

Zoning Administrator Hearing **Minutes**



Mizner Conference Room
Mesa City Plaza Building, Suite 130
20 East Main Street
Mesa, Arizona, 85201

John S. Gendron
Hearing Officer

DATE March 27, 2007

TIME 1:30 P.M.

Staff Present

Jeff McVay
Jim Hash
Lena Butterfield

Others Present

Linda Laliss

CASES

Case No.: ZA07-025

Location: 714 S Grand St

Subject: Requesting a variance to allow a dwelling to encroach into the side yard in the R-2 zoning district.

Decision: Approved with conditions

Summary: Ms. Lalis explained that the applicant is proposing to build a 1,232 s.f. single residence. The home will be commensurate with those in the surrounding neighborhood. Though the residence will encroach into the side yard it will exceed the setbacks for the front and rear yards.

Mr. McVay explained that the area is zoned R-2 so the required setbacks are 10 feet on each side. A typical R1-6 zoning setback requirement would be a minimum side yard of five feet and side that total 15 feet.

Mr. Gendron approved the case with the following conditions:

- 1. Compliance with the site plan submitted.*
- 2. Minimum side setbacks of six feet (6') and ten feet (10') shall be provided.*
- 3. Compliance with all requirements of the Building Safety Division with regard to the issuance of building permits.*

City of Mesa
Zoning Administrator Minutes
March 27, 2007

Finding of Fact:

- 1.1. The applicant is requesting a variance to current Code requirements related to side setbacks for a single-residence development in the R-2 zoning district.
- 1.2. The subject parcel has a width of 50 feet where current Code requires a minimum width of 60 feet. The width of the parcel represents a unique condition not created by the applicant.
- 1.3. Due to the width of the lot, strict compliance with current setback requirements would deprive the property owner of the right to develop a single-residence of reasonable size (1,232 s.f.).
- 1.4. Given the limitations on the width of the subject parcel and other parcels in the vicinity, the granting of a variance would not constitute a special privilege.
- 1.5. The proposed site plan notes side setbacks of 5 feet and 11 feet and the project narrative notes setbacks of 6 feet and 10 feet. Staff recommends side setbacks of 6 feet and 10 feet be provided.
- 1.6. While the subject property is zoned R-2, existing development in the vicinity is primarily single-residences and more akin to R1-6 development. The proposed setbacks are consistent with R1-6 setback requirements.

* * * *

There being no further business to come before the Zoning Administrator, the hearing adjourned at 1:45 p.m.

The cases for this hearing were recorded on Zoning Administrator Flash Card 2, Track 22.

Respectfully submitted,

John S. Gendron
Hearing Officer

sb
G:ZA/Minutes/ZAM