

Justification + Compatability Statement

Request to grant a Variance

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

This property is zoned RS-9, but is almost a full acre in size. The house and garage were built in 1960. The ramada built in front of the garage is the same height as the awning on the adjacent property. This ramada is directly in front of the garage, which was built on the property line, prior to annexation into the city.

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

The dry well and septic tank placement and permitting happened while the property was still in the county.

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.

Included with this application are aerial photos of the neighborhood, proving the existence of such buildings throughout the entire neighborhood. One case to note in this neighborhood is Case # BA14-007. This is a unique neighborhood with character.

4. Explain why requested variance will not grant special privilege or unusual favor to this property or development over other sites with similar circumstances and zoning.

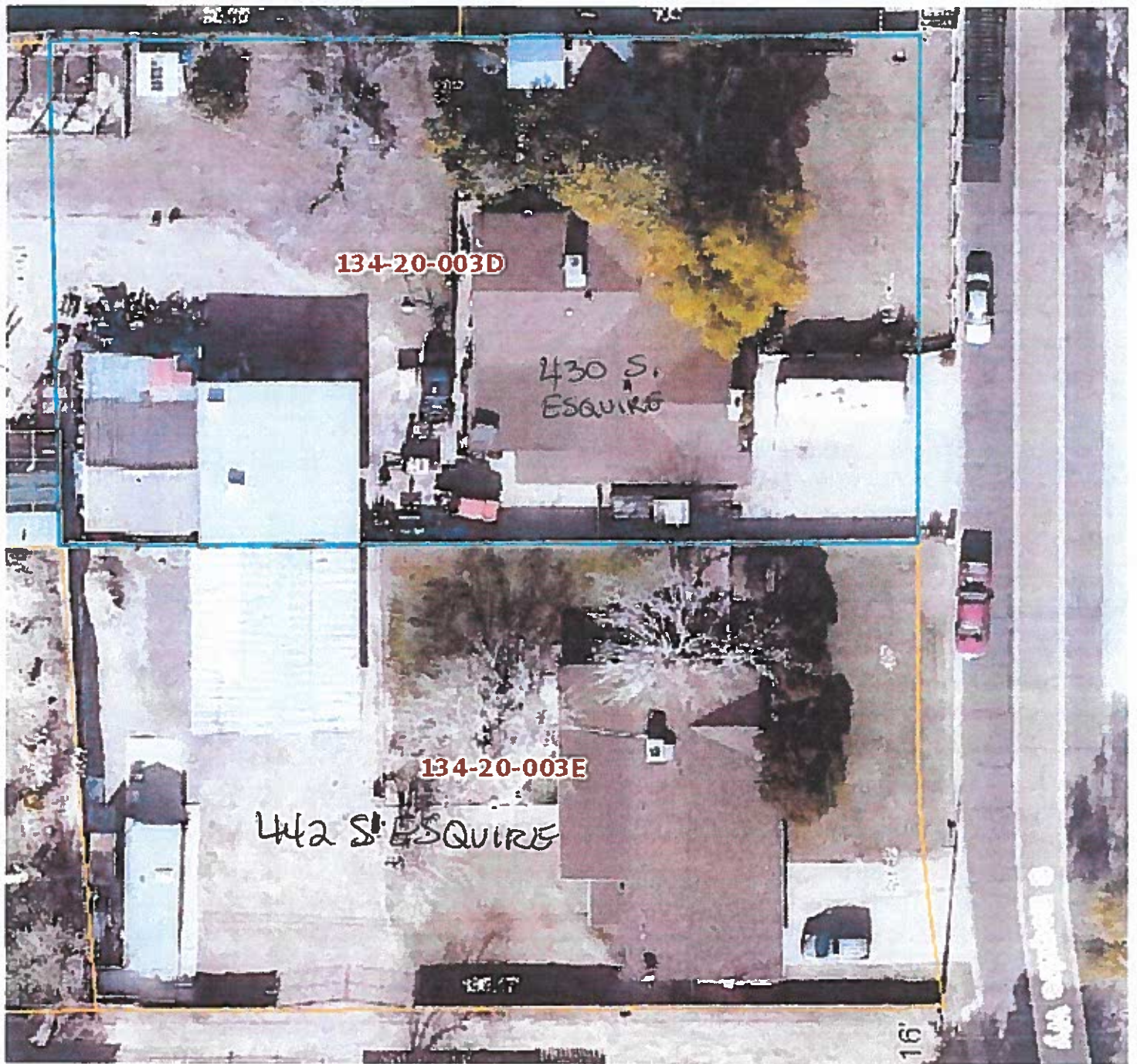
The buildings on this property are keeping in character with all existing buildings throughout the neighborhood. Neighborhood has a distinctive rural character.

Justification and Compatibility Statement

Request for Special Use Permit

As the arial photos show, having buildings on this property exceeding 50% of the roof are will not be detrimental to the neighborhood.

many of the properties in this neighborhood have barns and awnings, coverings for animals



Existing awning on neighboring property
is larger than one on 430 S. Esquire
And right on property line



442 S. Eldorado
Refer to case # BA14-007

Google Maps Mesa

Victor + Manta's
605 S El Dorado



Built on property line and over 10' height

Imagery ©2016 Google, Map data ©2016 Google 20 ft

Earnie Denhart

645 S. El Dorado

Google Maps Mesa



TAU barns and outbuildings

Imagery ©2016 Google, Map data ©2016 Google 50 ft

Debbie + Doc Mike's

665 S. Esquire

Google Maps Mesa



large barns / buildings + animal coverings
throughout neighborhood

Imagery ©2016 Google, Map data ©2016 Google 50 ft