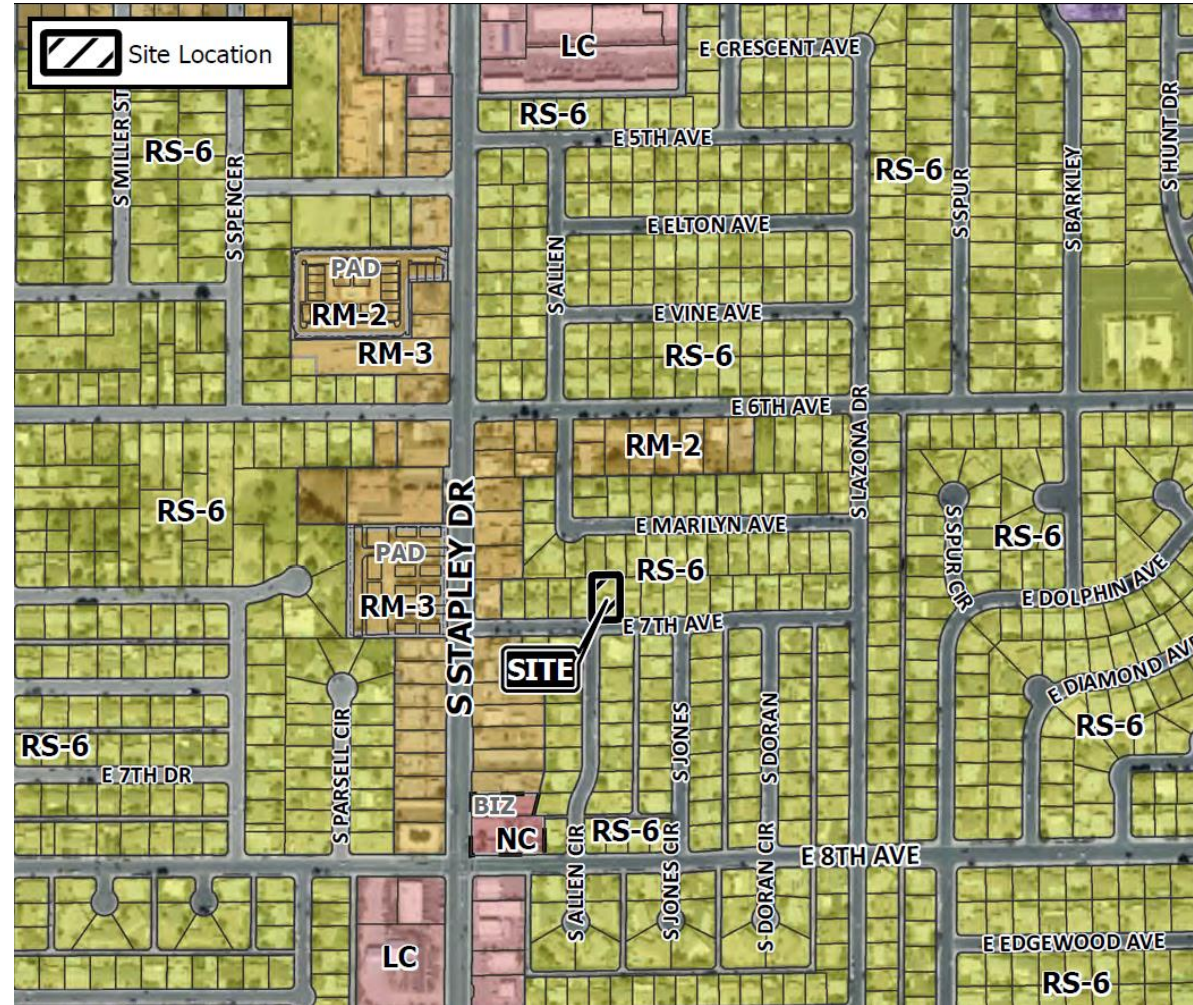


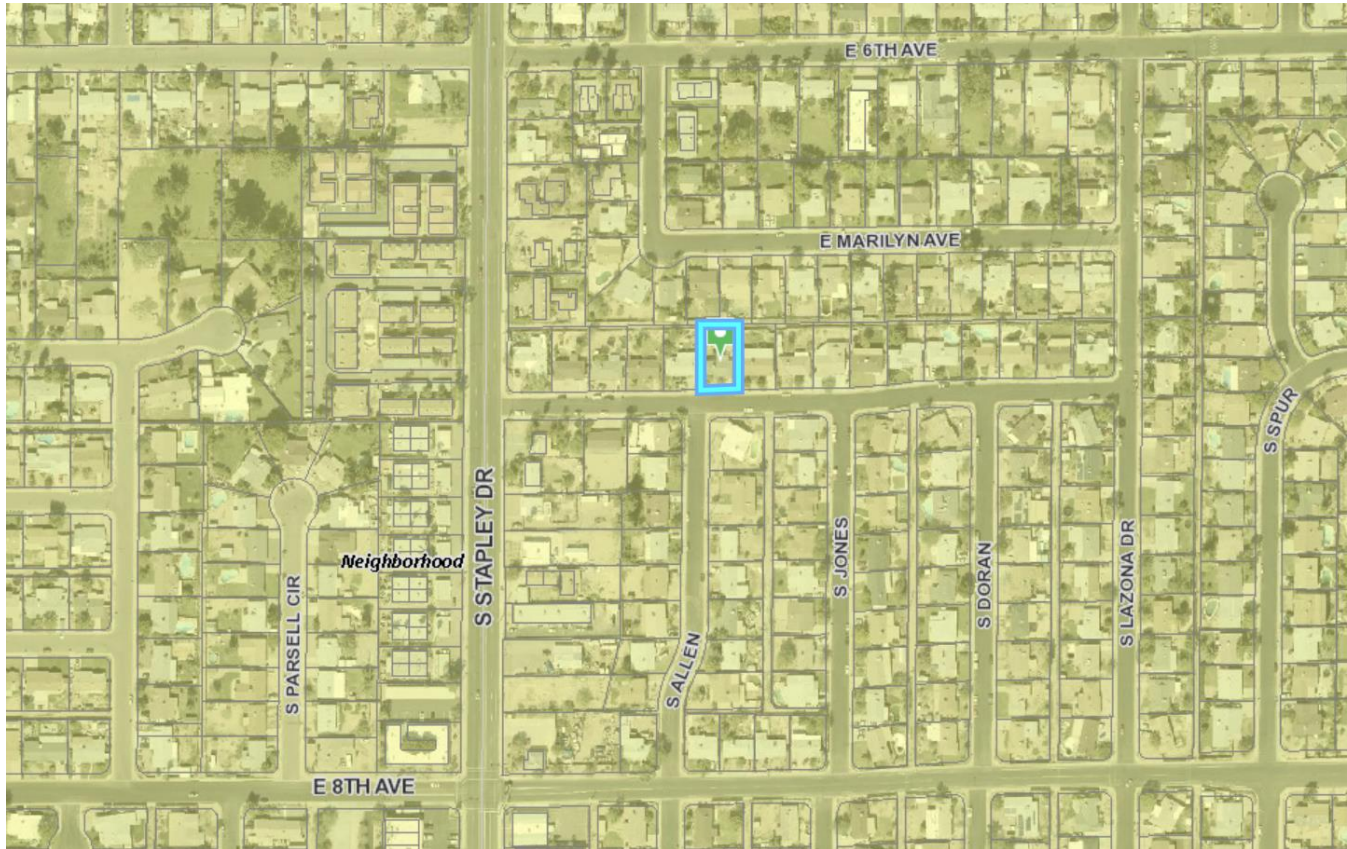


BOA21-00478

Location

- 1242 E 7th Ave
- East of Stapley Drive
- Located in the Poinsettia Villa Subdivision





