## ZONING INTERPRETATION RECORD

**Subject of Interpretation:**

| Requirements for building a restroom addition |

**Zoning Ordinance Section Number:**

| N/A |

**Title of Section:**

| N/A |

**Cause for Interpretation:**

The applicant requested the restroom addition to the existing church building. The site plan they submitted indicates three additions are being proposed, a small addition to the back of the building for the handicap accessible restrooms, and additions to the front and side of the building that are not specifically defined.

**Interpretation:**

The Zoning Administrator (ZA) had indicated that we (City of Mesa) may be willing to forego the need for a variance if the floor area being added to the building were limited to handicap accessible restrooms. However, it is clear from the site plan and from the record of activity on this site that additions to the front and side have not been authorized and no building permits have been issued. Reviewing the site plan the applicant submitted, the front and side additions create significant problems, not the least of which is narrowing vehicular access to the rear of the site. Based on a scaled dimension of the building, the main sanctuary is required to be served by a minimum of 48 parking spaces (3572 sq. ft. of assembly floor area at a ratio of one parking space per 75 sq. ft.). Each of these spaces is required to be at least 9’ wide and 18’ deep, and have at least 24’ of “back-up” space behind it. Two-way access to the back of property should be at least 20’ wide. With the east side addition, this access aisle would be narrowed to 14’. In addition, the site plan calls for the west side of the site to be used for parking, which effectively blocks access to the rear of the building from that side.

Room for two way traffic is not present on the east side of the building, and one way access cannot occur because the loop route is blocked on the west side. In addition, there are only 26 on-site parking spaces shown, which 22 spaces short of the minimum needed.

Based on the three additions being proposed, the ZA cannot authorize a zoning clearance for the purpose of issuing a building permit unless a variance is reviewed and approved by the Board of Adjustment. The Board of Adjustment holds a public hearing once a month to decide on requests that involve issues similar to those presented by the applicant’s circumstances. To apply for a variance, call (480) 644-2385 and schedule an appointment.