

**Mesa Council Chambers Lower Level – 57 E 1<sup>st</sup> St**

**Date: November 2, 2022 Time: 5:00 p.m.**

**MEMBERS PRESENT:**

Chair Alexis Wagner  
Boardmember Adam Gunderson  
Boardmember Chris Jones \*  
Boardmember Heath Reed  
Boardmember Ethel Hoffman\*  
Boardmember Troy Glover

**MEMBERS ABSENT:**

Vice Chair Nicole Lynam

(\*Boardmembers and staff participated in the meeting through the use of audio conference equipment)

**STAFF PRESENT:**

Evan Balmer  
Sean Pesek  
Kwasi Abebrese  
Alexis Jacobs

**OTHERS PRESENT:**

**1 Call meeting to order.**

Chair Wagner declared a quorum present and the Study Session was called to order at 5:00 p.m.

**2 Staff Update:** None

**3 Review and discuss items listed on the Public Hearing agenda for November 2, 2022.**

**\*3-a Staff member Kwasi Abebrese presented case BOA22-00840 to the Board.**  
See attached presentation

**\*3-b Staff member Sean Pesek presented case BOA22-00975 to the Board.**  
See attached presentation

**4 Adjournment.**

Boardmember Gunderson moved to adjourn the Study Session and was seconded by Boardmember Reed. Without objection, the Study Session was adjourned at 5:21 p.m.

Respectfully submitted,

Evan Balmer,  
On behalf of Zoning Administrator (Dr. Nana Appiah)



**BOA22-00840**



## Request

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- Variance for an encroachment of 4 feet into required front yard

## Purpose

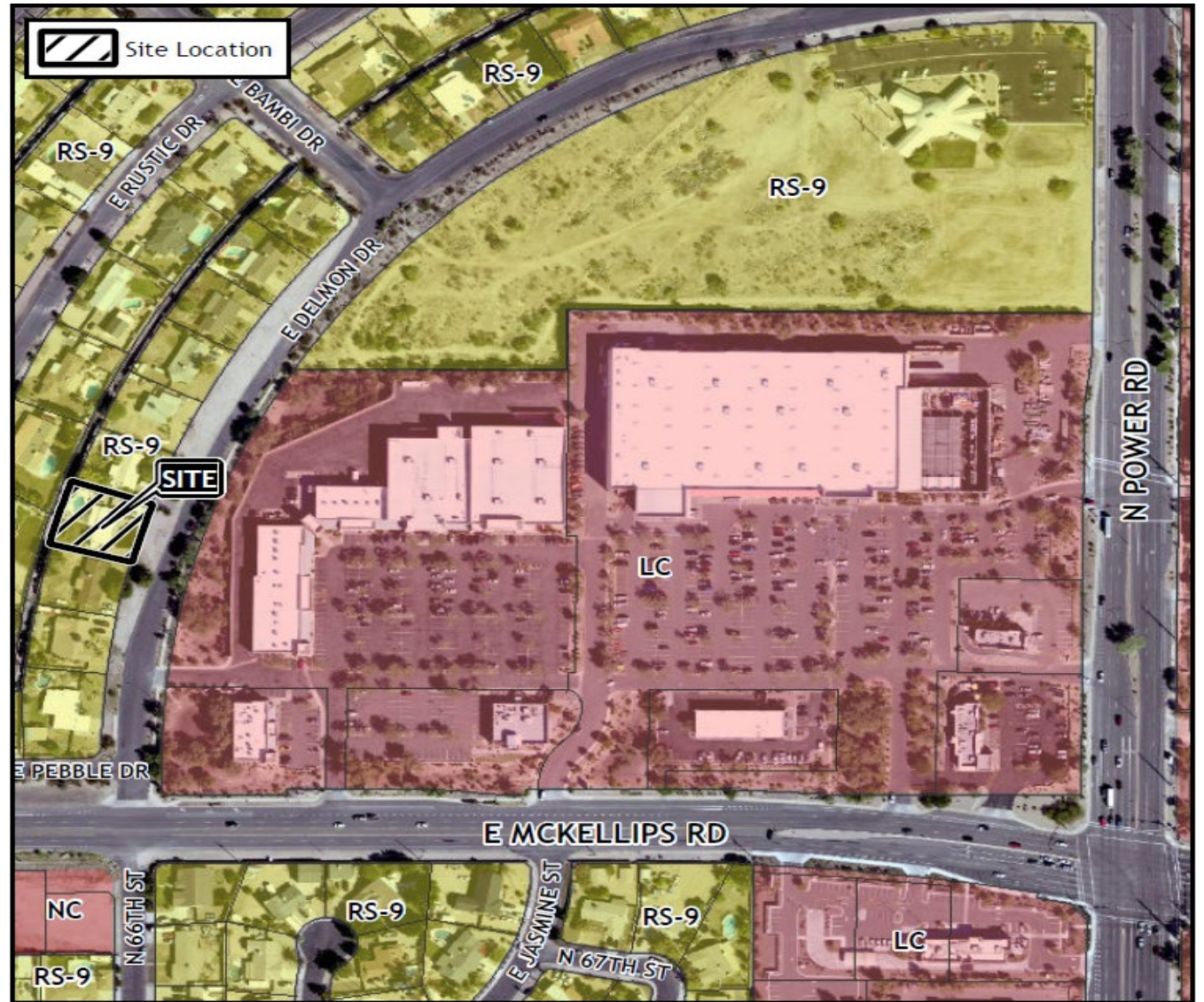
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- Allow for the addition of an attached tandem garage to an existing single-family residence.

