



BOARD OF ADJUSTMENT

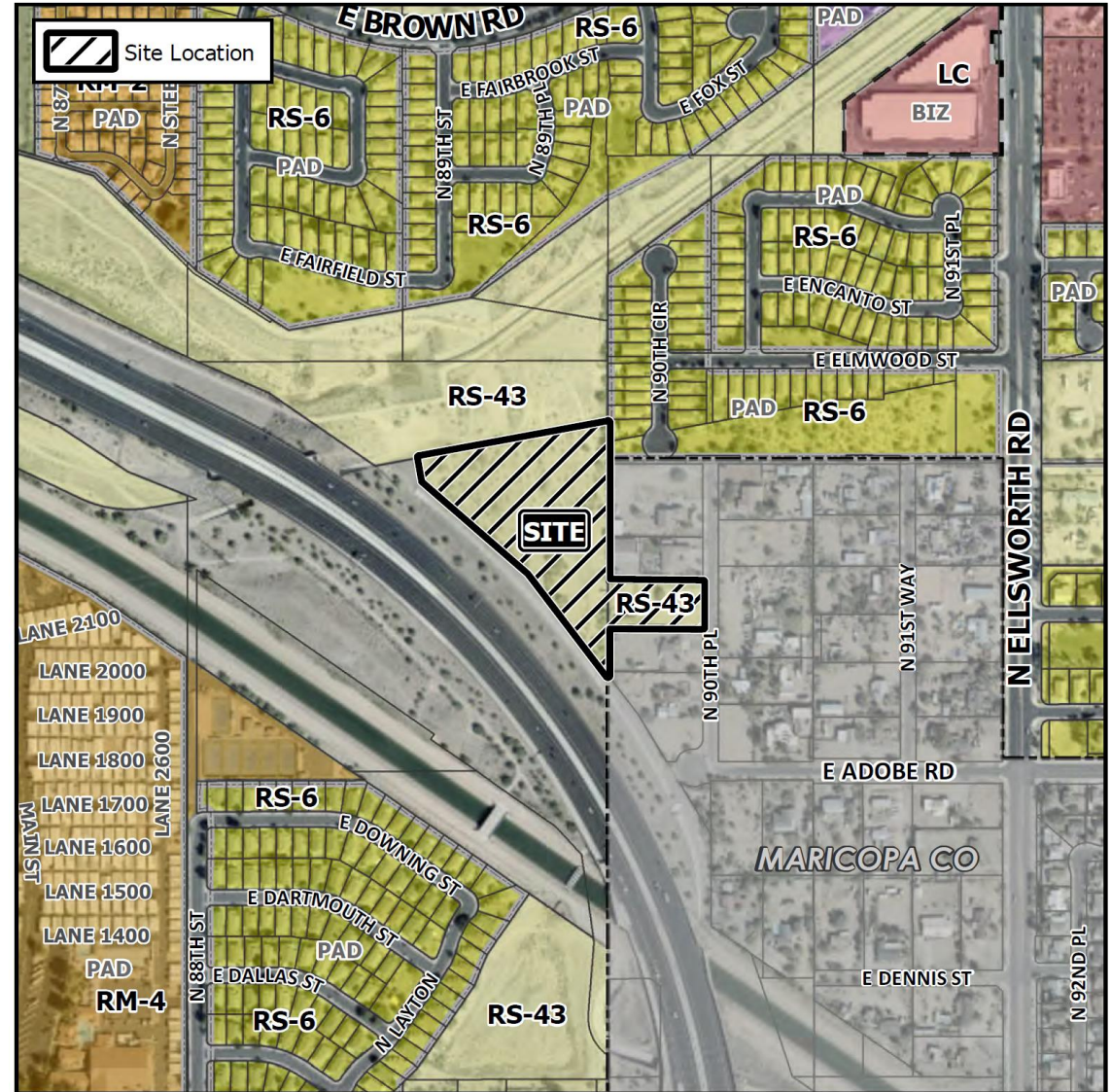
May 5, 2021

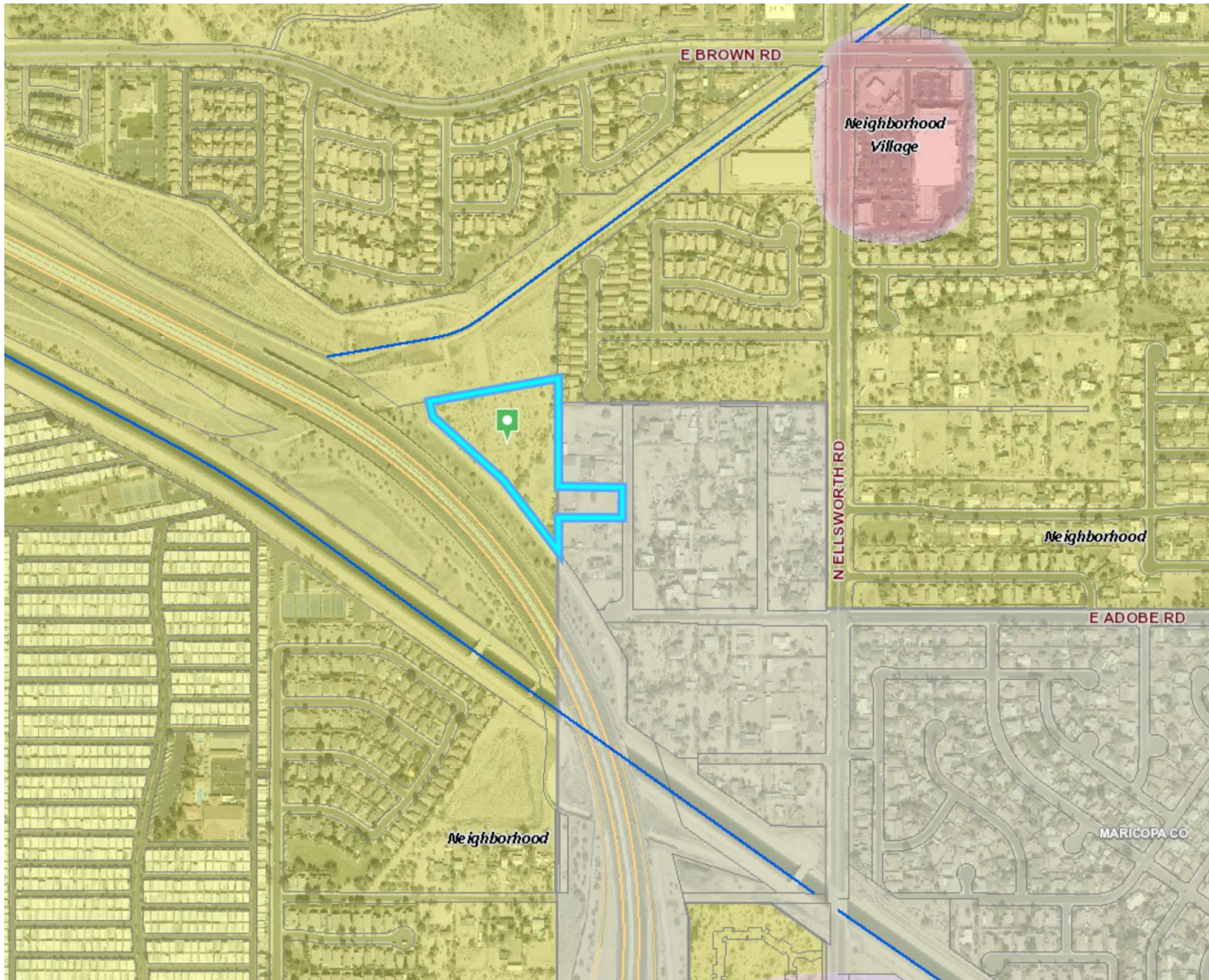


BOA21-00248

Location

- 840 North 90th Place
- Located north of University Drive
- West of Ellsworth Road





