



Board of Adjustment



BOA22-01276

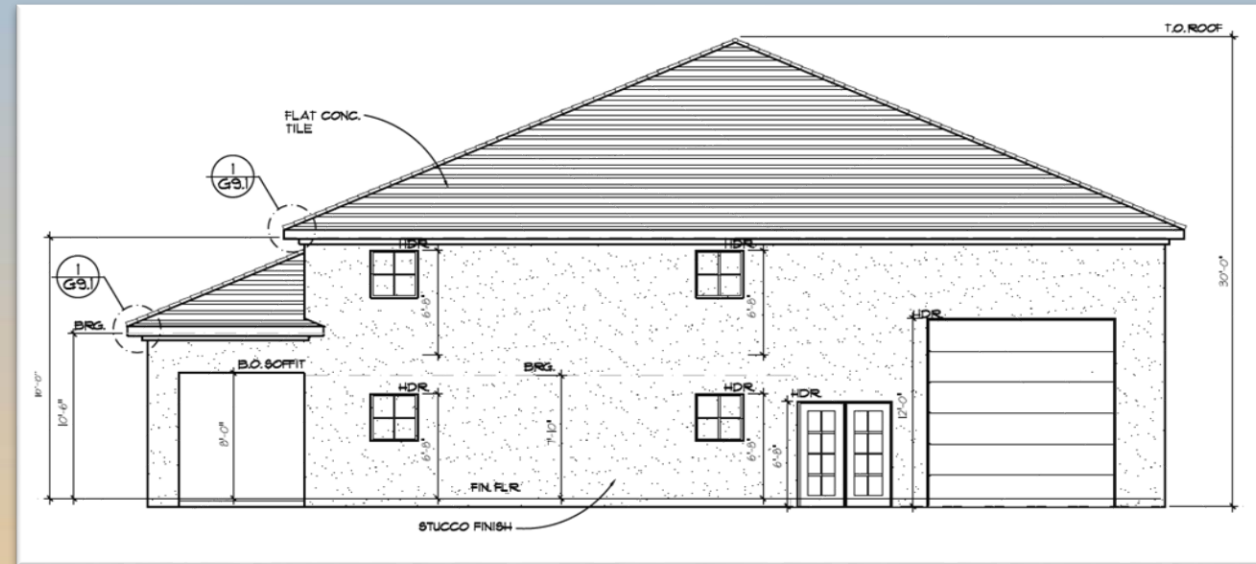
Sergio Solis, Planner I

May 3, 2023



Request

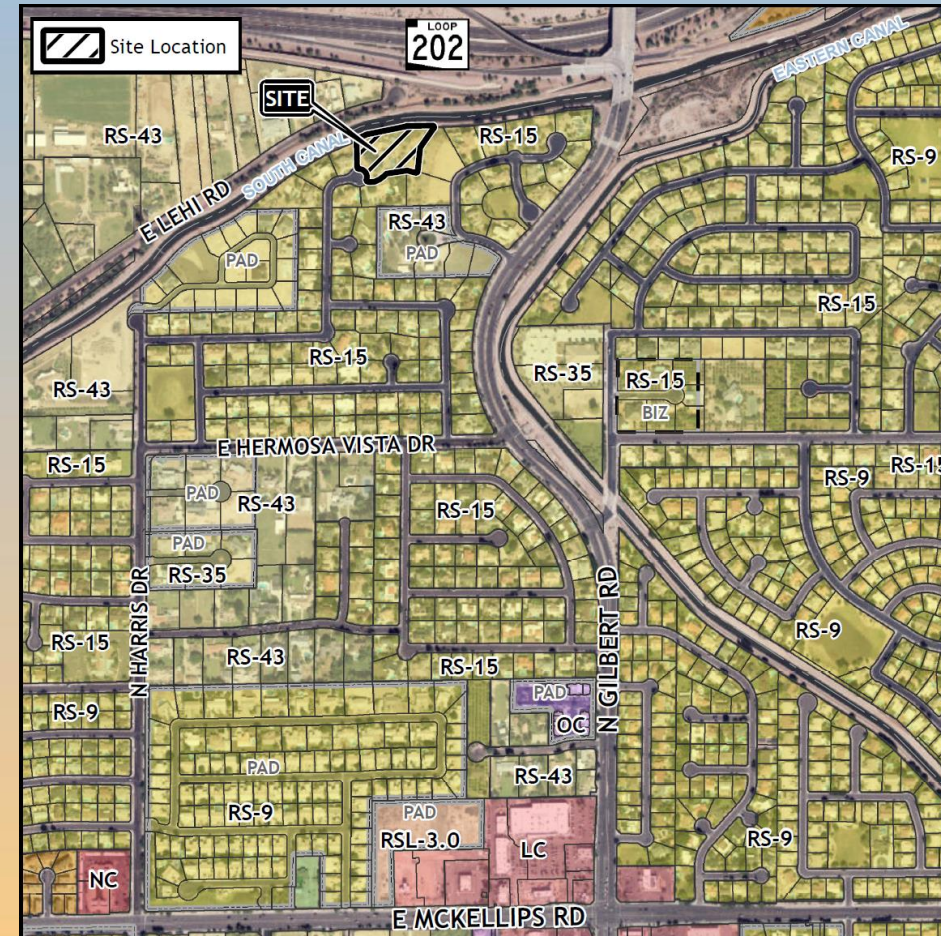
- Variance to allow the aggregate area of detached structures to exceed 50 percent of the roof area of the primary dwelling in the Single Residence-15 (RS-15) zoning district
- Total aggregate of detached structures to equal 100 percent of the roof area of dwelling





Location

- 2632 North Hall Circle
- Located West of Gilbert Road
- North of McKellips Road

