



# Board of Adjustment



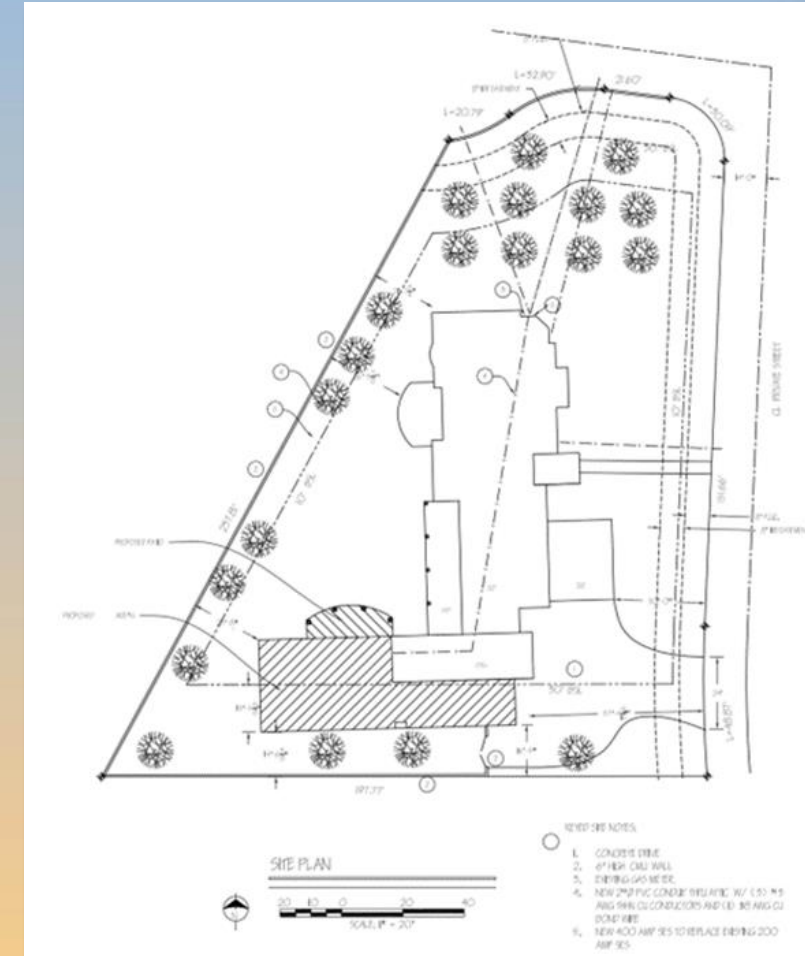
# BOA23-00010

Emily Johnson, Planner I

March 1, 2023



- Variance to allow a new building addition to encroach into the required rear setback







# Location

- 4040 East McLellan Road Lot 18
- South of McKellips Road, west of Greenfield Road







