



BOARD OF ADJUSTMENT

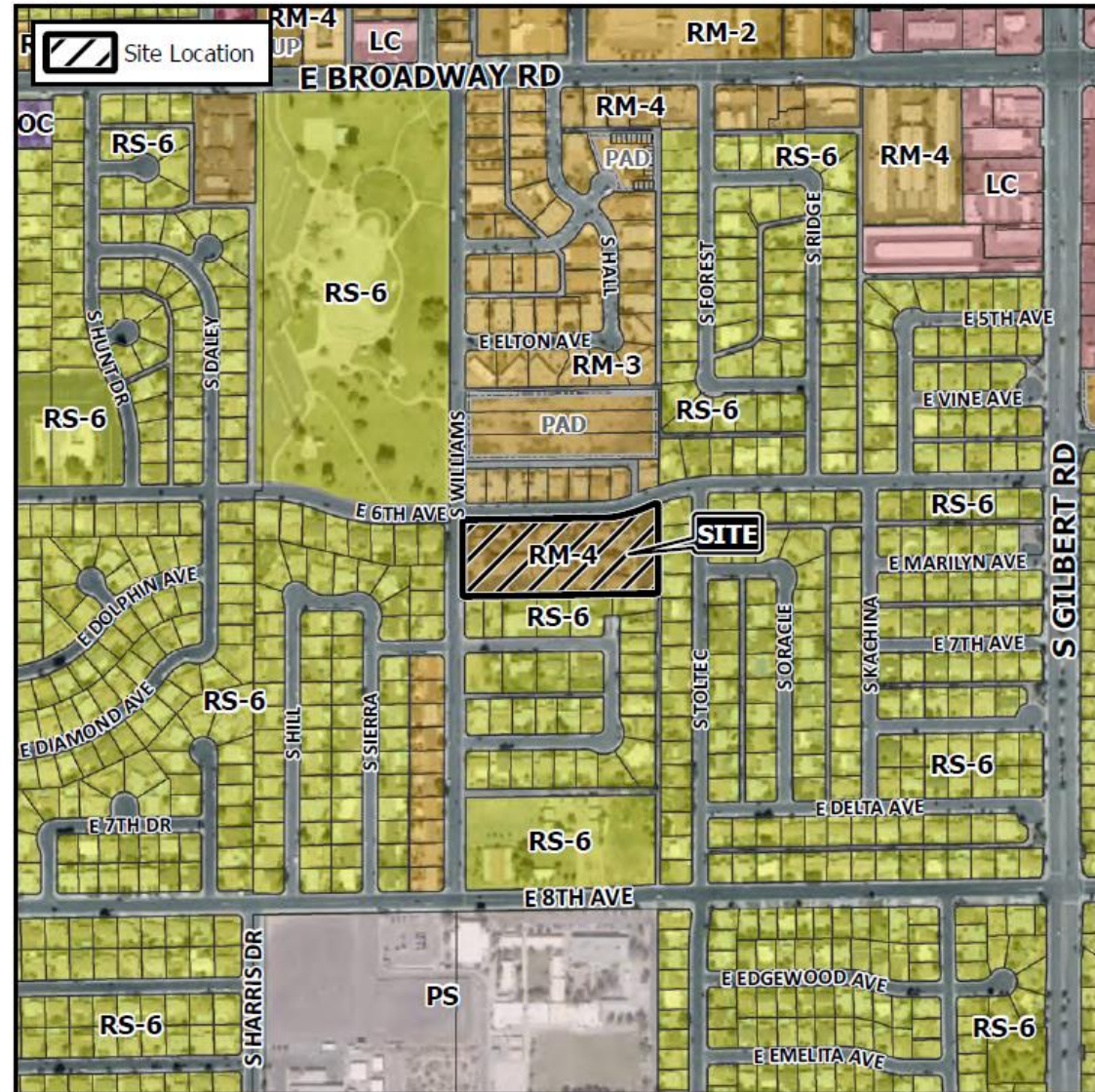
May 5, 2021



BOA21-00249

Location

- South of 6th Avenue
- East of Williams
- Located SEC of Williams and 6th Avenue





General Plan

Neighborhoods

- Designed to provide opportunities to gain a sense of place and feel connected to the larger community.