General Plan

Neighborhood

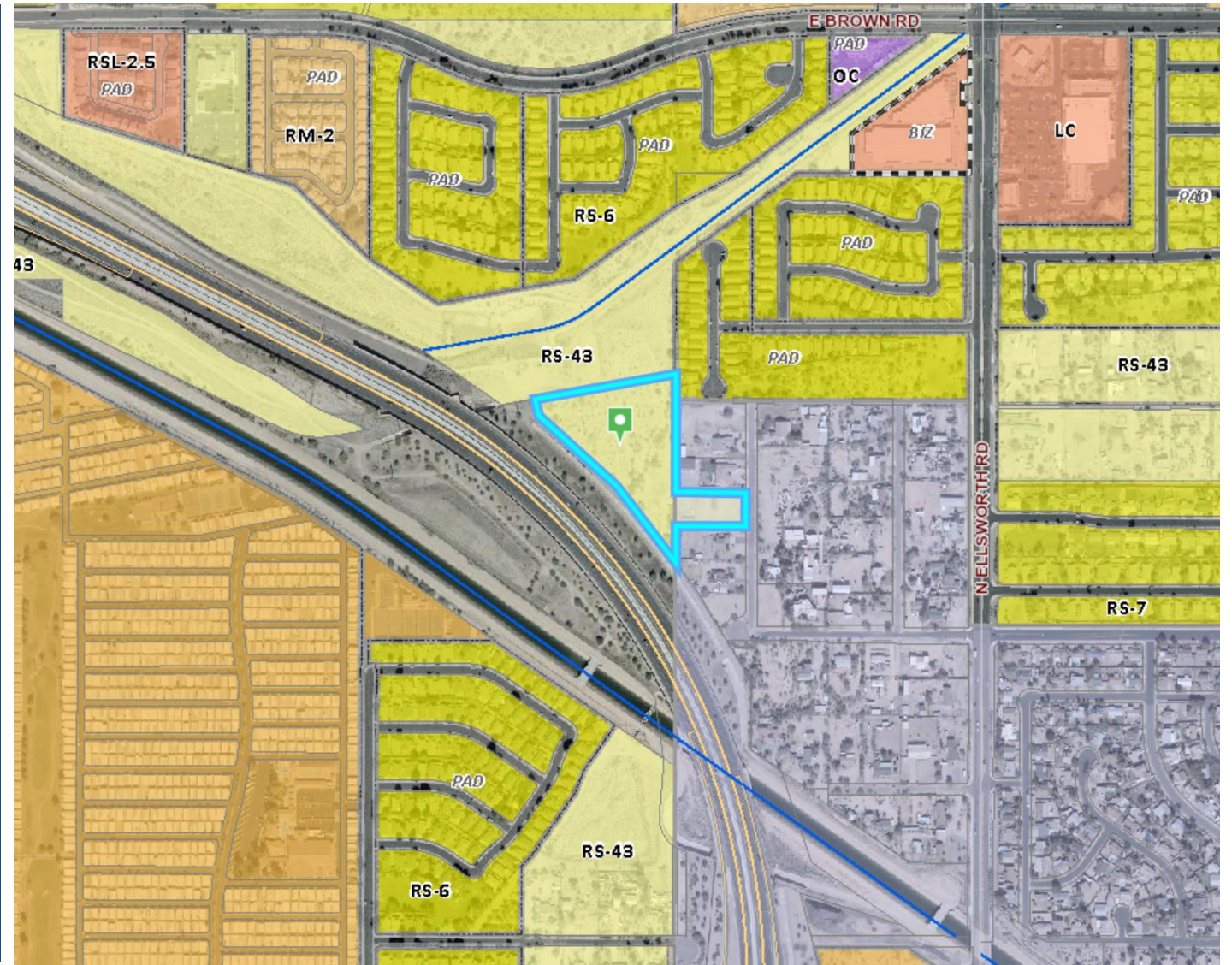
- Safe places to live
- Variety of housing