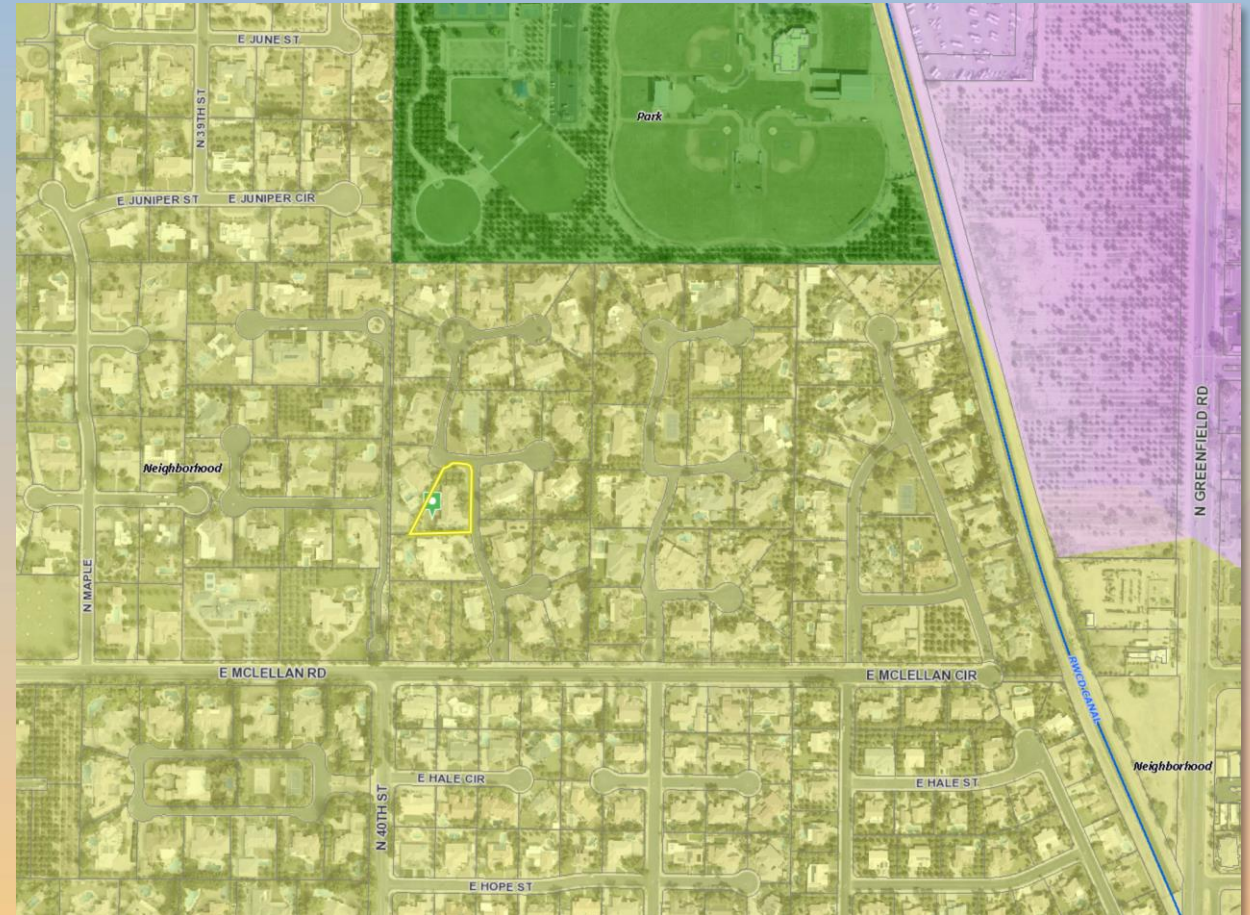
# General Plan

## Neighborhood

- Safe places for people to live
- Wide range of housing options allowed

## Citrus Sub-Area

- Low-density, suburban-estate type residential uses