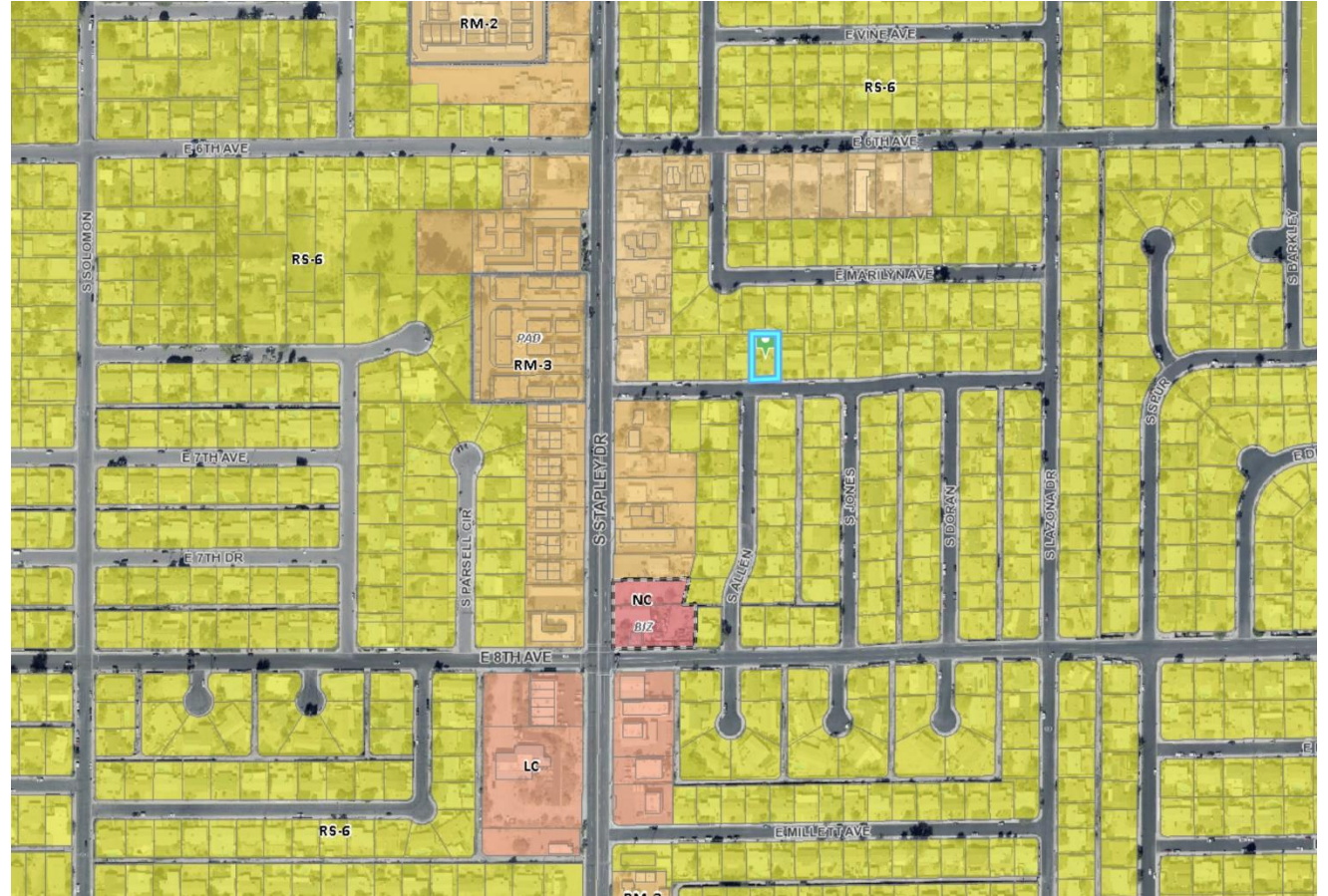
General Plan

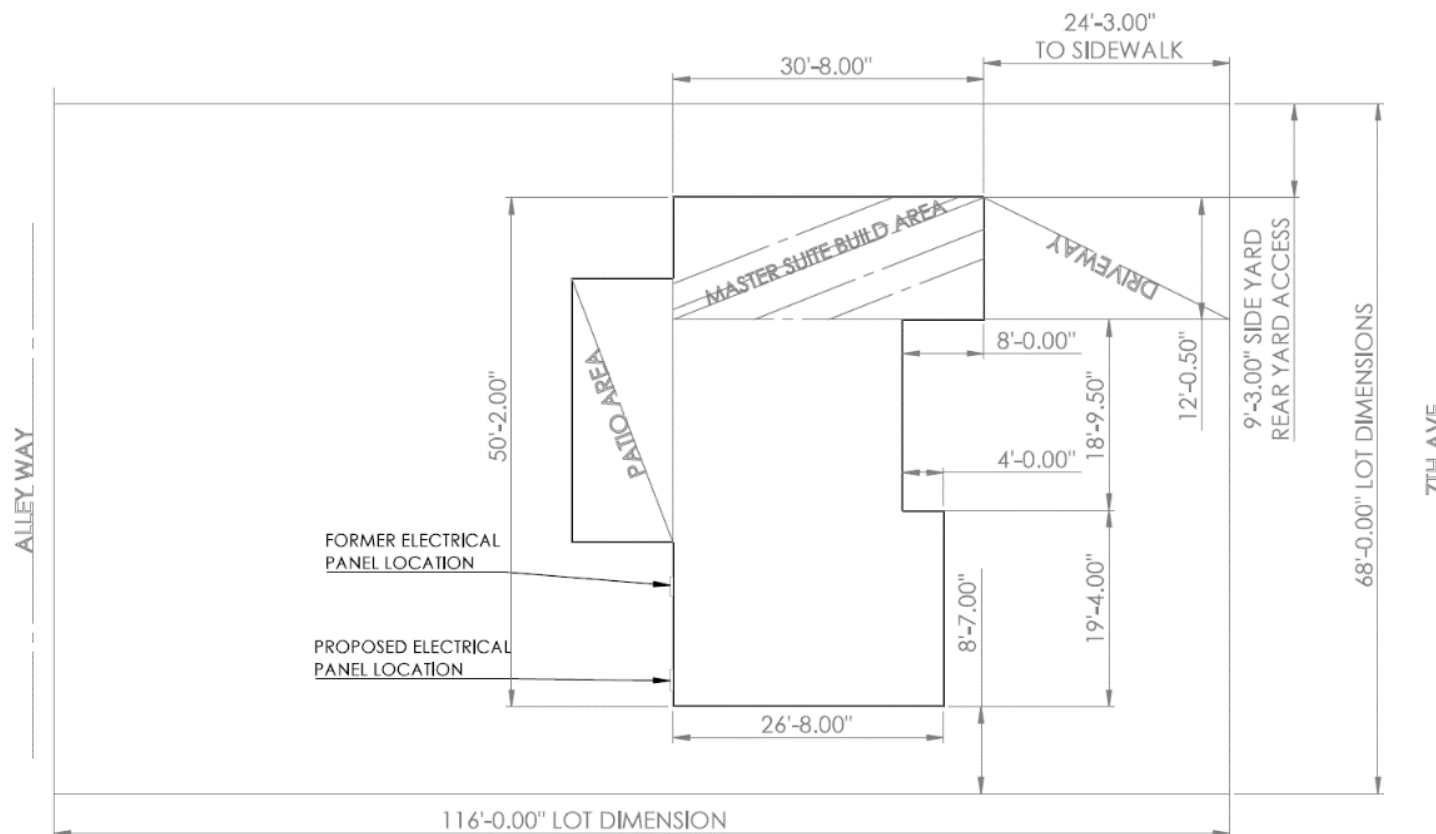
Neighborhood

- Safe places to live
- Variety of housing

Zoning

- Residential Single Dwelling 6 (RS-6)
 - Single residence
 - Permitted use in the RS-6 District
 - Required to have covered parking space(s)





1. REFER TO THE ATTACHED SRP DESIGN SKETCH FOR UNDERGROUND BURIAL METHODS. SRP ELECTRIC SERVICE SPECIFICATION SECTION 3-1 UNDERGROUND
2. REFER TO THE ATTACHED SRP DESIGN SKETCH FOR FORMER AND PROPOSED ELECTRICAL LINE AND PANEL LOCATIONS.
3. ROOF AREA APPROX 1800 sf



Request

- Variance

Purpose

- Requesting to eliminate covered parking requirements for a single residential home in the Single Residence 6 (RS-6) districts.

Site Photos



View looking north

Site Photos



View looking northeast

Compatibility



Approval Criteria

Section 11-80-3 SUP Criteria

✓	There are special circumstances applicable to the property, including its size, shape, topography, location, or surrounding;
✓	That such special circumstances are pre-existing, and not created by the property owner or appellant;
✓	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.

Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the criteria outlined in Section 11-80-3 for a Variance

Staff Recommendation

Approval with conditions