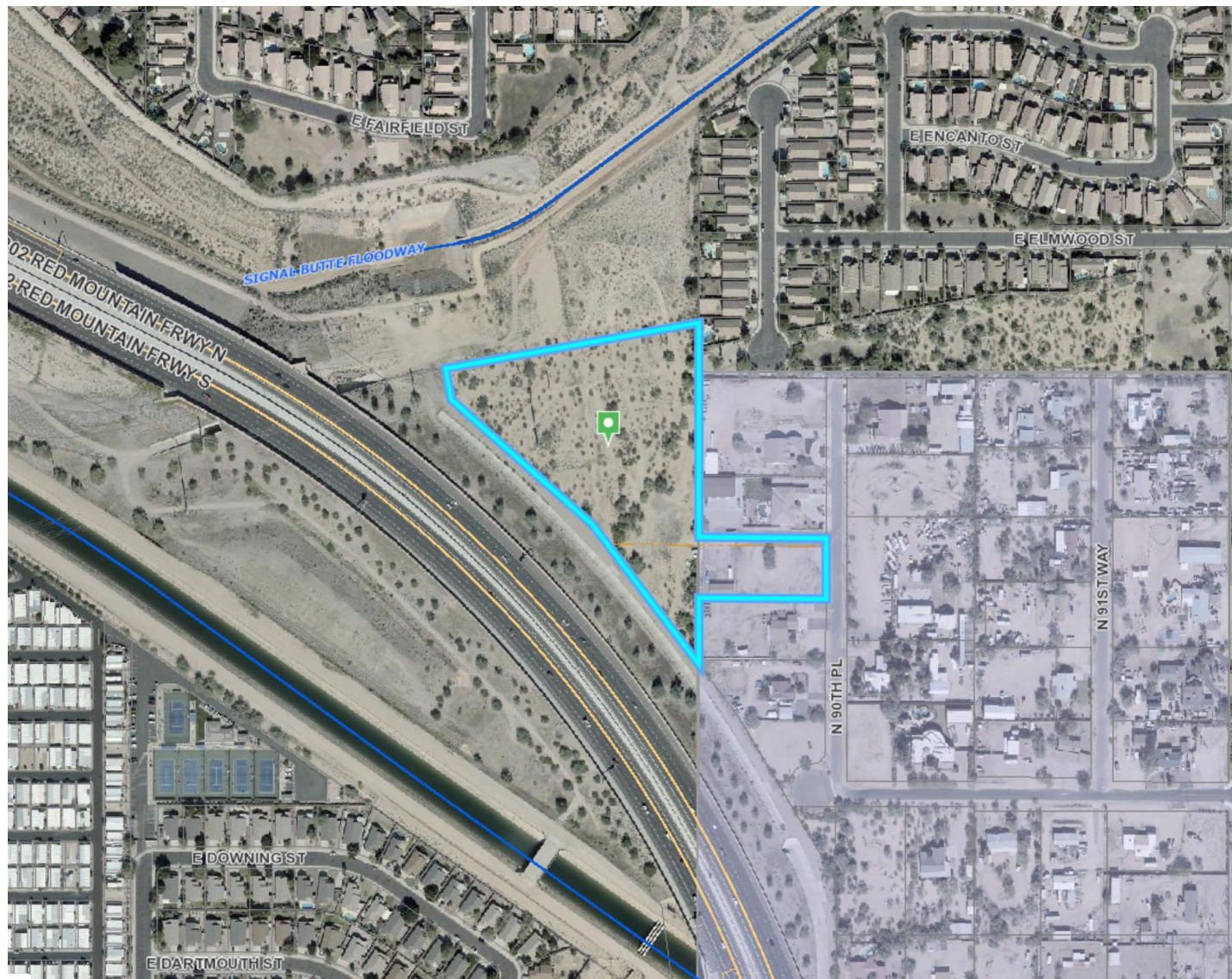
Desert Uplands Sub-type

- Low density
- Large lots

Zoning

- Single Residence 43 (RS-43)