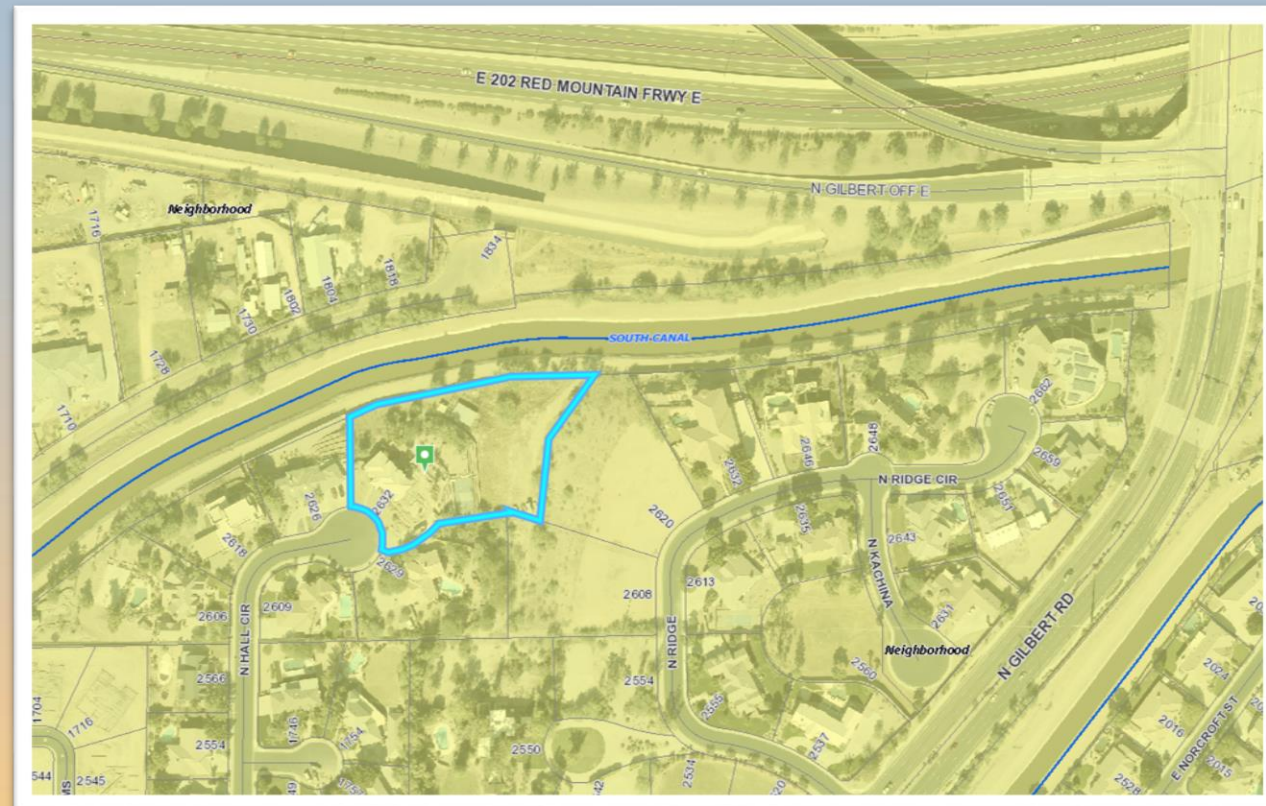




General Plan

Neighborhood

- to provide safe places for people to live where they can feel secure and enjoy their surrounding community
- Wide range of housing options





Zoning

- Single Residence-15 (RS-15)

