

**Subject:** Variance Justification and Compatibility Statement

**Property Location:** 3852 N. Hawes Rd, Mesa 85207

**Property Owner and Applicants:** Matt and Lisa Wiley

**Date:** August 25, 2015

To Whom it May Concern:

We are requesting a variance to build a detached accessory building in front of an existing home. We would like to build a detached 4 car garage between the existing home at 3825 N. Hawes road and the road in front of the home, Hawes Rd. The home, when garage is complete, will become our primary residence.

**Special Circumstances:**

1. The home was built in 1976. The back of the home is 70' from the rear of the property line.
2. The home is adjacent to two washes, one 20' north of the home is a 404 wash, and the other is approximately 15' south of the home.
3. Both washes are fed by culverts (one feeds each wash) that run under Hawes Rd. The proximity of the washes bordering the house make it impractical to build a structure behind the front corner of the house as any new structure would need to be built in one of the washes to meet the city requirements.
4. In 2000, a previous owner of the home asked for and received a variance to build a two car garage in front of the house. We would like to convert the existing garage into living space and add a garage in the same orientation as the existing garage in front of the house.

**Origination of Circumstances:** The home was built in 1976 near the back of the lot. In 2000, a variance was received to build a two car garage in front of the home. We purchased the home in 2010 from Bank of America. The home was built between two washes. The washes are approximately 110' apart at the front of the house, and the home is approximately 82' wide. The topography of the land and the footprint of the home were both existing when we purchased the home in 2010.

**Compliance issues:** If we were to stick to strict interpretation of the ordinances as I understand them, we would be required to build the garage in one of the two washes. We would be required to fill in the wash and divert it around the structure. The wash to the north of the home is a 404 wash and is not to be disturbed, which leaves the wash to the south of the home. Building in the wash to the south would require us to fill in the wash and divert the water flow to the property to the south of our lot.

The existing home does not fit the surrounding area – it was vacant for years before we purchased it. We would like to add a detached garage and increase the living area in the existing home to make it better fit the surrounding area.

**The requested variance does not grant special privilege or unusual favor to this property.** The location of the washes adjacent to the home require that any new building to be built would have to be in front of the home. Since the home was built in 1976 and has a garage in front of it now, nothing is changing. The lot was leveled and a pad built between the two washes in 1976. The existing pad has no vegetation on it and building a garage on the existing pad will leave the natural landscape undisturbed – placing the garage in front of the home would not require even ONE plant to be disturbed. The home will be landscaped per the Upland hills requirements and the resulting home will blend into the existing area much better than the home as it sits now – simply put, it will no longer be an eyesore to the existing neighbors or the city.

I thank you for your time considering our request and if you have any questions, please contact me at

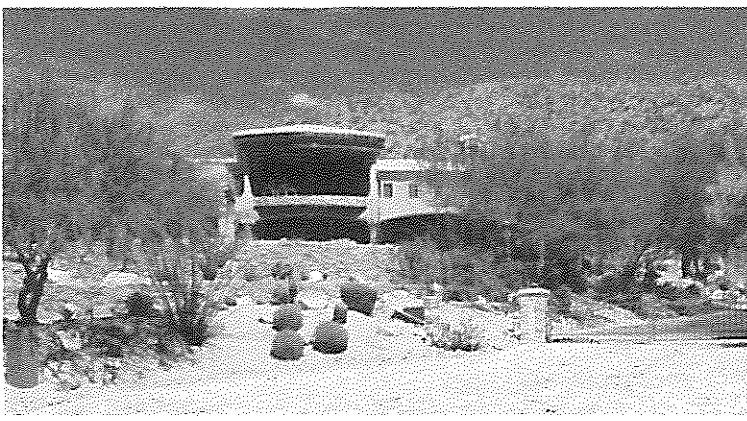
Matt Wiley

602-826-2600

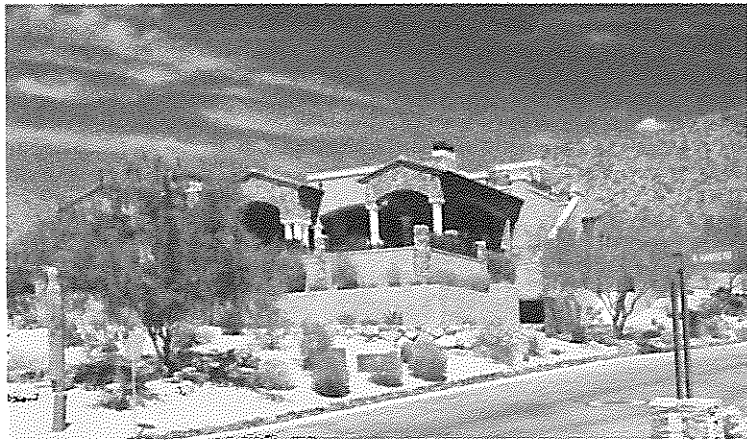
[Matt.wiley@cox.net](mailto:Matt.wiley@cox.net)

A handwritten signature in black ink, appearing to read 'Matt Wiley', with a stylized flourish at the end.

Matt Wiley



Homes located within  
3 lots of Wiley home



This home is to the  
South on Harris 2  
lots from Wiley home.  
Garage is in front of  
house