Request

- Variance

Purpose

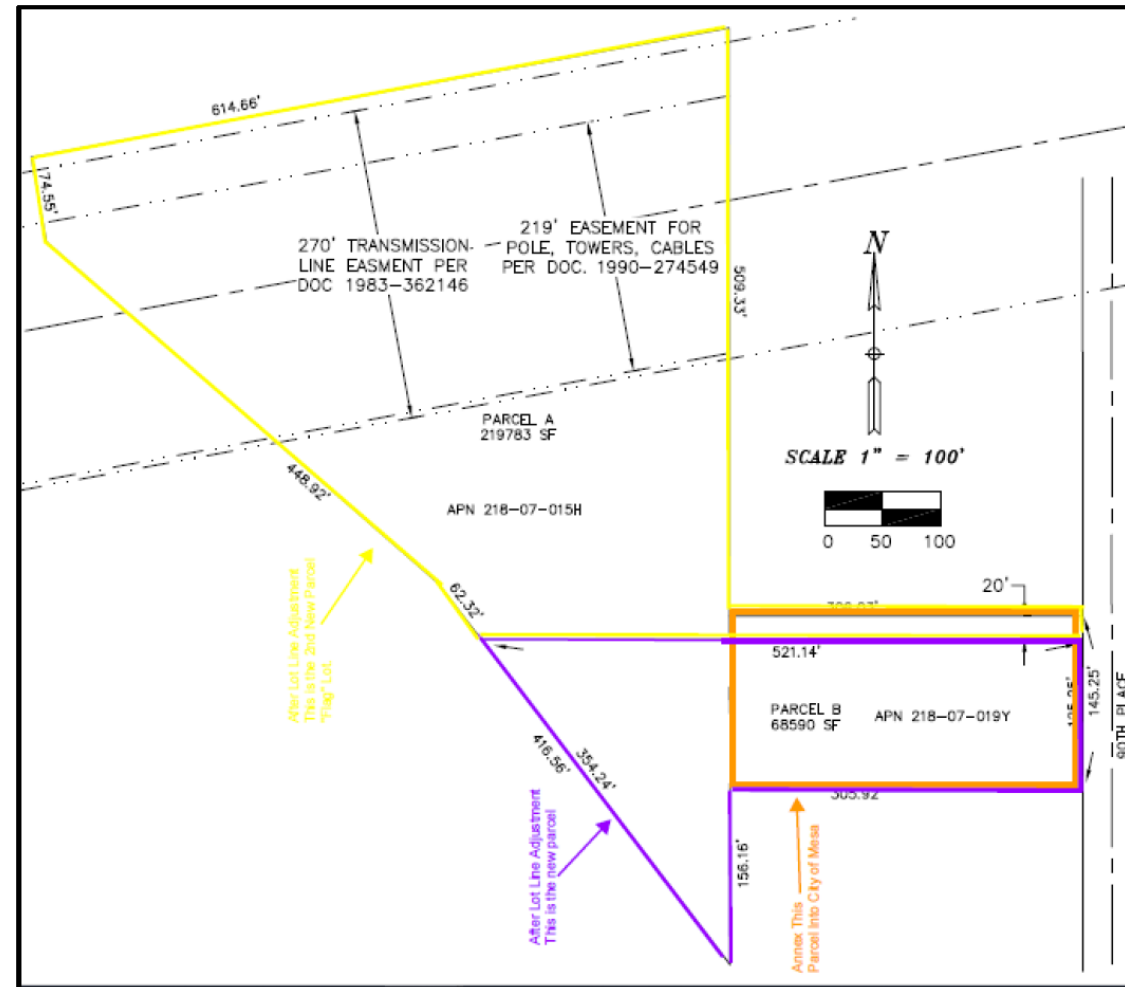
- Reduction to the minimum required lot width to allow the creation of two lots in the Single Residence-43 (RS-43) District