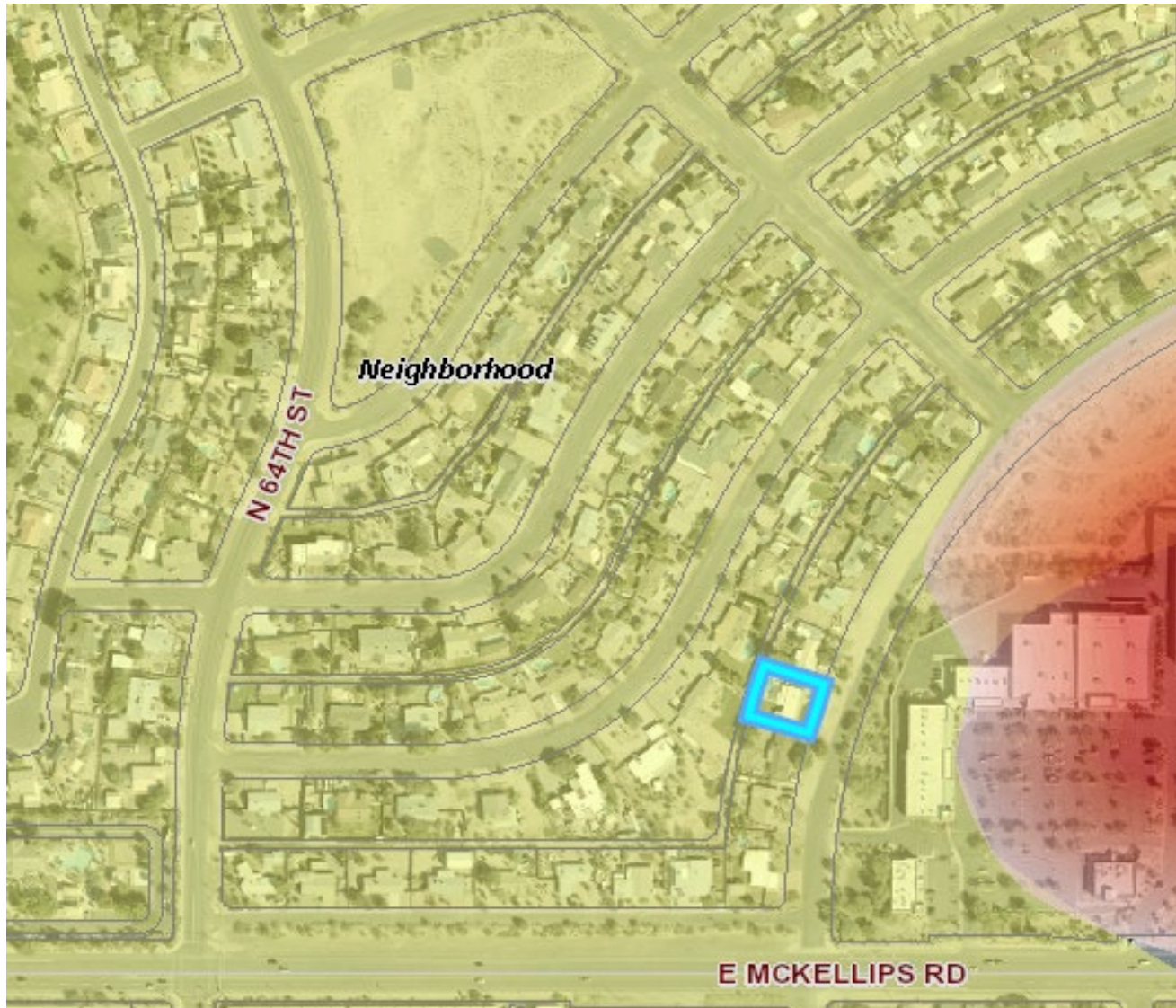


# Location

- West of North Power Road
- North of East McKellips Road
- Within Skyway Village Unit One subdivision







