

My property at 2724 N. Wentworth, Mesa 85213 was built in 1986 and my home was one of the three "show homes" built at the front portion of the development. Due to the housing crash which occurred a few years after the completion of my home, the original home builder went bankrupt and the all of the remaining open plots of land were then sold. By the time I purchased the home in 2002, ~~there~~ three separate home builders had come and gone to eventually build houses on all remaining plots of land.

One of the builders decided to divide the plots of land such that the property directly to the north of my property line is arranged in a "KEY LOT" format. This "KEY LOT" arrangement has my neighbor's backyard property line and ~~cinder~~ cinderblock wall extend from the NW corner of my property to the NE corner where my driveway sits.

The outstanding issue behind my application for a variance lays in the fact that there is a RV gate installed at the NE corner

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of my property which capitalizes ~~on~~ on using the unsightly format of my ~~own~~ neighbor's block wall for the purposes utilizing space in a useful and more aesthetic manner.

I am the second owner of my residence. The original owner erected the RV gate and planted five ficus trees parallel to the neighbor's block wall to detract from the obvious eyesore of the wall and to allow for utilizing the space for his RV.

When I bought the property in 2002, the RV gate and the ficus trees were on the property. The trees had grown to a height taller than the street light at the corner of my property - approx. 50' tall. The size of the trees became an issue with regard to providing shelter to many dozens of birds daily. The bird droppings became a problem with regard to damaging the paint on my vehicles. The root system of the trees was also pushing up and ~~as~~ cracking my ~~driveway~~ driveway concrete, so I decided to cut the trees down and replace the effect of the trees with a



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~~(NY pro)~~

steel fence and shrubbery. At the same time, I also upgraded the RV gate so that the aesthetics of the complete RV gate parking area was visually improved. I updated / upgraded the RV gate and fence in 2008.

I began getting citations from the city in 2016. I purchased the home in 2002 and have refinanced my home three separate times since then. At no time was my property assessed as being in a non-compliance state each time my property was evaluated.

Prior to buying my home and after 14 years of ownership, have I ever come across the term "KEY LOT" and the fact that my RV gate is in violation of city code.

This is an initial justification / Compatibility Statement. I intend on adding further comments at a later date.

Vic Tapanen

8/30/2016