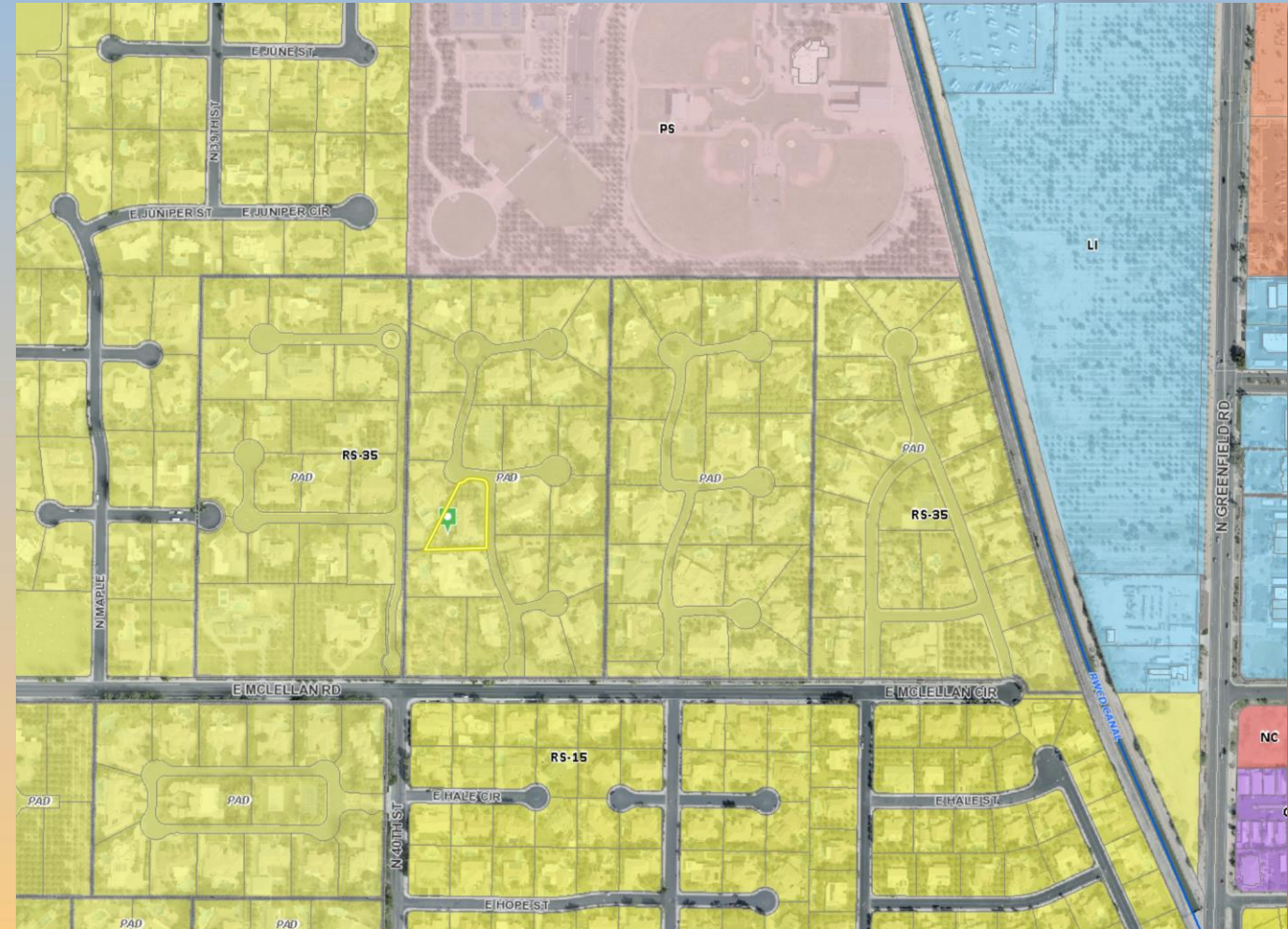






# Zoning

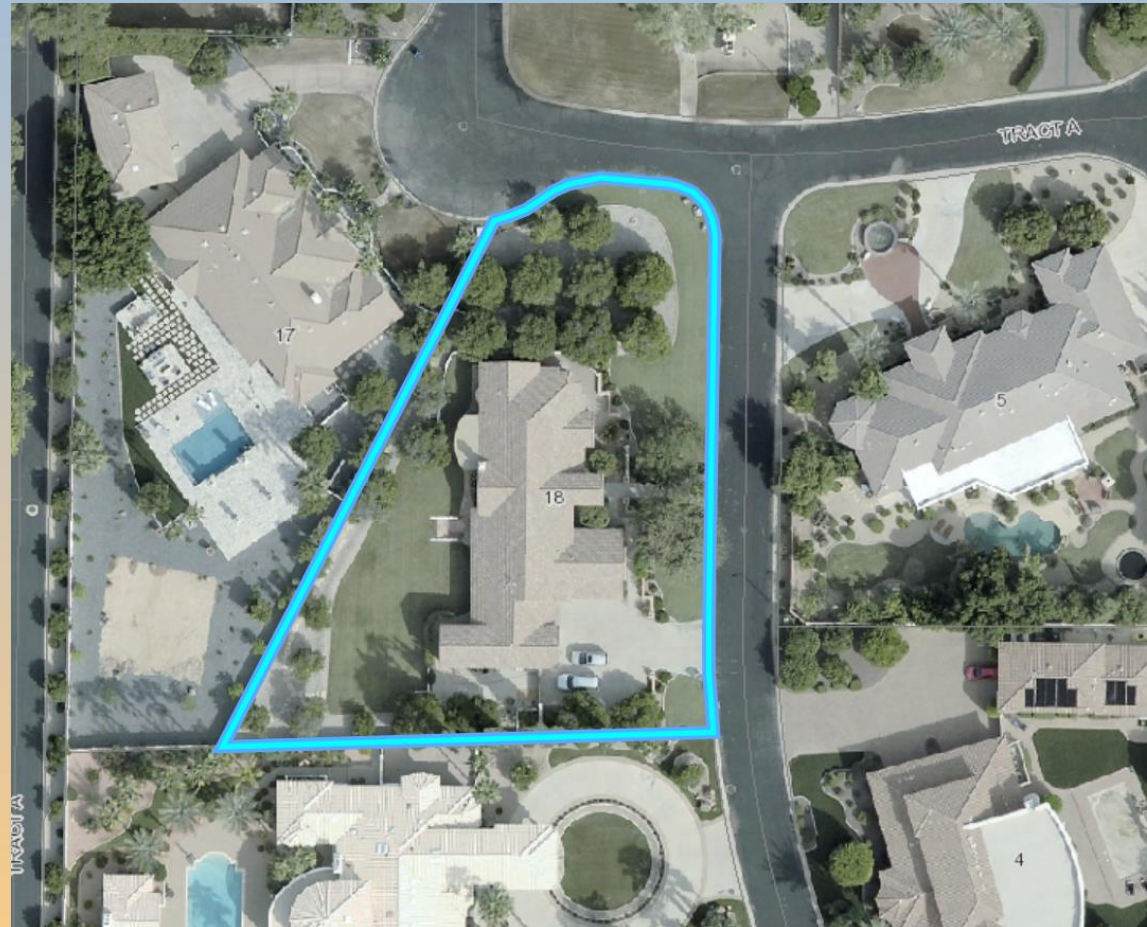
- Single Residence -35 with a Planned Area Development overlay (RS-35-PAD)







