

11/21/2016

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Carlos

WANCHO'S PROJECT

## **Justification & Compatibility Statement**

**1144 E 6th Ave, Mesa Arizona**

The reason for this variance request is to reduce the side yard building setbacks on our property. Our property is the RS-6 (Single Residence) zoning district with perimeter building setback of 20' allowing livable encroachment of 10-feet. We are requesting to encroach an extra 2', to be able to fit a second bathroom to the existing residence.

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

*This property is Zoned RS-6, zoned for a 6,000 SF area parcel. However this parcel is only 5,484 S.F. that is 516 SF less. Other RS-6 parcels have more building area with same zoning restrictions.*

**2. Explain how the special circumstances or conditions cited on Question #1 originated.**

*Size of parcel is pre-existing, this circumstance dates back to when this parcel was subdivided.*

**3. 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.**

*The vast majority of properties on this subdivision Temple Acres that are zoned RS-6 have much bigger lots. As an example properties to the south of 6th Ave have an average of 9,000 S.F lots.*

**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.**

*The requested variance will not grant any special privileges or favors to the property. By allowing to build an extra 2' it will compensate for the difference on the zoning restrictions.*