Site Photo



Looking west from 90th Place

Site Plan

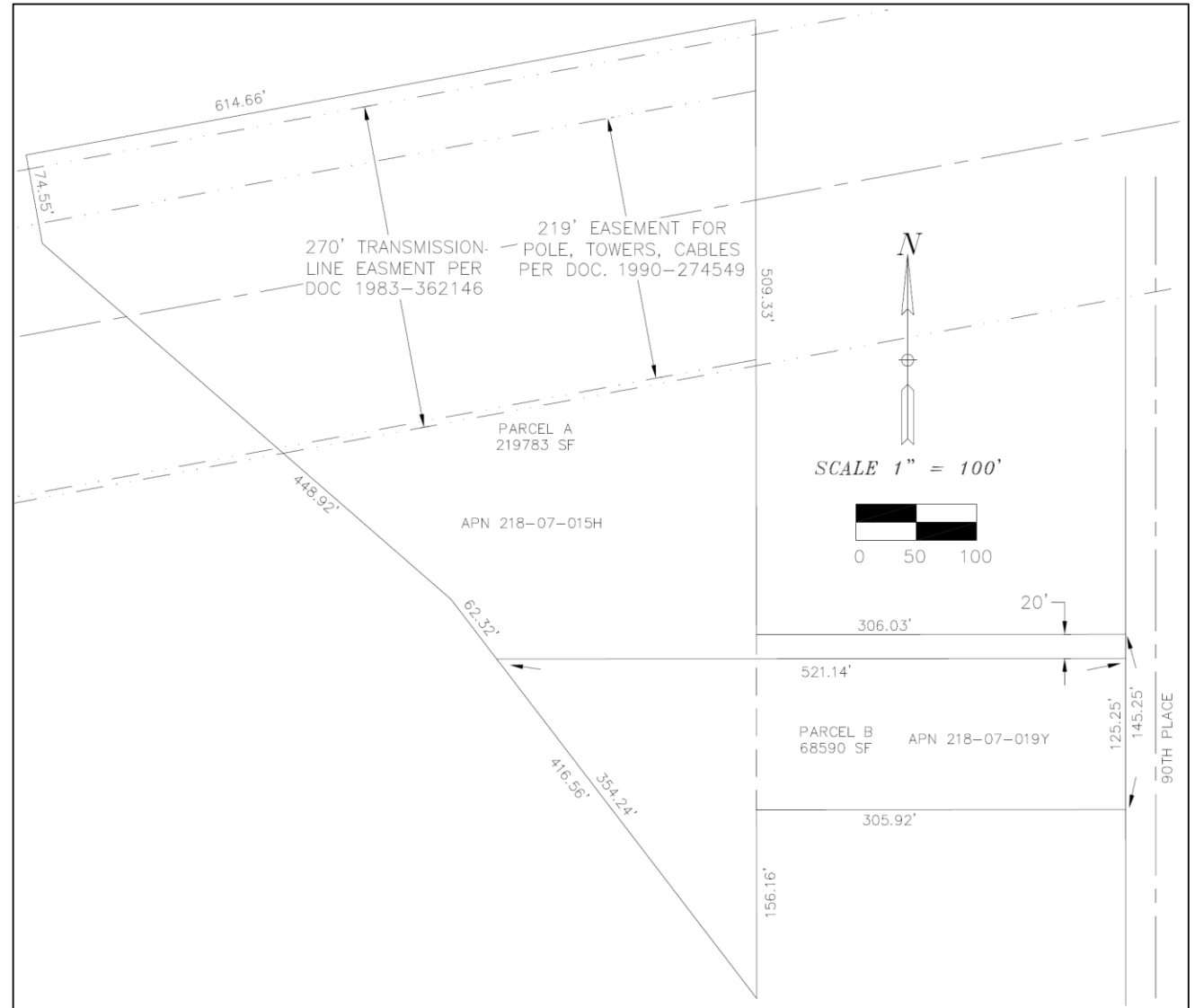


MZO Requirements

- Per Section 11-5-3 of the MZO, the minimum lot width in the RS-43 district is 130'

Variance Request

- Applicant is requesting a reduction in the minimum lot width to 20'



Summary

Findings

- ✓ A special circumstance is present that would justify the variance request.
- ✓ The special circumstance is pre-existing, and not created by the property owner.
- ✓ Strict application of the Zoning Ordinance will deprive the property owner of privileges enjoyed by other property of the same classification in the same zoning district.
- ✓ The granting of the requested variance will not grant special privileges to the subject property that are inconsistent with other properties in the area or in the RS-43 District.

Staff Recommendation
Approval with conditions