

Compatibility Statement

Variance for 128 N. Macdonald

Introduction

We are requesting a variance for the purpose of building a detached 3-car garage. Currently there is only a 10' by 10' gardening shed on the back of the property, with no other storage or garage space on the property. Prior to 2005, there was a detached 1-bedroom apartment and four-bay carport in the area where the proposed garage will be located.

1. Explain what special circumstances or condition apply to this property that may not apply to other properties in this area or zoning district.

The lot is zoned DR-2 - Historic, and is much larger at 35,000 sq. ft. than most other lots with the same zoning. In addition, most other lots nearby already have a garage or covered parking.

2. Explain how the special circumstances or conditions cited in question #1 originated. Are these conditions pre-existing or self-imposed? Why or why not?

The size of the lot was determined in the original city plan, over 100 years ago. The previous detached structure on the lot was approximately 2,000 sq. ft. of roof and was demolished by the previous owner in 2005, due to the lack of historical significance of that structure. In addition, the architecture of the detached apartment did not match the original residence. Aerials of the demolished structure are included.

3. Explain how strict compliance of the Zoning ordinance would deprive the property of uses or development options available to other properties in the same zoning district.

Strict compliance would mean that the property would be deprived of a garage appropriately sized for the house and lot, something other houses in the zoning district already have.

4. Explain why the requested variance will not grant special privilege or unusual favor to this property or development over other sites with similar circumstances and zoning.

Granting the requested variance would mean that the historical integrity of the existing residence would remain intact, something that the City of Mesa has made clear is extremely important. The garage could be attached to the south side of the residence without a variance, but the owner appreciates the historical significance of the house and wants to preserve it to the best of his ability.

Conclusion

The brick used in the original residential structure is no longer available. It was made in Texas in 1914 and shipped here, and after research was found to no longer be in production. Because of that, attaching the garage to the house would look inappropriate. That, coupled with the desire to not change or modify the original structure in any way makes it appropriate to build a detached garage. Most 3,500 sq. ft. homes have the option of a three-car garage, especially in an RS-35 zoning district, which has lots similar in size to this one. This project is appropriate for this lot, and the intent is to match the original structure as closely as possible. The detached garage preserves the historical significance of the house and provides benefits that other homeowners already enjoy.