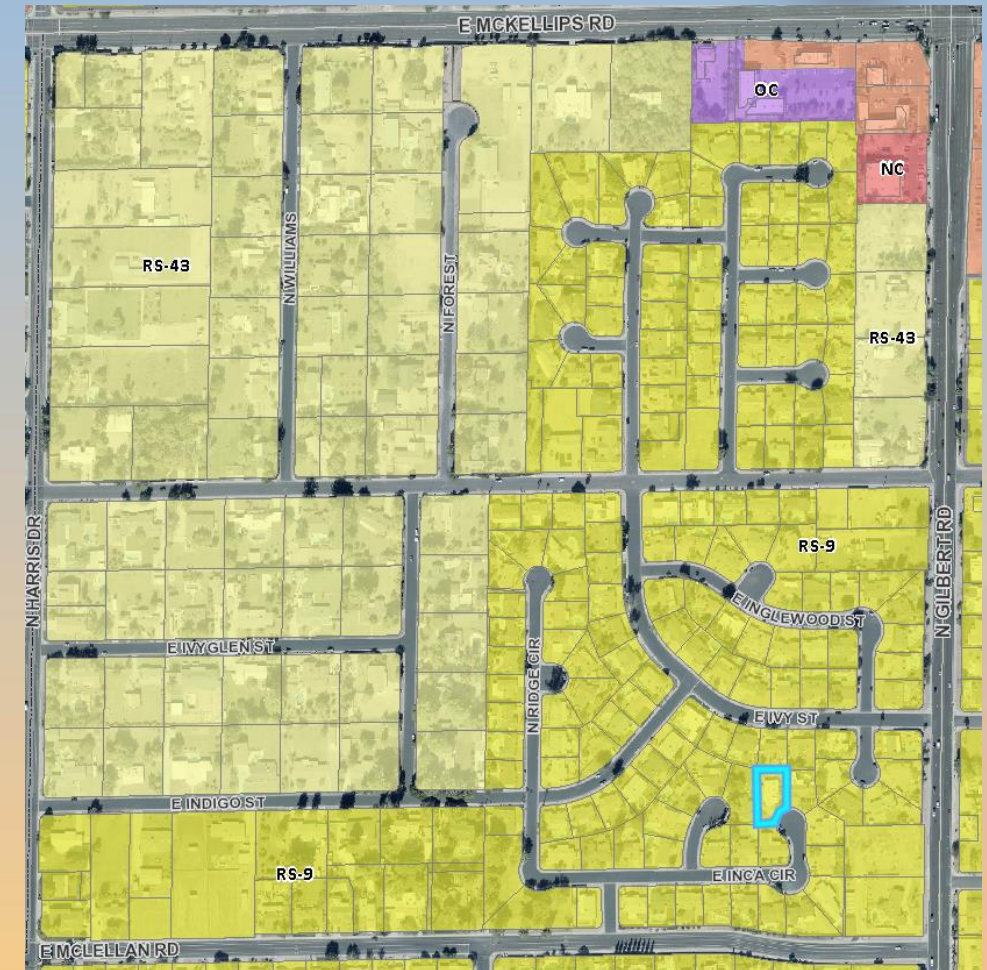
- Safe places for people to live
- Wide range of housing options allowed
- Existing use complies with the goals of this character area





Zoning

- Single Residence-9 (RS-9)
- Single residential allowed by right
- Existing home is a nonconforming structure





Site Photos



September 2022



Site Plan

- Proposed Garage Addition to allow for a new garage to replace the existing garage which will be converted to livable space





Citizen Participation

- Notified property owners within 150 feet
- One comment from rear neighbor concerned about trash in the front yard





Approval Criteria

Section 11-80-3 Variance Criteria

- ✓ There are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, and
- ✓ That such special circumstances are pre-existing, and not created by the property owner or appellant; and
- ✓ The strict application of the zoning Ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district; and
- ✓ Any variance granted will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets required findings for a Variance in Section 11-80-3 of the MZO

Staff recommends Approval with Conditions



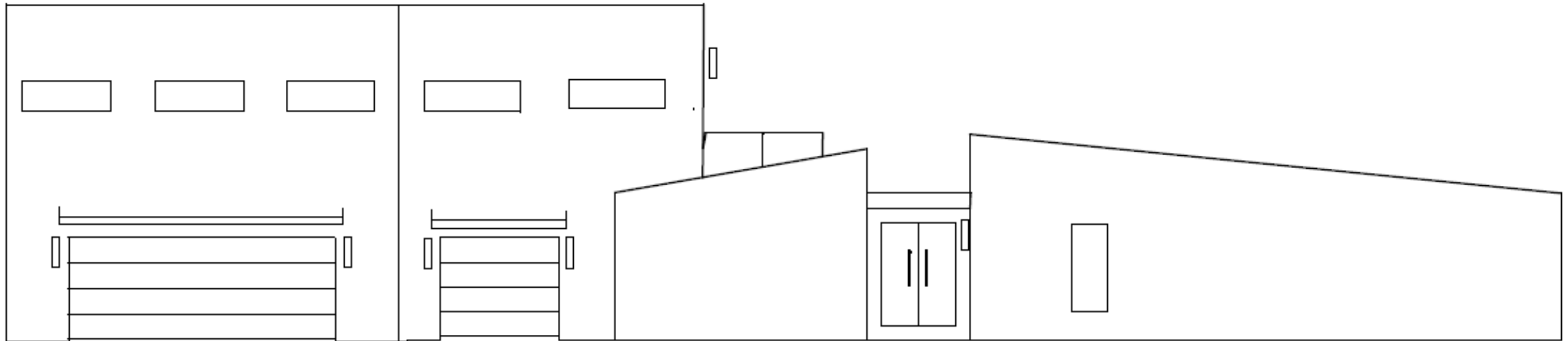
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Elevations