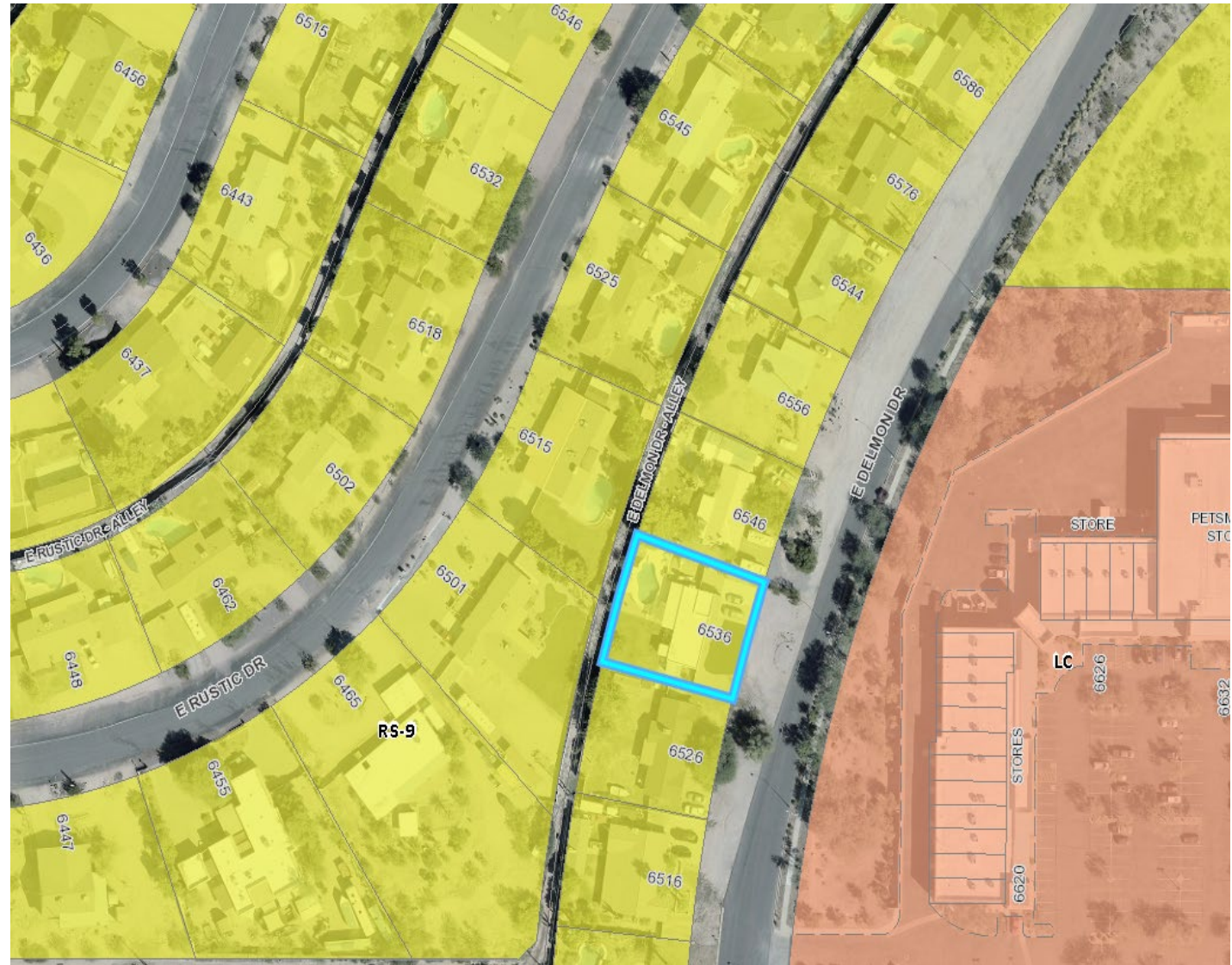
# General Plan

## Neighborhood

- Safe places for people to live and enjoy the surrounding community
- Variety of housing options

