



Board of Adjustment



BOA22-01321

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March 1, 2023



Request

- Variance from the required minimum parking spaces





Location

- South of West Broadway Road
- West of South Alma School Road





Neighborhood

-
- S LONGMORE**
- W PUEBLO AVE**
- W 7TH DR**
- W 7TH AVE**
- S STANDAGE**
- 1553 1547 1541 1535 1527 1523 1515 1509 1503 1497 1491 1485 1479 1473 1467 1461 1455 1449 1443 1437 1431 1425 1419 1413 1407
- 1558 1552 1546 1540 1534 1528 1522 1516 1510 1504 1498 1492 1486 1480 1474 1468 1462 1456 1450 1444 1438 1432 1426 1420 1414 1408
- 1557 1551 1545 1539 1533 1527 1521 1515 1509 1503 1497 1491 1485 1479 1473 1467 1461 1455 1449 1443 1437 1431 1425 1419 1413 1407
- 1556 1550 1544 1538 1532 1526 1520 1514 1508 1502 1496 1490 1484 1478 1472 1466 1460 1454 1448 1442 1436 1430 1424 1418 1412 1406
- 1460



Zoning

- Single-Residence-6 (RS-6)
- A single-family residence is consistent with the existing zoning





Site Photo

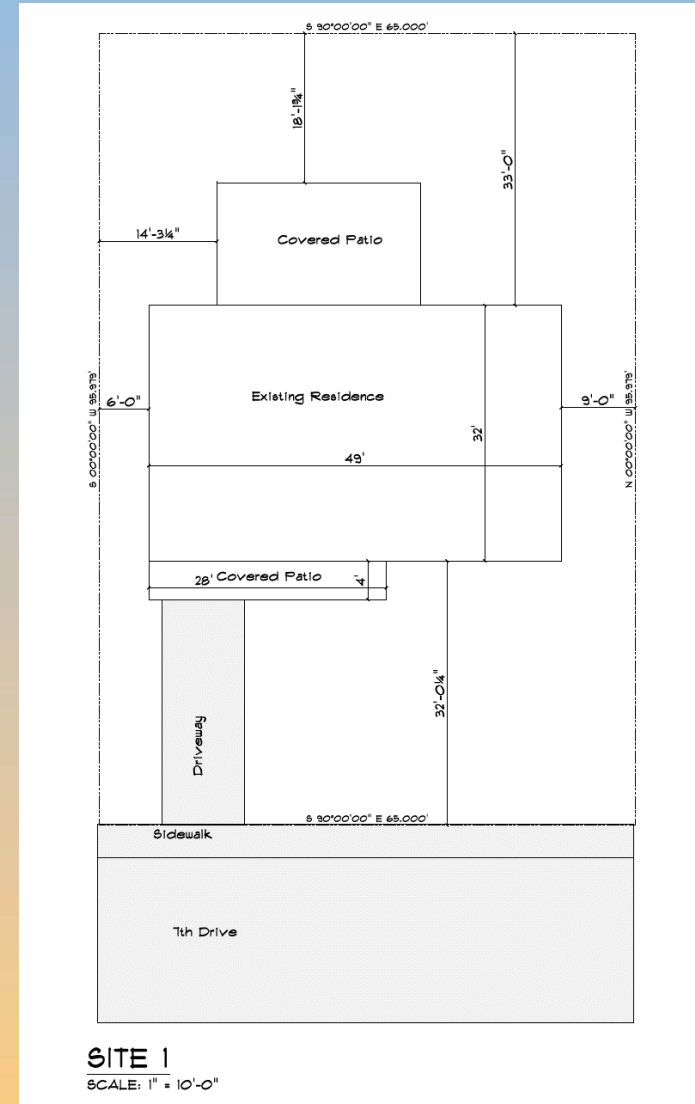


Looking north towards the site



Site Plan

- Initial construction of residence in 1970 included one (1) covered and one (1) uncovered parking space
- Covered parking space was enclosed sometime prior to 2007 and current ownership
- Requiring additional covered parking is not feasible in this situation





Citizen Participation

- Notified property owners within 150', HOAs and registered neighborhoods
- Staff received one (1) phone call from neighboring property owner





Section 11-80-3

- ✓ 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 the required criteria for a Variance under Section 11-80-3 of the MZO

Staff recommend Approval with Conditions



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SAMPLE PHOTOS
SCALE: 1/8" = 1'-0"