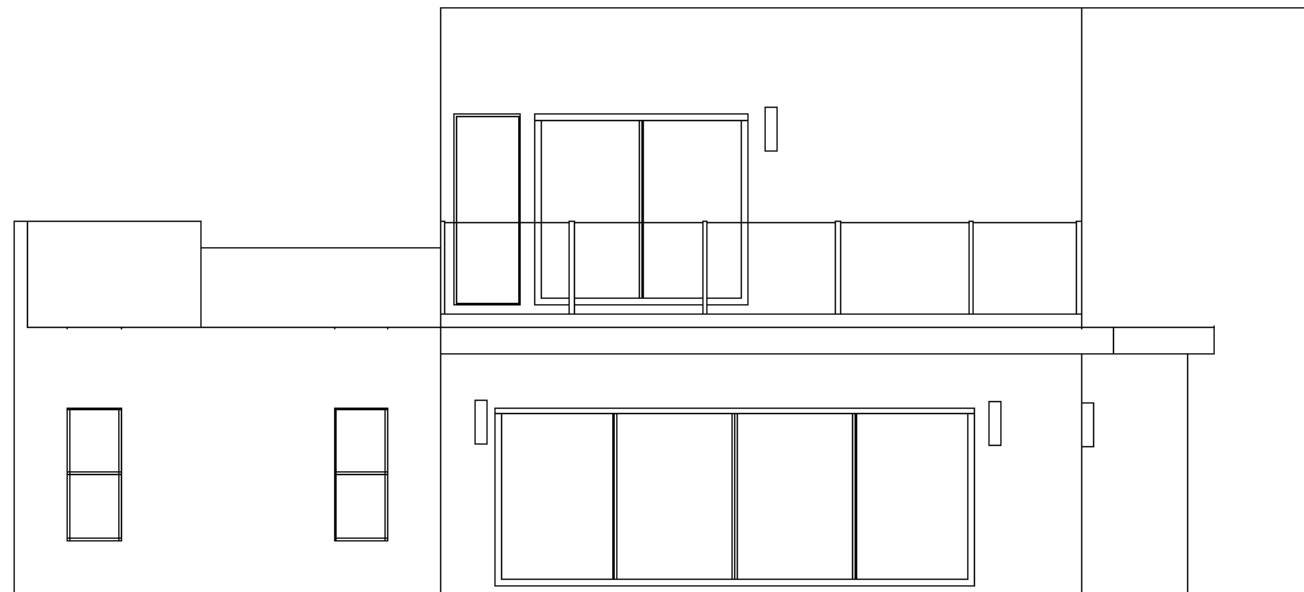
East Elevation





Elevations

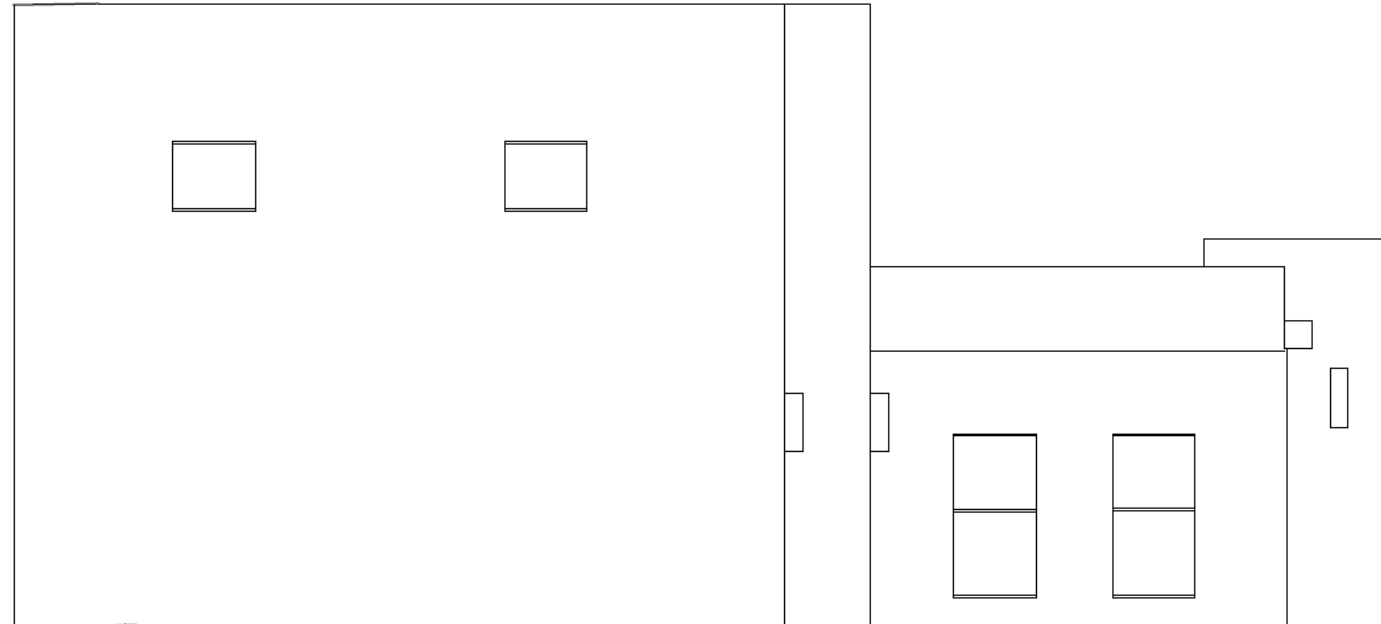
North Elevation





Elevations

South
Elevation





Elevations

West elevation