# Zoning

- Single Residence-9 (RS-9)
- Use is consistent with the existing zoning





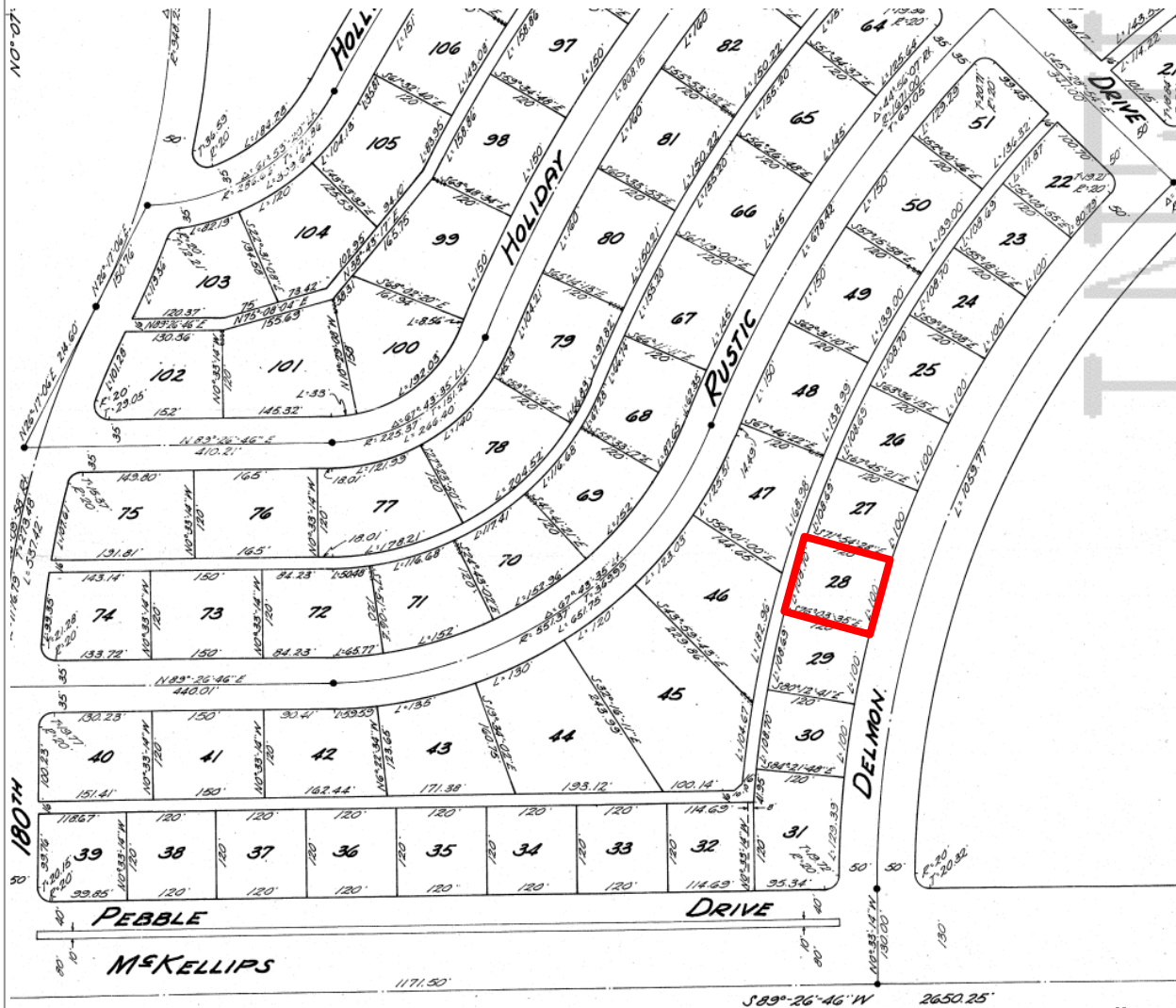
# Site Photos



Looking west towards the site from East Delmon Drive



# Skyway Village Unit One Subdivision





# Skyway Village Unit One Subdivision

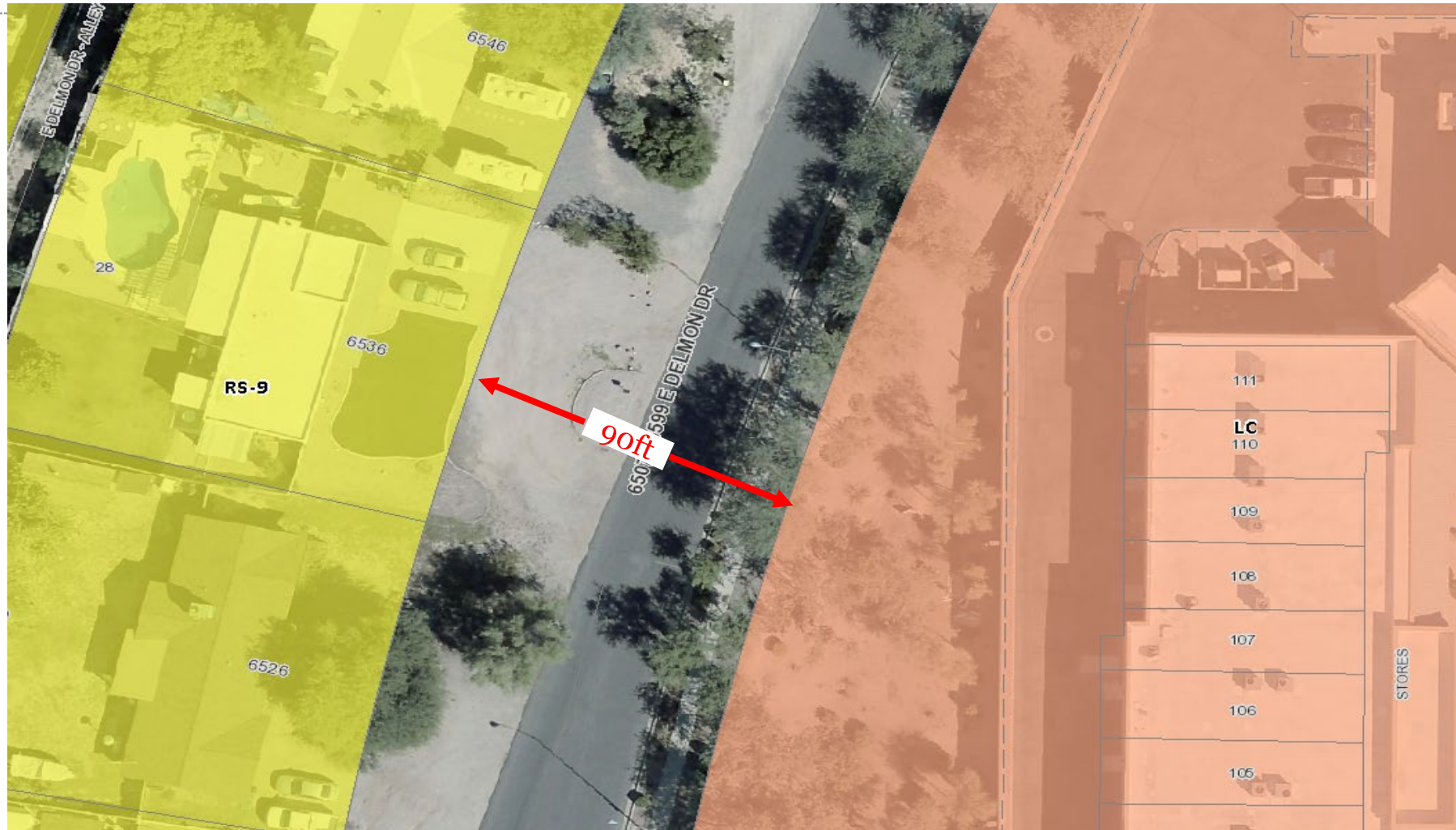


East Rustic Drive



East Holiday Drive

# Ariel View of the Site





- The subject lot and residence meets all required setbacks, lot size and lot dimensions required in RS-9 zoning district.
- Proposed garage is 660 square feet.
- Proposed garage is proposed to encroach 4 feet into front setback leaving a total front setback of 21 feet.
- Per Section 11-5-3 of the MZO, the front setback required for garages and carports in the RS-9 zoning district is 25 feet.



