

Backes & Baum
464 S. 30th Street
Mesa, AZ 85204
602-752-9281



September 14, 2016

City of Mesa
Zoning and Planning

To Whom It May Concern,

We are requesting a SCIP to allow permitting of an existing covered parking canopy with reduced setbacks. The property size is not large enough in its entirety to meet the required setbacks of 15 Feet from the back, North property line. We need to maintain a fire lane drive aisle around the building for safety in addition to being able to allow oversized vehicles in like the garbage trucks to get to the dumpsters.

This property is landlocked; the south is bordered by Main Street, The North by the Church, The West by Lynn Rae Avenue and the east also by the church.

The current setbacks would put the canopy in the middle of the drive aisle making the property flow useless and impossible.

The existing canopy is in harmony with the "other" existing canopies and maintains a neat and orderly area for parking vehicles in the shade. By maintaining a reduced setback it will continue to allow the uniform flow of travel and safety throughout the property. The approval of the reduced setback would allow us to maintain the structure and not have to demolish it.

Sincerely,

Cindy Backes Solomonson



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The use of the additional covered parking will be used to provide shade to employee and customer vehicles. Currently there are only 4 designated parking spots for customers in the front of the building. The covered parking canopy will provide shade coverage for employee cars as well as customer cars in the repair flow process.

Sincerely,

A handwritten signature in black ink, reading "C. Solomonson".

Cindy Backes Solomonson



1-6-17

to whom it may concern at the City
of Mesa:

In October of 2015 a canopy on our property @ 2700 E Main Street, Mesa blew down in a Microburst. We hired a contractor to rebuild the Canopy. When the required drawings and information were submitted for proper permitting it was discovered that an existing Canopy buildt between 2000 and 2002 was not permitted.

We are Applying for a SCIP in addition to a variance. The SCIP would be to waive the required Setbacks. It would not be possible to come in conformance with the new standards unless we completely demolished the existing canopy. The canopy does meet the required building codes and the structural engineering report has been submitted.

The canopy buildt between 2000 and 2002 has not caused any issues to neighboring properties. The east side of the canopy borders an inactive driveway and the north side of the canopy borders the church. In multiple discussions with Pastor Alfredo the canopies are not an issue and cause no worry or concern. "See photo from Church side"

The canopy that blew down was on the property when we purchased it. The canopy built between 2000 and 2002 was built by the tenant at the time and under different building codes. The canopy was built to match the existing canopy.

This property is unusual and unique because it is bordered by 2 street frontages (corner lot) and the driveway is designed to wrap around the entire building. The North and East sides are bordered by the church. It's a small lot and the required setbacks show to be in the driveway. All of the covered parking is across the rear of the property.

We don't think the allowance of this variance would be granting us any special privilege above our neighbors, Japan Motors, the RV places up and down main street, etc. It will not increase traffic to the neighborhood or change the character of the neighborhood. It will not negatively impact the abutting owner.

The overhang or encroachment is not visually evident. "See picture."

The requested variance is the minimum variance that will make possible the reasonable use of our lot. We are not asking for anything more.

Sincerely,

Cindy Backes Solomonson
Backes and Baum
464 S. 30th ST
Mesa, AZ 85204

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