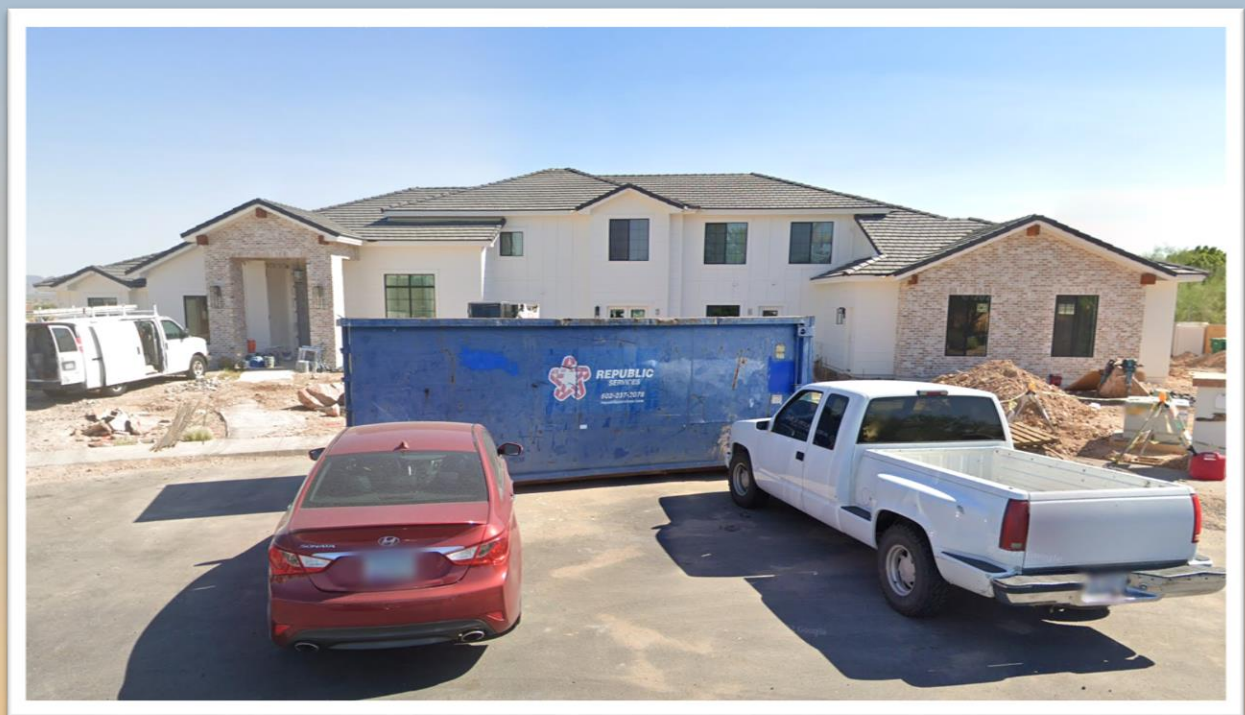




Site Photos



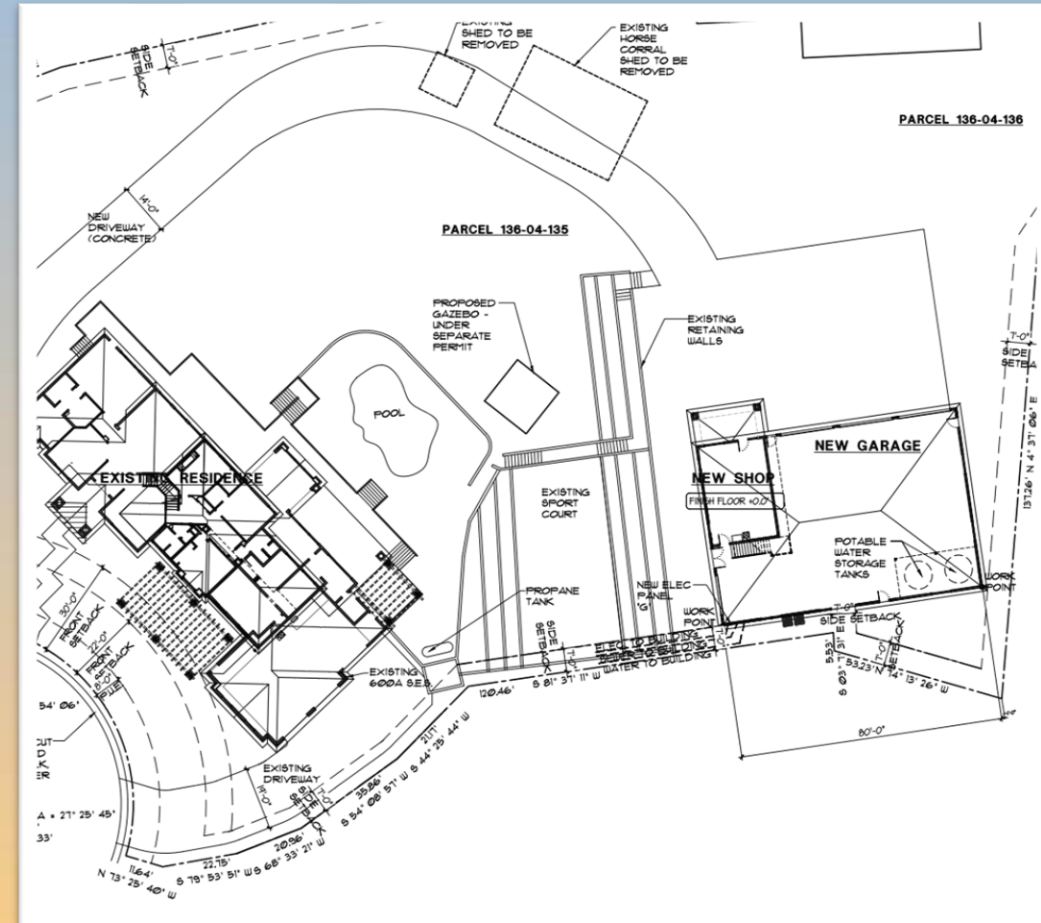
Looking northwest towards the site