# Approval Criteria

## Section 11-80-3

X	#1 There are no special circumstances applicable to the property including its size, shape, topography, location, or surroundings
X	#2 Special circumstances are not pre-existing and would be created by the property owner
X	#3 The strict application of the Zoning Ordinance will not deprive such property of privileges enjoyed by other properties in the same zoning district
X	#4 Approval will be a grant of special privilege inconsistent with the limitations upon other properties in the area

# Summary

## Findings

**X** Proposal does not meet the Variance criteria in Section 11-80-3 of the MZO.

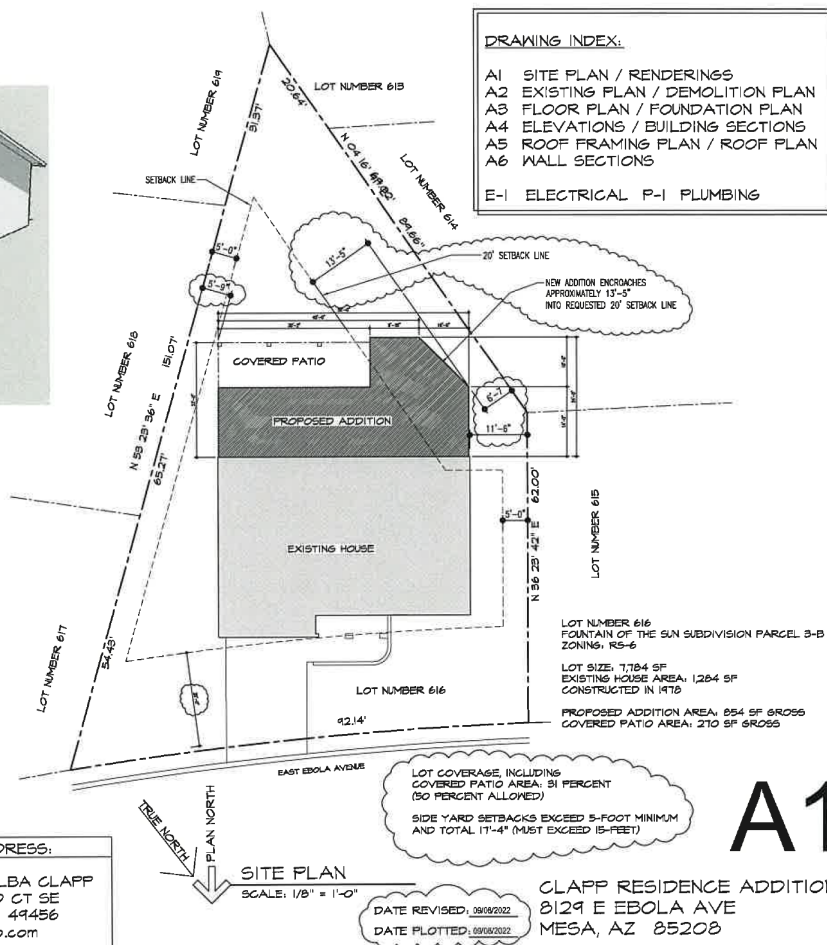
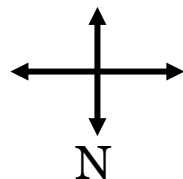
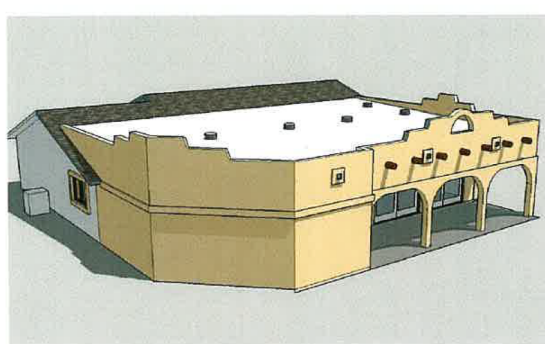
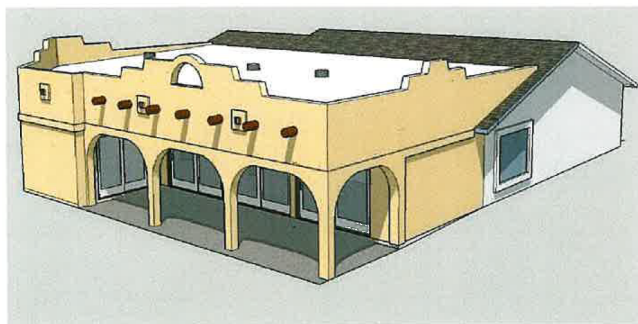
## Staff Recommendation