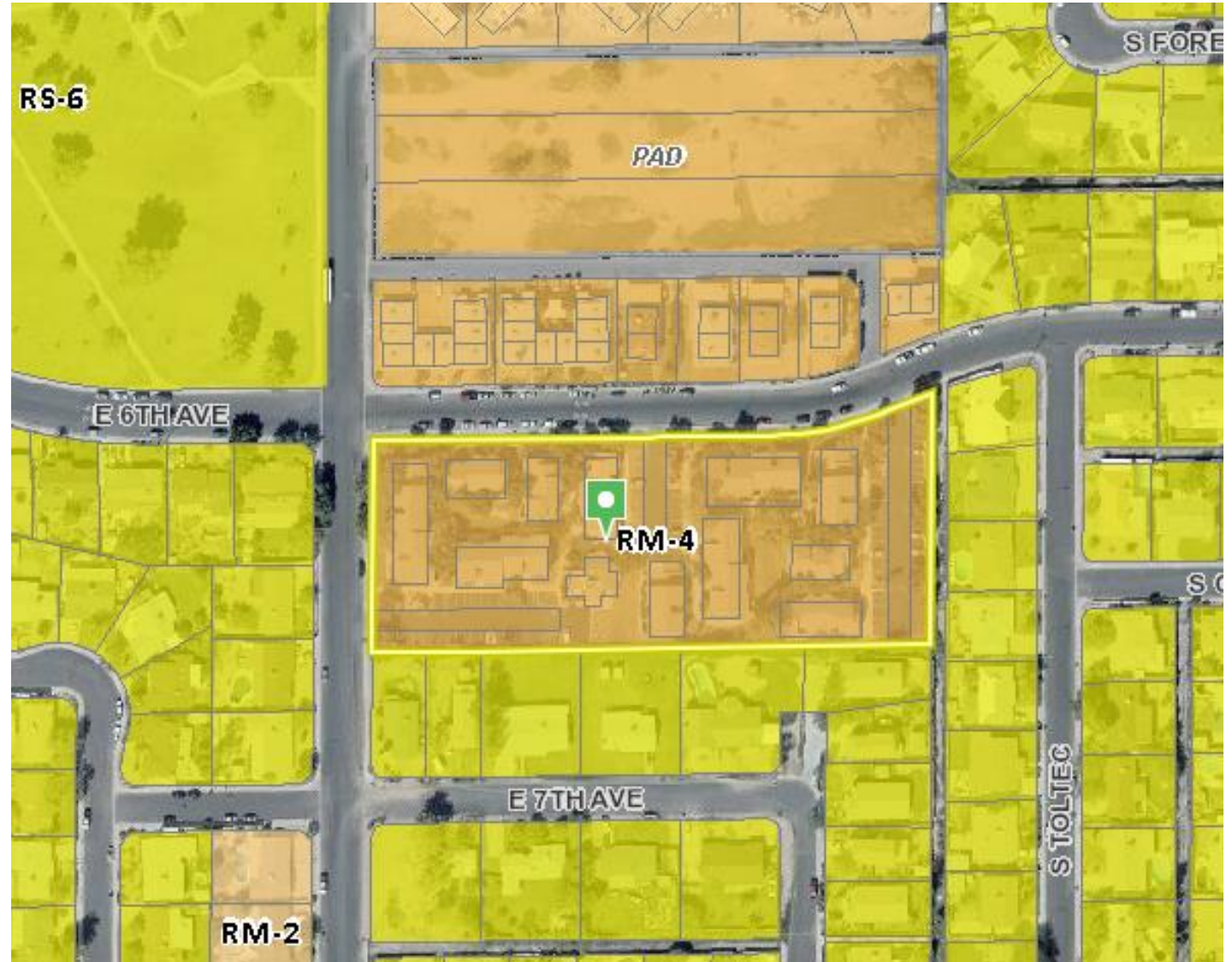
Traditional Sub Type

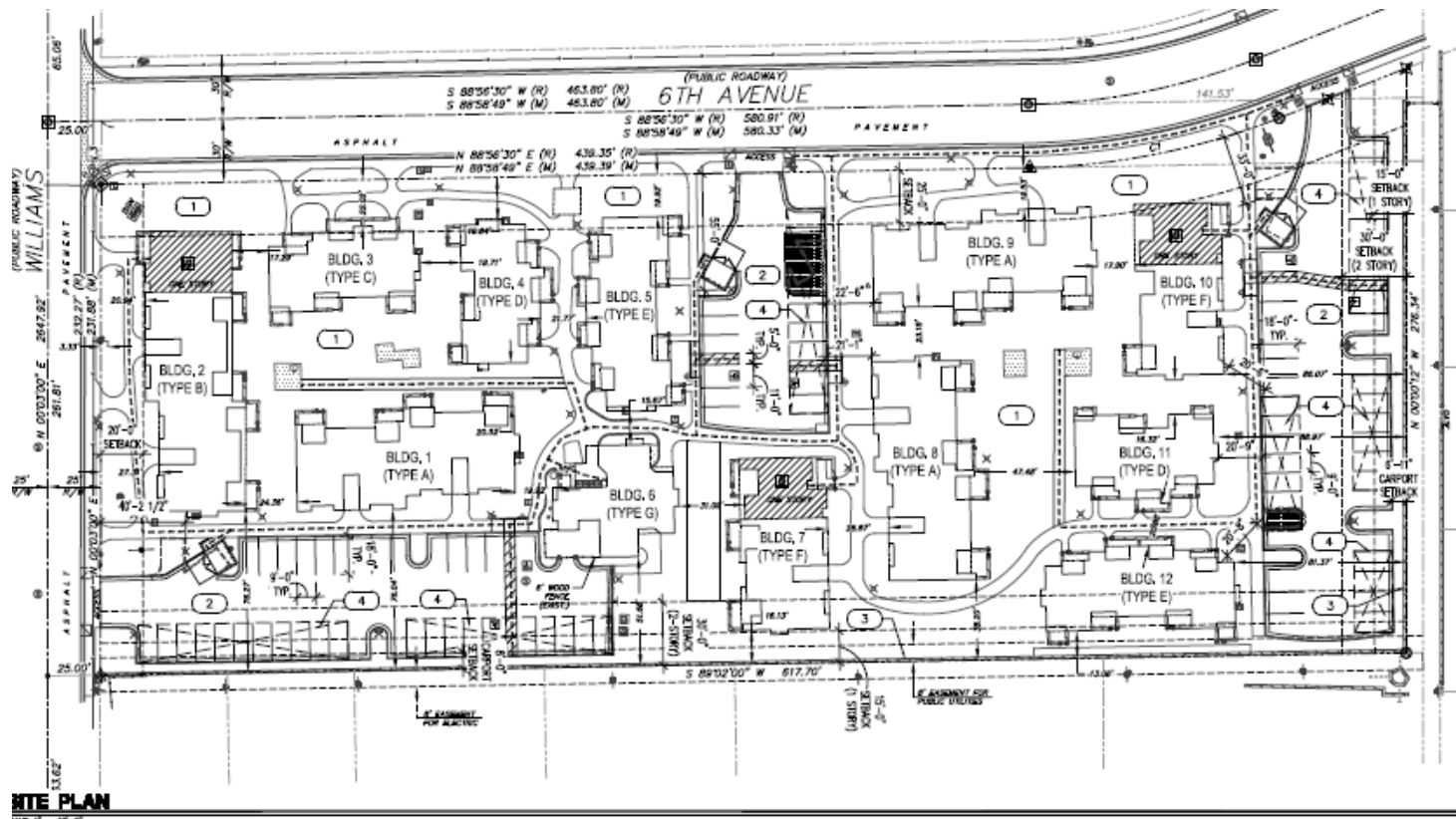
- May contain a variety of housing types including multi residence.