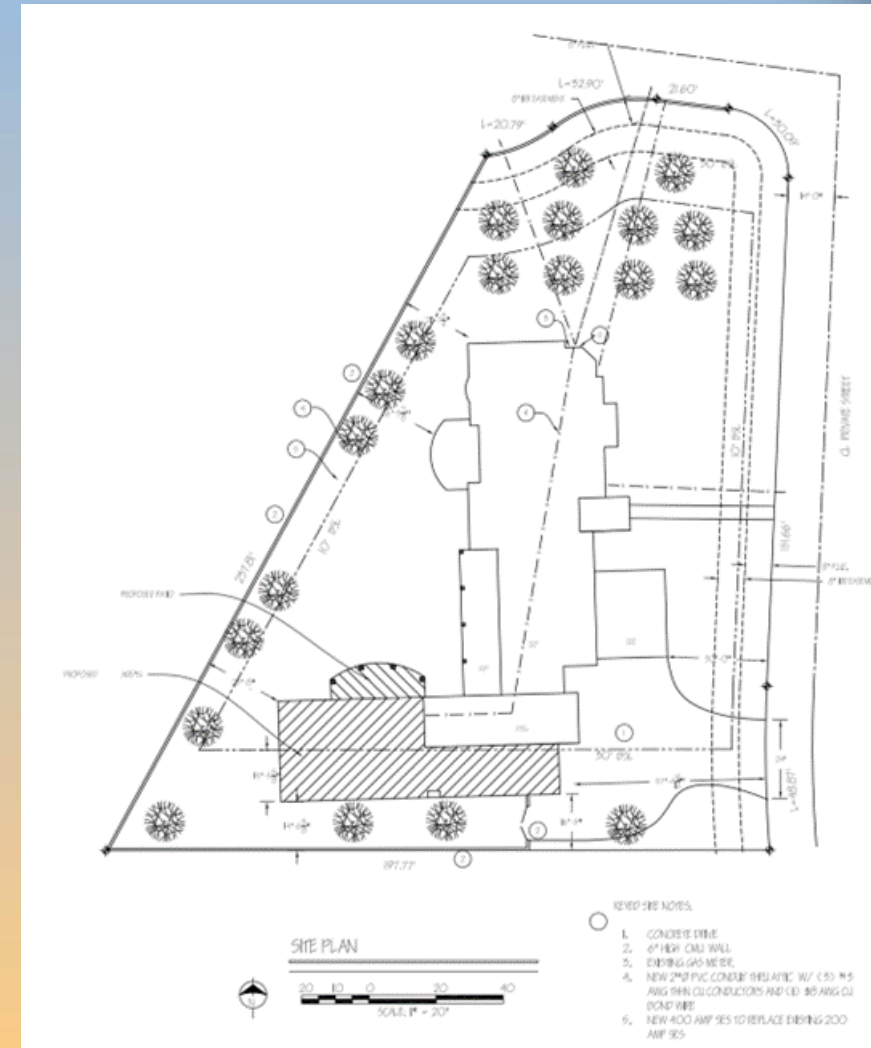
# Site Photo





# Site Plan

- Proposed 2,211 square-foot addition in the southwest corner of the site
- Encroachment of approximately 15' 6" into the required 30-foot rear setback

