

Variance Letter for Garage Addition at 2620 W Naranja Avenue, Mesa, AZ 85202

1. Q: Explain what special circumstance or conditions apply to this property that may not apply to other properties in this area or zoning district (example: size, shape, topography, locations or surroundings).

A: The property shape at 2620 W Naranja is an unusual, irregular shape and backs up to the waters edge. Due to the odd shape, we are requesting a variance for the addition of a two car garage on the side of the existing house. The corner lot is perfect for the addition. The front of the house does not currently have an appealing look with the garage location in the middle of the house. The addition would allow the change that would balance the look of the front of the house in addition to creating more space in the home. With the move of the garage...the house would match more closely the look of the neighborhood as no other home has a garage or driveway in the middle of the home and yard.

With the conversion of the garage in the center of the home to a great room and master kitchen the house will be more user friendly thus improving the overall value and use of the home.

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

A: The shape of the yard is pre-existing. The addition of the garage will improve the properties use and increase the houses value. The addition of the Garage is also the first step in creating a living area inside the house for my aging Mother-in-Law to live. Another option of pushing the back of the house out on to the patio would cover the windows associated with bedrooms on either side of the patio and limit egress from the house in case of emergencies.

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

A: Most properties in the zoning district have restricted access to the back of the house, which either back up to the water or are entirely fenced in. Thus, building the Garage would have little to no effect on the use of the property in relation to other properties in the district.

4. Q: 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.

A: Since this is a corner lot, the house's back yard is actually the side yard of the next house to the North. Thus, adding the Garage and keeping it 5' from the neighbors side yard fence will not grant any special privileges to the property that other houses with two side neighbors already have.