

August 19, 2016

City of Mesa
Development and Sustainability
55 N Center St
Mesa, Arizona 85211-1466

RE: Proposed Project Summary, Justification & Compatibility Statement

To whom it may concern,

I reside at 1005 W Hickory St. I am proposing to convert my existing carport into an enclosed garage. My reasoning for this build is to bring my property up to current Mesa building standards to protect and secure my vehicles, property and increase the value of my home. My proposal is to make the enclosed garage 20' (feet) wide and 25' (feet) in depth. I currently have a trailered boat and a historical vehicle that require to be in an enclosed area due to weather, deterioration, and insurance requirements.

Due to variance coding in the Fairway Gardens neighborhood I am providing a justification & compatibility statement.

Variances:

1. Special circumstances and conditions that apply to this property is that the home was built in the late 60's with a carport only, due to its current location on the lot, building a 2 car garage to current standards will encroach the 20' setback. If the proposed garage was built meeting the 20' setback, then the garage will not meet the minimum 2 car garage depth dimensions of 22 feet.
2. The existing home is in its original state when it was purchased.
3. The current zoning deprives this property and its uses due to there are over 40 other homes in this zoning district that have had carports converted into enclosed garages.
4. Because there are over 40 homes in this zoning district with converted carports to garages, this variance request does not grant any special privileges or favor over any other properties in this neighborhood.

Sincerely,

Robert Wilkening
1005 W Hickory St.
Mesa, Arizona 85201
PH: 480-278-5679