Zoning

Multi Residence (RM-4)

- Apartment is permitted use in the RM-4 zoning district
- Alterations and enlargements that extend into a nonconforming yard is permitted with the approval of a SUP.





Request

- Special Use Permit

Purpose

- Allow the installation of carports within existing nonconforming yard in Multi Residence-4 (RM-4) district.

Site Photos



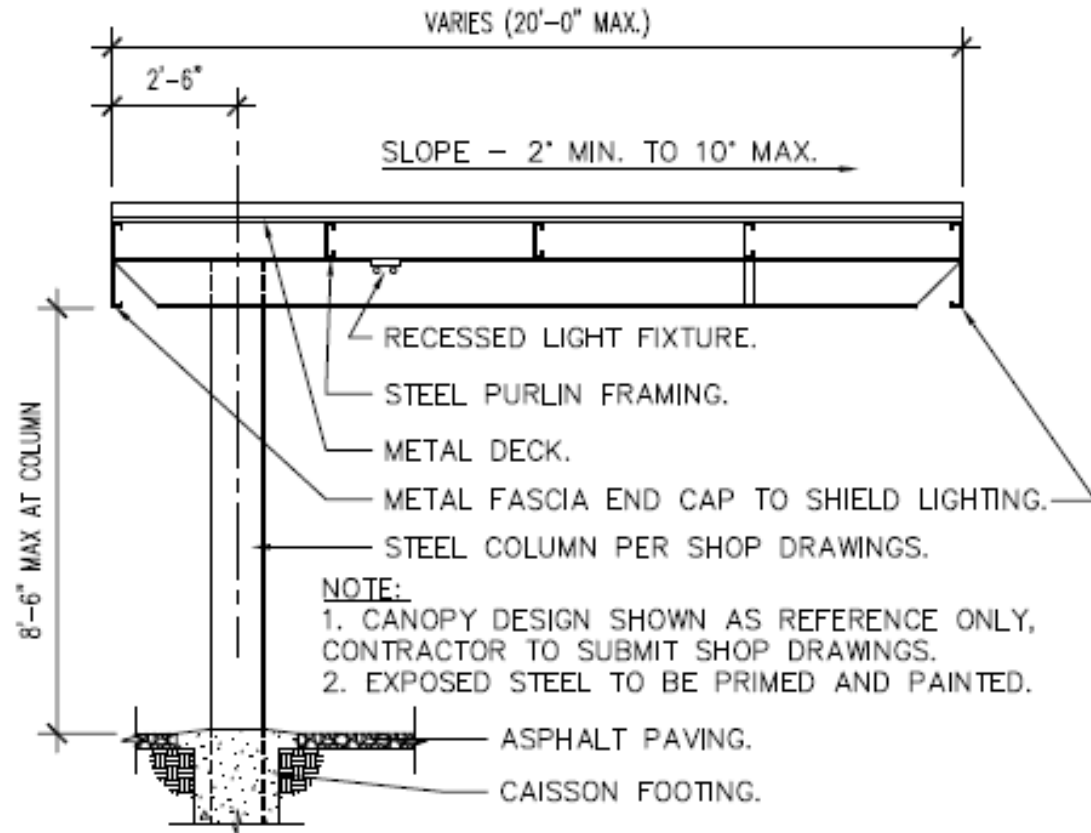
Looking south at existing building



Looking east at existing building

SUP Request

- Carports will encroach into a nonconforming yard.
- No further landscape yard width reduction.
- Carports will cover existing parking spaces.
- No increase in site imperviousness.



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PARKING CANOPY

SCALE: 1/4" = 1'-0"

Approval Criteria

Section 11-70-5 SUP Criteria

✓	Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
✓	The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the District where it is located and conform with the General Plan and with any other applicable City plan or policies;
✓	The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and
✓	Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

Summary

Findings

- Complies with the 2040 Mesa General Plan
- Carports will not trigger
- Alterations extending into a nonconforming yard allowed with SUP approval.
- Meets the criteria outlined in section 11-70-5 (E) for a SUP

Staff Recommendation

Approval with Conditions



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