Looking northeast towards the site

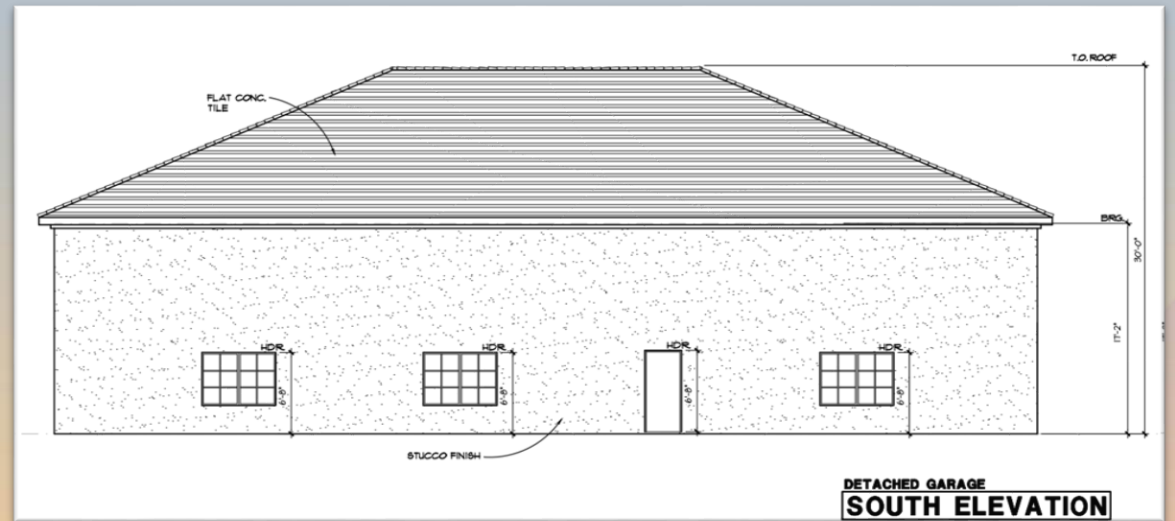


- New Garage/Shop
Accessory Building: 4,610
sq. ft.
- Primary residence: 7,388
sq.ft