Denial





**BOA22-00975**



# Request

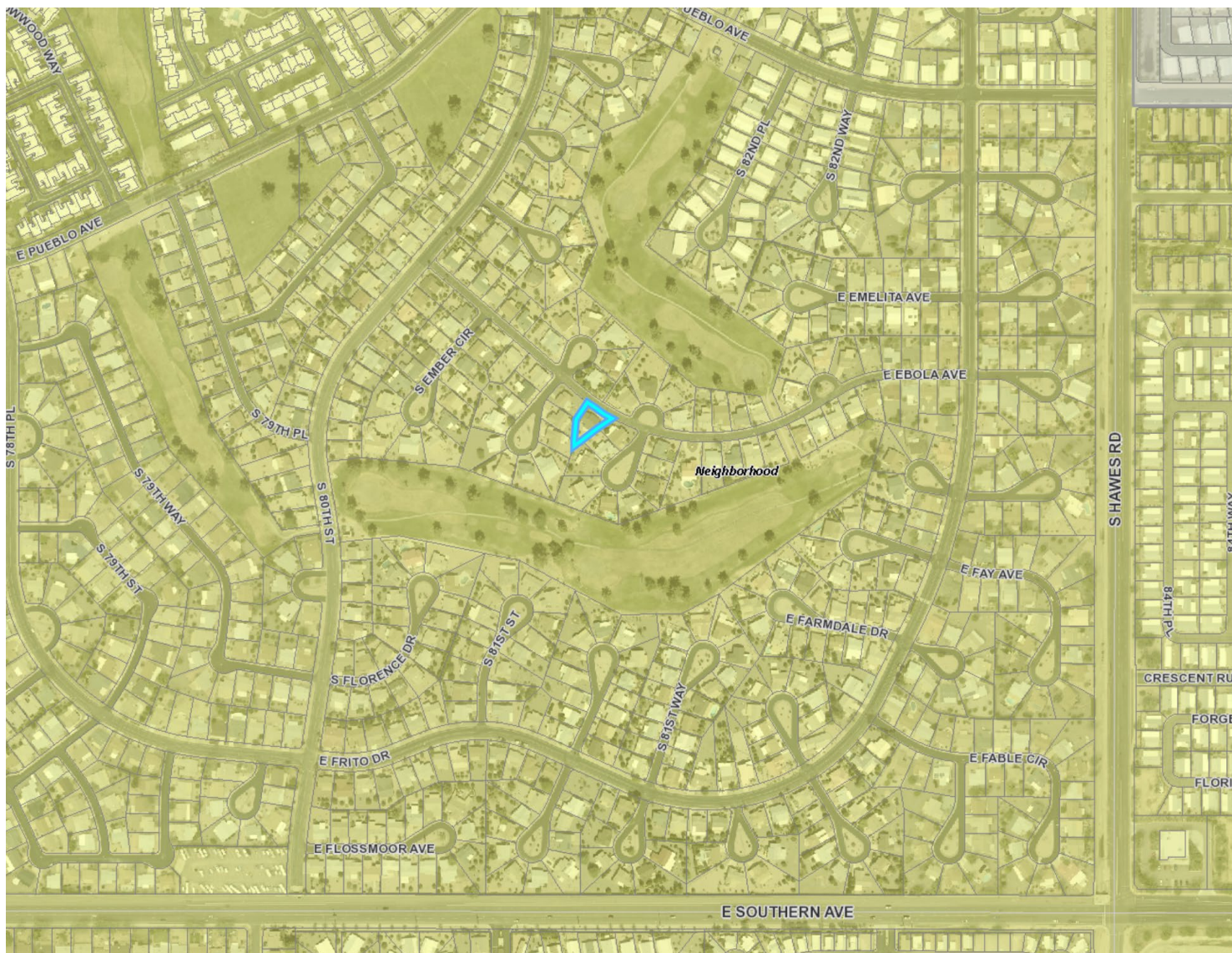
- Variance

# Purpose

- For relief from the required rear building setback in the RS-6 zoning district







# General Plan

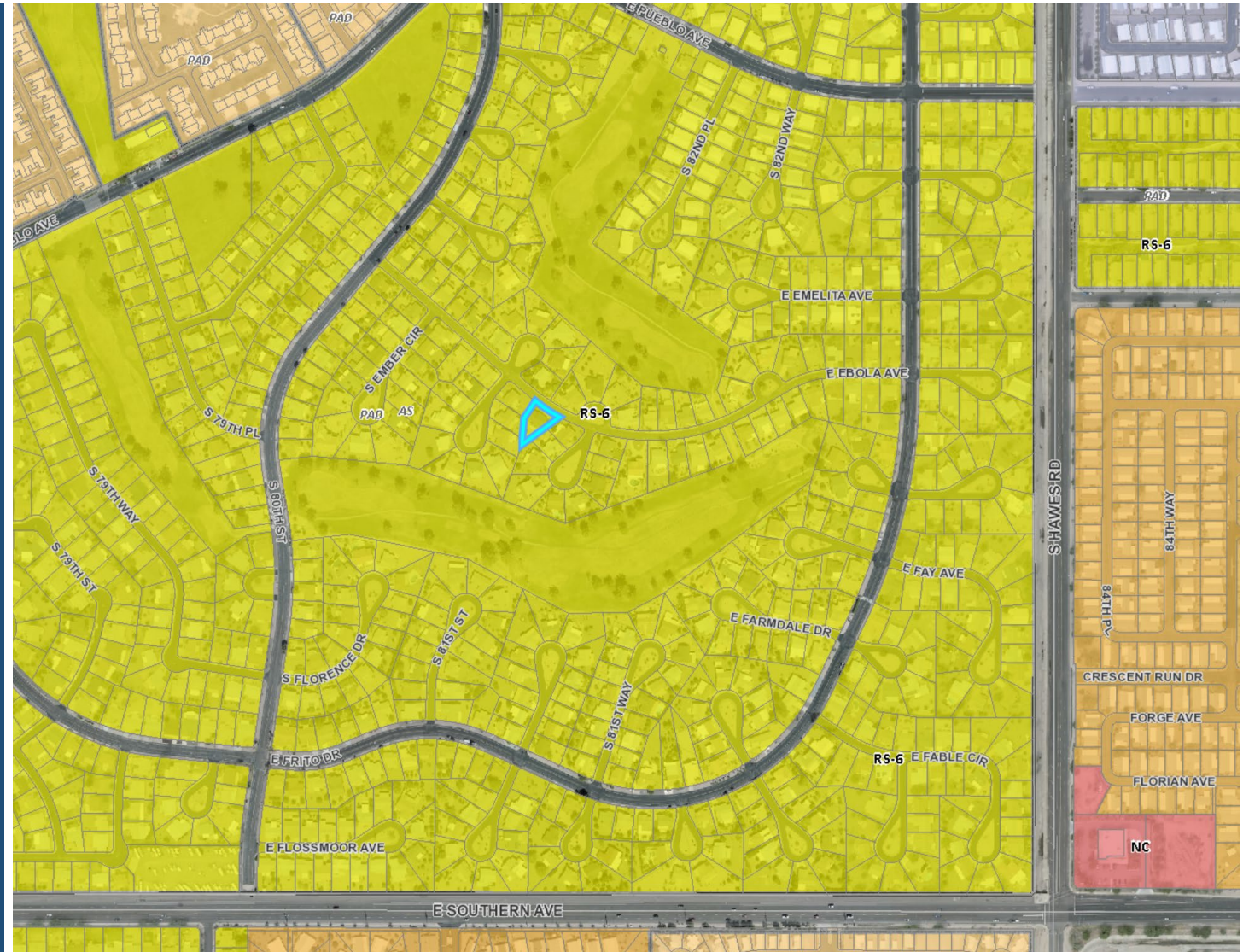
# Neighborhood

- Safe places for people to live and enjoy the surrounding community
- Wide range of housing options and associated non-residential uses



# Zoning

- Single Residence-6
  - Existing use allowed
  - Proposed addition allowed
  - Existing home is a legal nonconforming structure



