

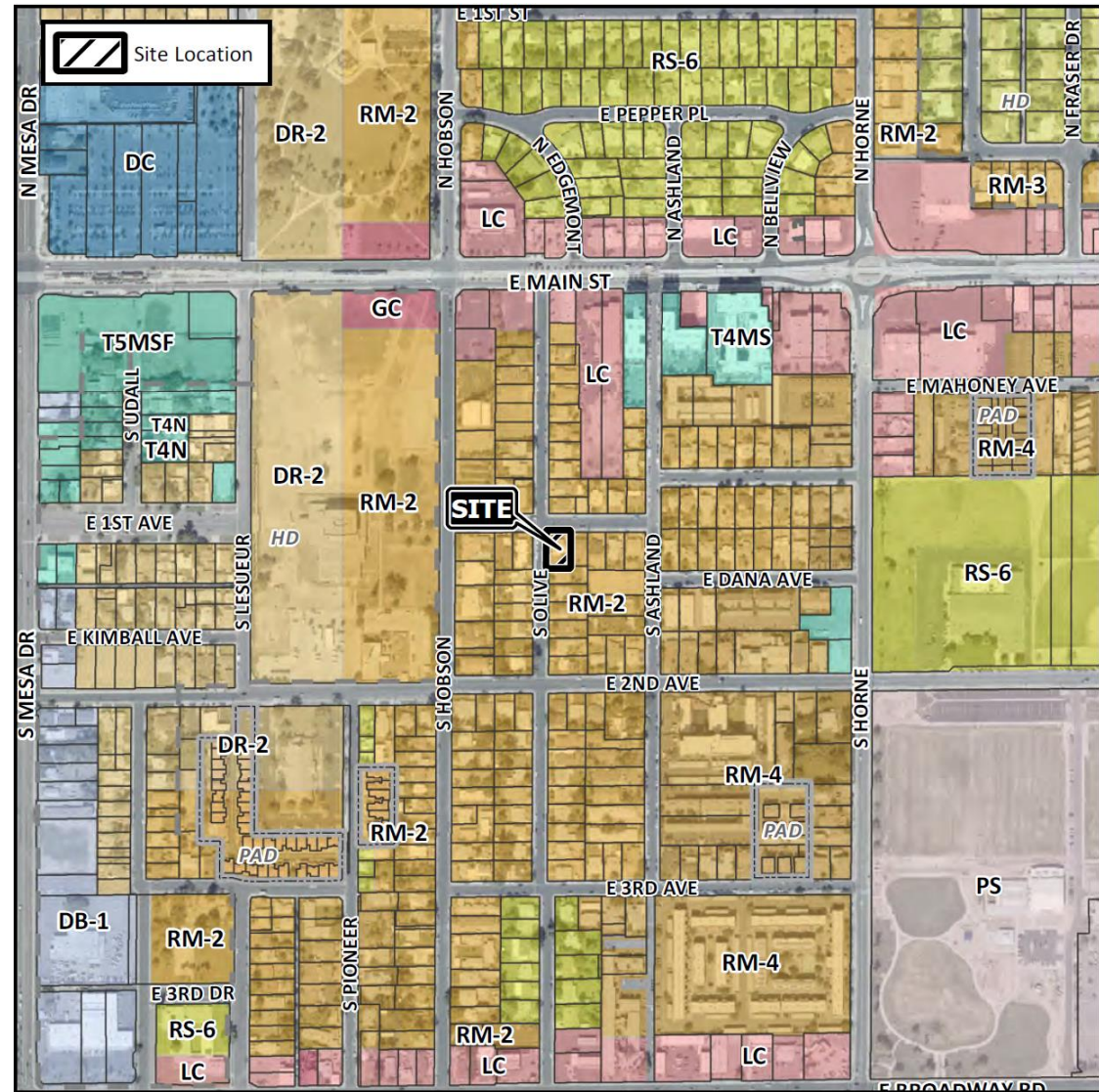


# BOA20-00367

## POE RESIDENCE

# Location

- SEC of Olive and 1<sup>st</sup> Avenue







# General Plan

## Neighborhood

- Safe places to live
- Variety of housing

## Central Main Street Area Plan

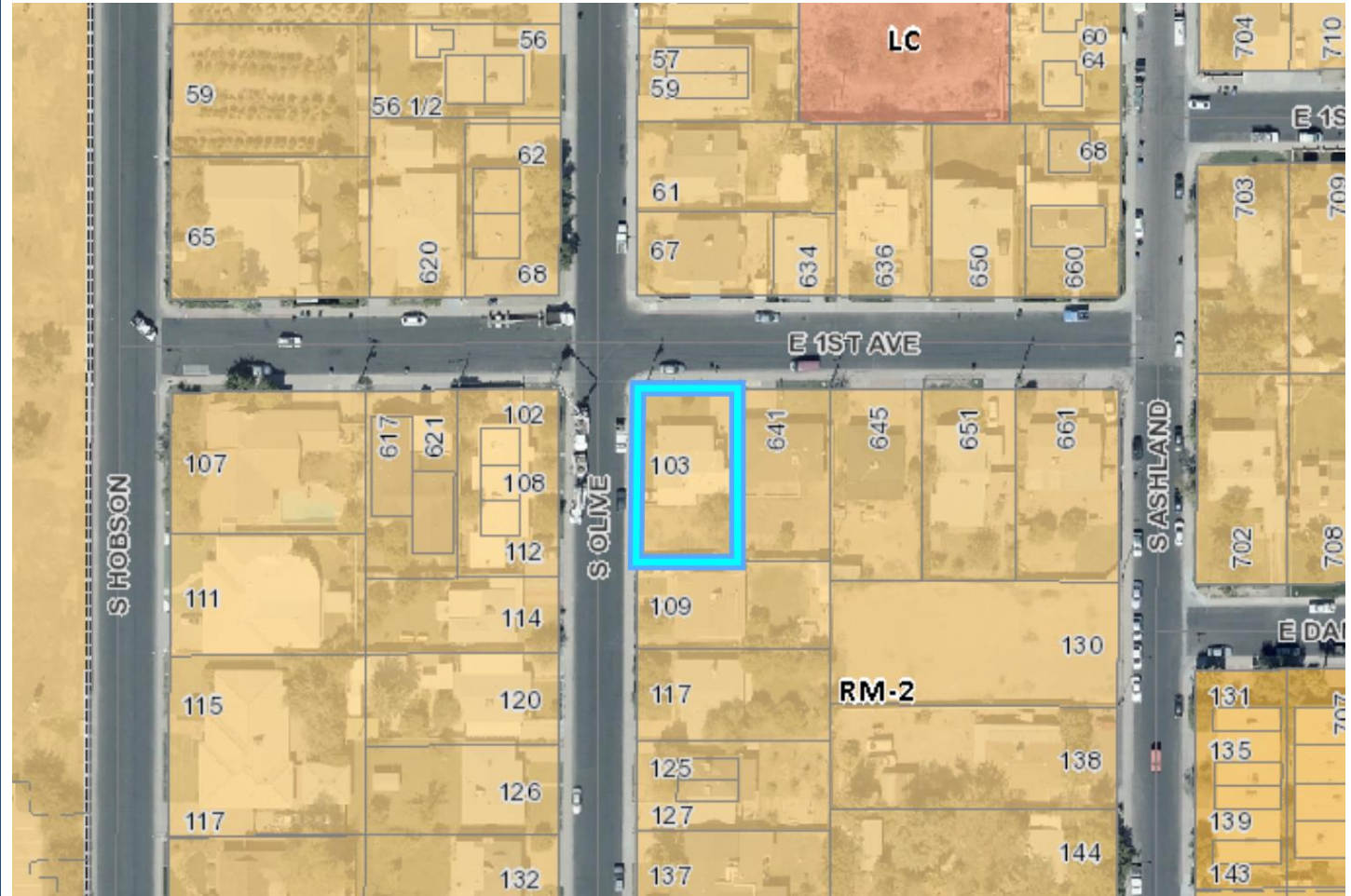
- Neighborhood
  - Compatible residential redevelopment

# Zoning

## Multi-Residential 2 (RM-2)

- Single Family Home

- Permitted use in the RM-2 District when not in the AOA1 or AOA 2 areas.







## Request

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- SUP

## Purpose

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- To allow for the enlargement of a non-conforming structure to encroach into a side yard in the RM-2 District.

# Site Photos



Looking south towards the site  
(before fire)



Extent of fire damage

- Requesting to maintain nonconforming side yard setback of 13'10"
- Bringing all west side of house to 13'10" to square home.



# Elevations

- Max height in RM-2 district: 30 feet
- Peak height of partial second story: 22' 1"





# Compatibility

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- There are other 2<sup>nd</sup> story structures within the same neighborhood



# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Central Main Street Area Plan
- ✓ Criteria of Section 11-36-7(B) for the alteration or enlargement of non-conforming structures that extend into a non-conforming yard, and
- ✓ SUP approval criteria of Section 11-70-5(E).

## Staff Recommendation

Approval with Conditions