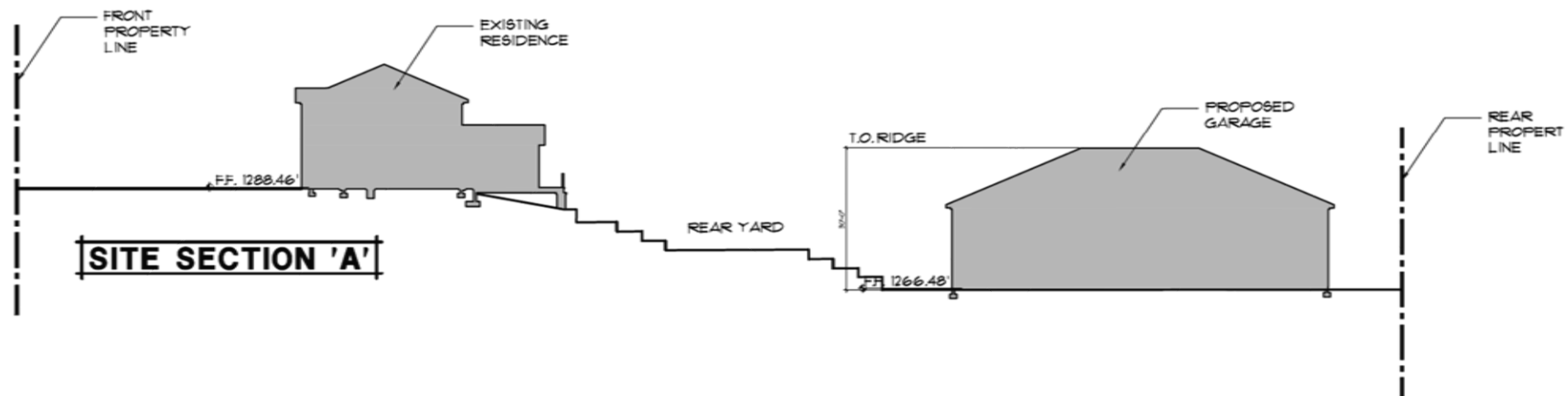
Elevations





Cross Section

Preliminary Cross-Section Enlargement SKINNER RESIDENCE GARAGE 2632 Hall Circle





Citizen Participation





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