# Site Photo

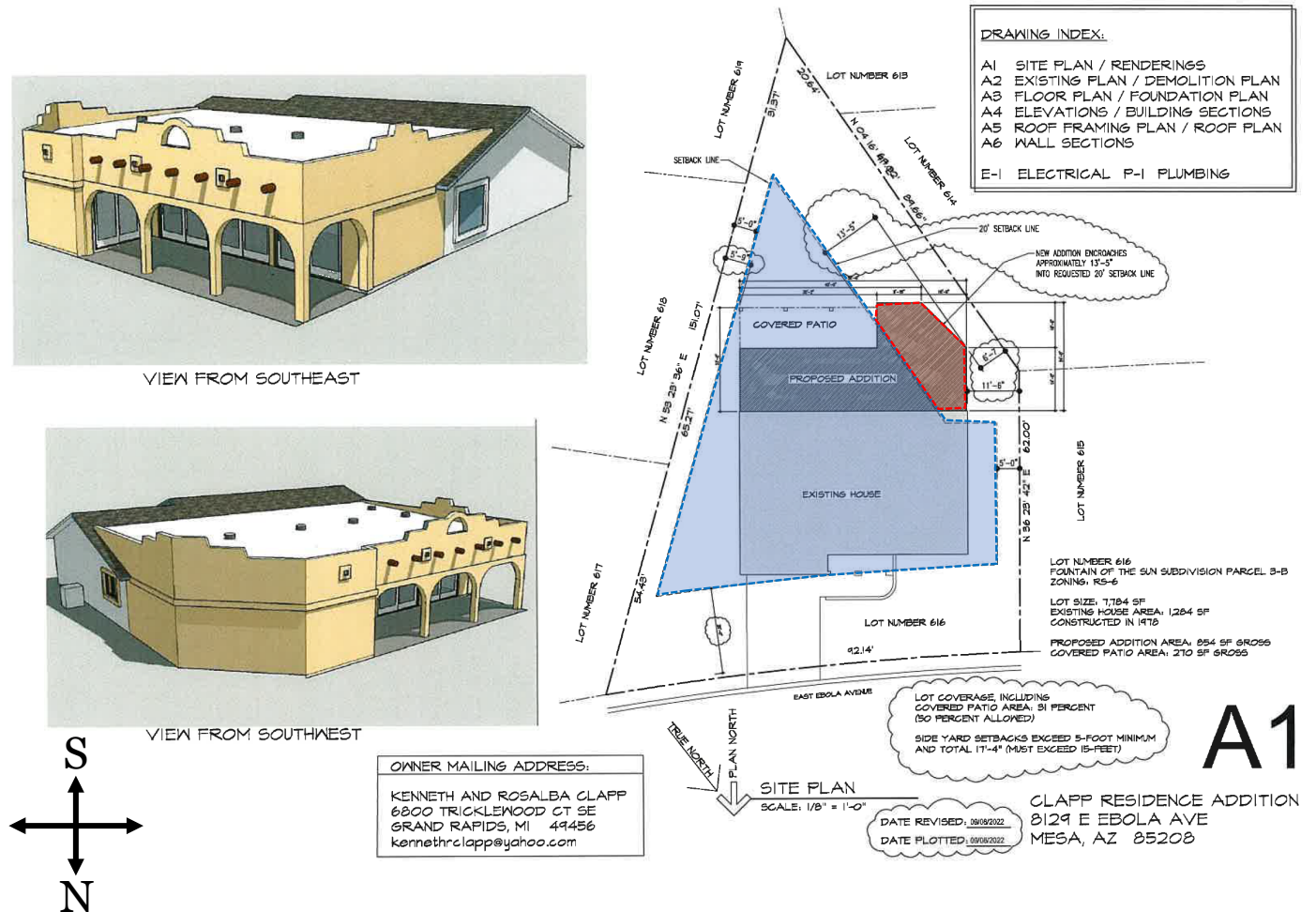


View of existing home



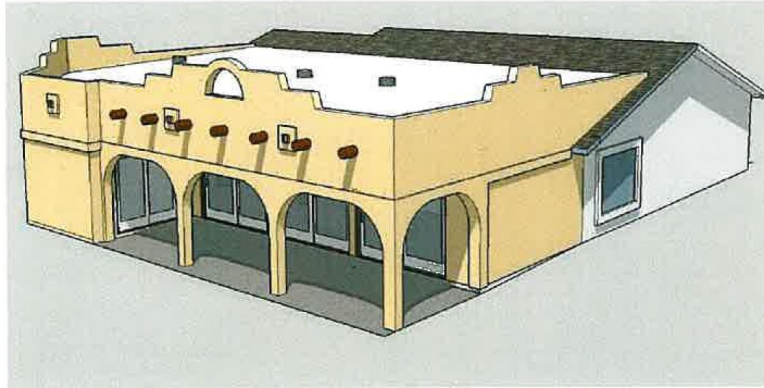
# Site Plan

- 852 square feet of proposed home addition
- Encroachment of 13'-5" into required rear yard
- Proposed setback of 6'-7" from rear property line

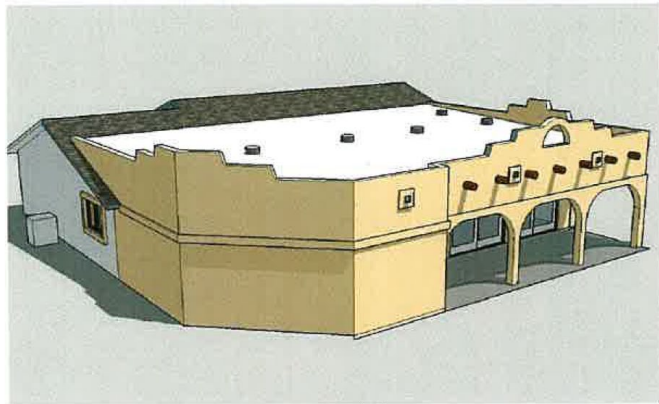




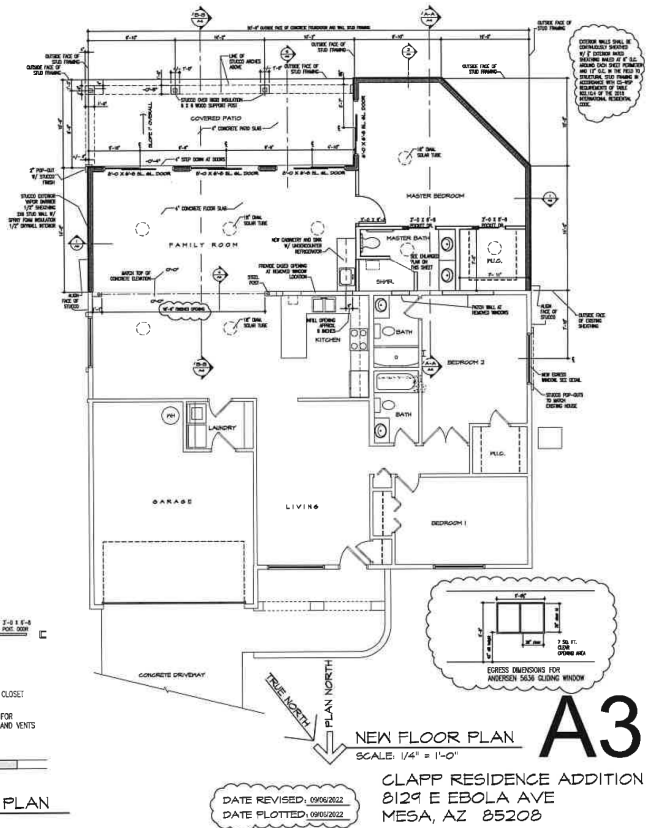
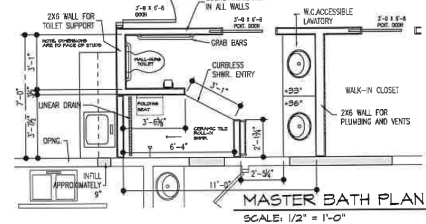
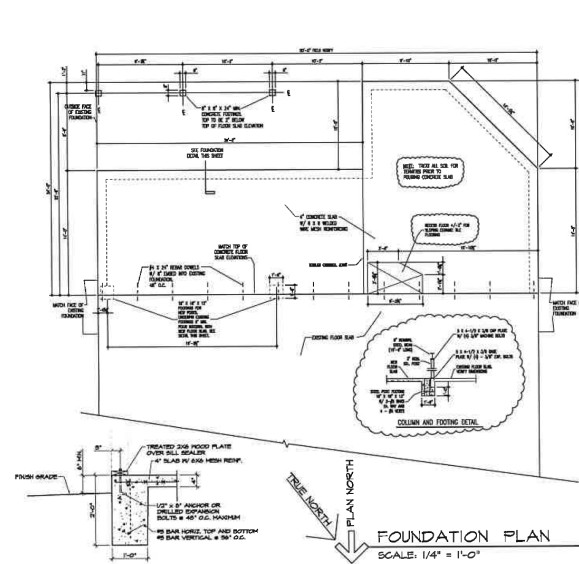
# Elevations



VIEW FROM SOUTHEAST



VIEW FROM SOUTHWEST



# Approval Criteria

## Section 11-80-3 Variance Criteria

✓	#1 There are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, and
✓	#2 That such special circumstances are pre-existing, and not created by the property owner or appellant; and
✓	#3 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
✓	#4 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 required findings for a Variance in Section 11-80-3 of the MZO

## Staff Recommendation

Approval with Conditions