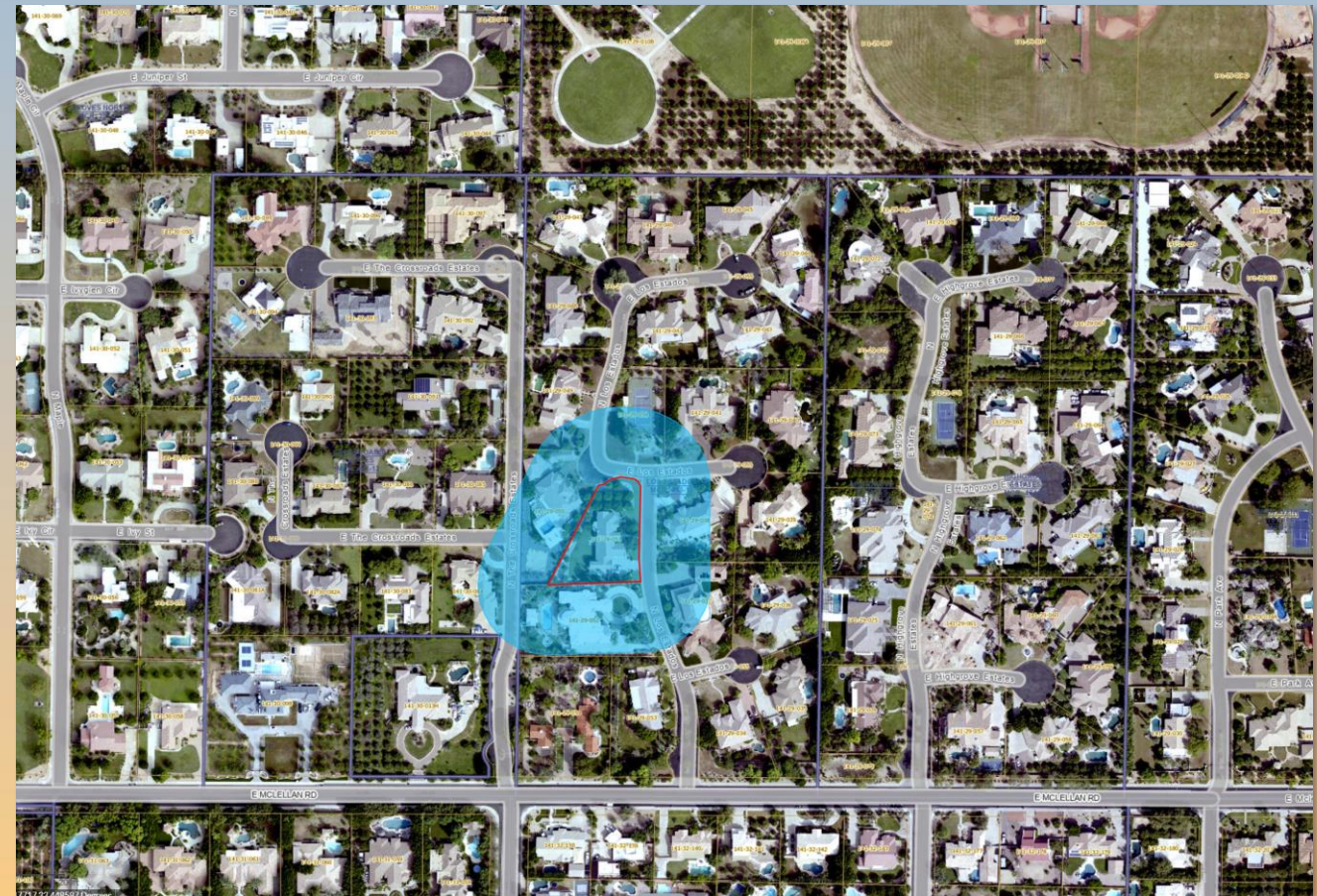






# Citizen Participation

- Notified property owners within 150 feet
- Staff has not been contacted by neighbors







# 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*





# Board of Adjustment

## BOA22-01335