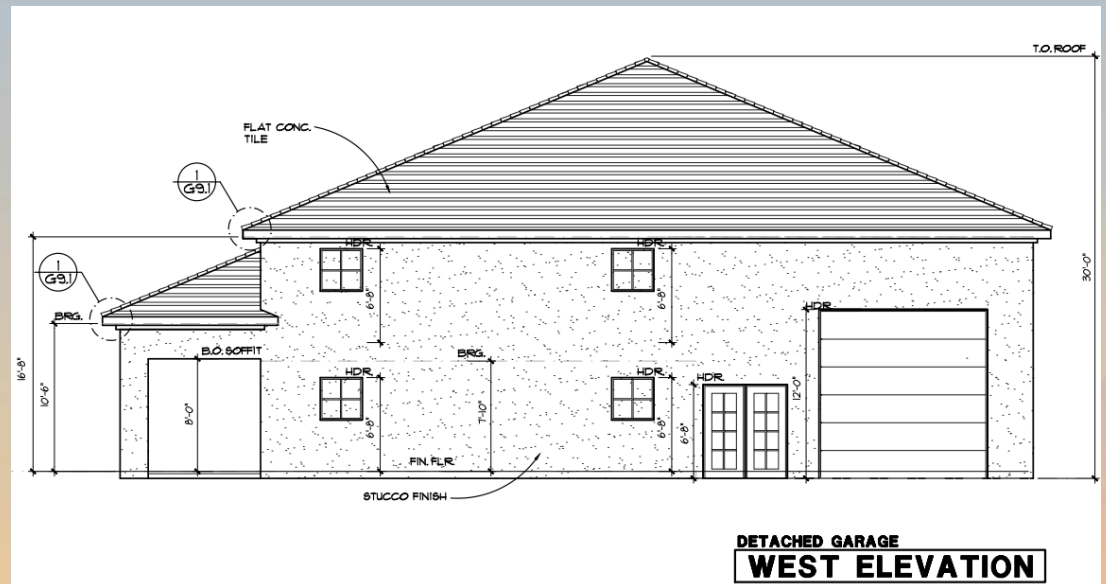
Staff recommends Approval with Conditions

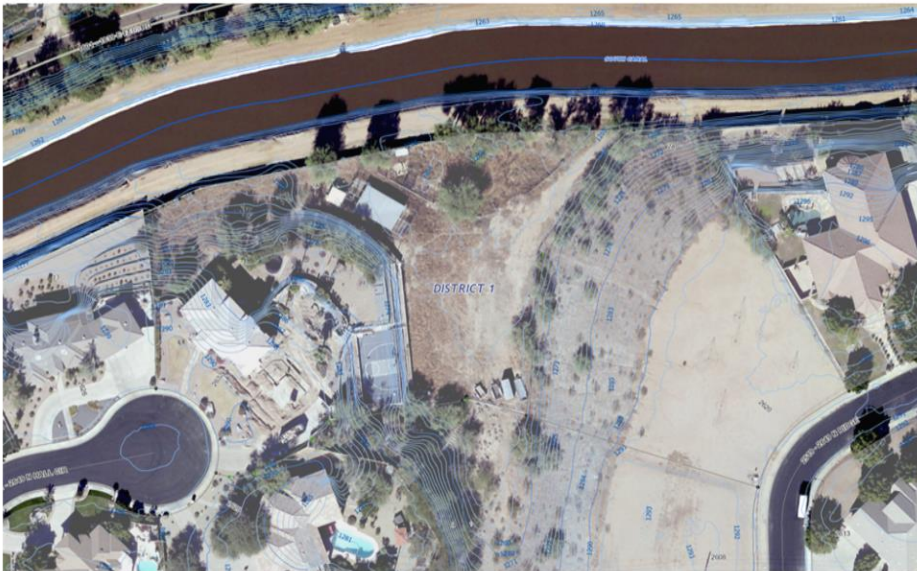


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Elevations





Preliminary Cross-Section Enlargement
SKINNER RESIDENCE GARAGE
2632 Hall Circle

