

Justification & Compatibility Statement

Variances

Re: Redwood Gardens Mobile Home Park
2207 W. Main Street, Mesa, AZ

The property in question has been a mobile home park since the day it was developed. The park mainly consists of older single wide mobile homes that have been in the park for 60-40 years. It is a family park that consists mostly of low income tenants who currently pay \$350/month plus utilities to live in the park. The property is well maintained, clean and provides a quality lifestyle for over 47 families who work and go to school in Mesa. The current owner of the park, Brikemen LLC, has owned the property for 6 years.

1. The current conditions of the property requiring a variance are some of the mobile homes in the park are not set at the current setbacks required by the city of Mesa. There is at least 6 feet between all units (side to side) and at least 10 feet between units (front to back or back to back). However the current setback requirements call for 10 feet between all units side to side. This affects a majority of the homes in the mobile home park. For this reason, we are requesting to have a variance that allows these units to stay in their current location that they have been at since install.

I have attached site map locations of each of the units and the area in question on every unit in the park. Some units meet the current setback requirements and some do not.

2. The reason for this condition is that over the years many owners have added on to their homes, whether it is an extra storage area like a shed or in some cases extra living space for their homes. These additions have happened over a time period of over 50 years and have not been added on during the time of the current owner. The discovery of the setback issue happened because of a gas pipe breaking on the property. Multiple city organizations arrived onsite during this incident and the fire marshal discovered that some of the units were to close for current setback requirements.

The current owner and management were not aware of any violations at the time and we are now faced with remedying the situation so we do not displace the families in our park. The current owner is currently working with the city and the occupants of the park to keep the property in compliance and in so doing have discovered that many occupants of the park have created additions to their homes that were not permitted. The current owner was not aware of this condition when they purchased the property but have since started forcing tenants to submit permits for the work that was completed by themselves or previous tenants. This process is underway but awaiting for the possibility of a variance to allow the home owners to

keep their additions.

3. Strict enforcement of the setback requirements will require these tenants to either move their home or in some cases actually tear down the home and find another place to live. Although these dwellings are called mobile homes, they are actually not mobile and very expensive to move. The occupants own their own home in the park and most do not have the necessary funds to move the home to another location. Most homes in the park would cost between \$7,000 - \$12,000 to move to another site. For someone who is only paying \$350/month in space rent and either on fixed income or a low paying job, it is very difficult to find the means to take care of this.

This variance will not deprive any other uses or development options available to other properties. We are only working with a few homes that are out of compliance within our property lines. The homes in question are not even affecting any adjacent properties and all property owners in close proximity will not even be aware of any issues with this variance. It has been this way for over 50 years and during the 6 years that I have been involved with the property I have not had one complaint about this issue from any other property owner.

4. This variance will not grant special privilege or unusual favor because we are not trying to change or add anything to the property. We are applying for the variance to keep the status quo and not change the actual use of the property or develop the property in any way. We are more concerned with letting the good families that are living in our property, stay in our property and live the same way they have been living for years.