

Appendix A: Site History-

Decemeber 1996-February 1997-

Historic aerial depicting no structures. The applicant owned generally 10 acres surrounding the area highlighted in yellow:



July 1, 1998-

The overall, approximately 10 acres, site was annexed into the City of Mesa. There are no historic aerals with the Maricopa County Flood Control District for 1998. All of the following aerals and descriptions will be after annexation and subject to City of Mesa building permits and zoning regulations.

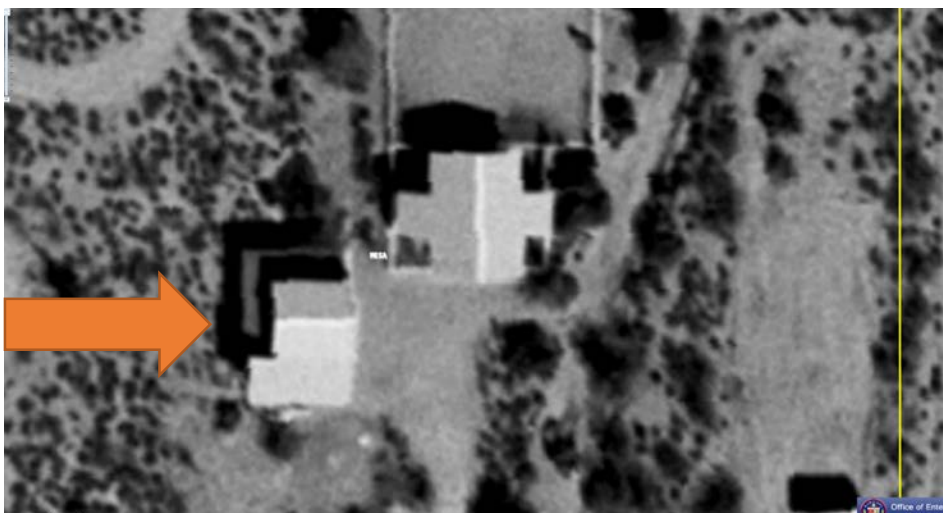
December 1998-October 1999-Historic aerial:





This aerial depicts two structures that eventually become the garage and casita. Since there is a gap in historic aerials at the time of annexation, establishing which municipality the structures were constructed in proves challenging. The City of Mesa does not have building permit records for the two building. A Planner from Maricopa County found building permit records for the original Schmuker home (located to the north of the two detached buildings) but did not locate any building permit records for the detached buildings. Maricopa County also confirmed the Schmuker property did not have agricultural exemption which would have allowed some construction without the need for a building permit.

January 2000-April 2000- Historic aerial that shows the expansion of the “casita”:



January 2006-February 2006-

Historic aerial that shows the foundation of the primary dwelling in addition to an a new ramada:



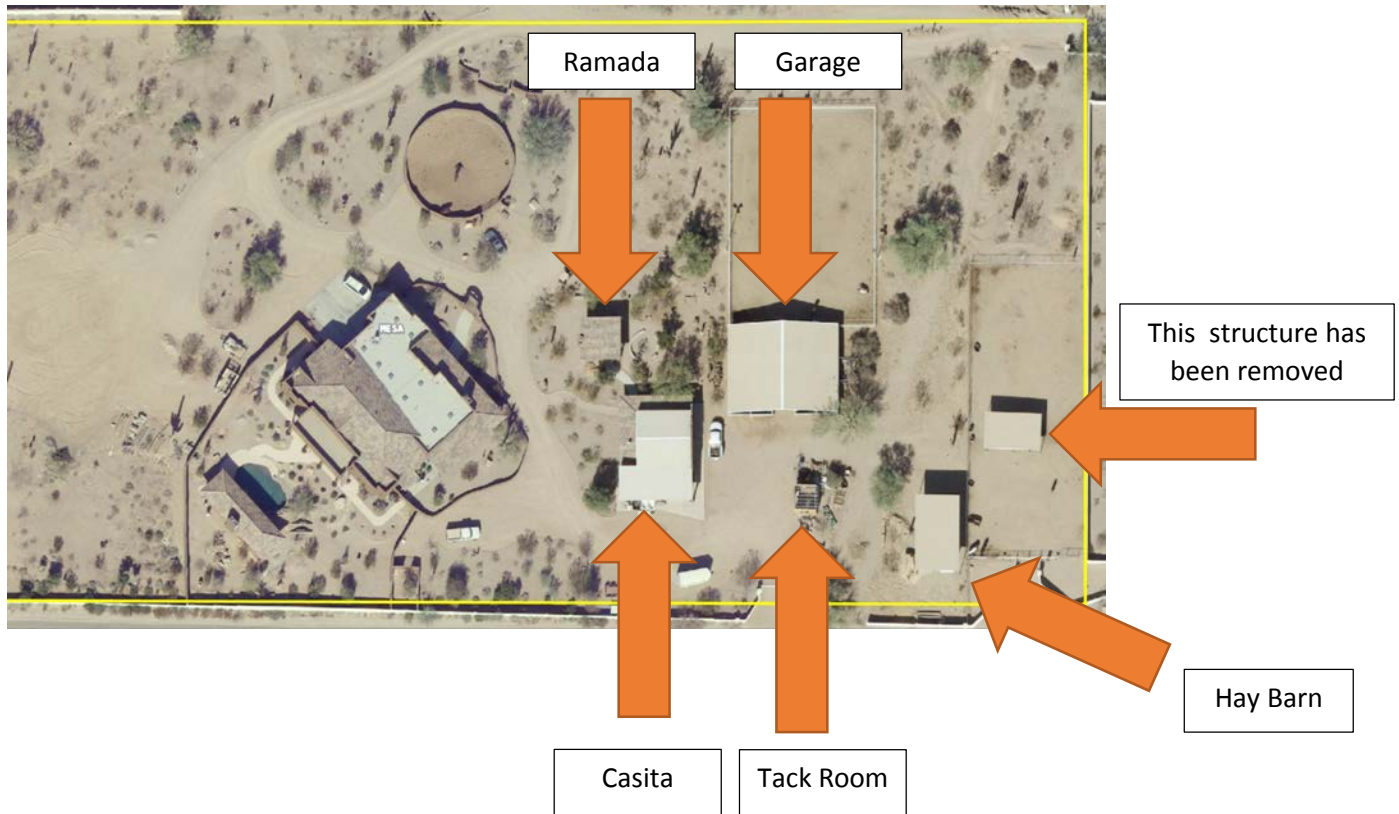
June 28, 2006- A building permit for the primary residence located at 1440 N. Crismon was finalized (BLD2005-08455). As part of this building permit application two outbuildings were shown (the “casita” and “garage”) and were labeled on the plans as “Ex. Shed”.

October 2006- November 2006- Historic aerial of depicting the completion of the construction of the primary residence. The roofing on the “casita” and the new ramada are changed to match the primary home.



October 2007-January 2008-

Historical aerial depicting several new structures, the construction of the “tack room” and the expansion of the “garage” building.



October 2009-November 2009- Historic aerial depicting a completed “tack room”:



- January 21, 2015-** A Code Compliance complaint was received regarding illegal construction of the hay barn into a garage.
- February 26, 2015-** A building permit was submitted for the conversion. Upon submittal, it was realized that all of the structures on the property did not have a building permit.
- November 16, 2015-** A building permit application was submitted for the additional detached buildings. Within the review it was determined the placement of the buildings did not comply with Zoning Ordinance requirements and a variance and SUP would be needed.
- November 16, 2015-** An application was submitted for a SUP and variance requests for the Board of Adjustment. Since that submittal date, staff has been working with the applicant to create alternate solutions and work through off-site improvement issues. In that time the applicant attempted to work the Maricopa County Flood Control District to legalize the use of the Flood Control District access road to the south. In order to have legal right to use that road and allow the Zoning Administrator to reinterpret the lot frontage along that access road, an easement would need to be granted.
- October 18, 2016-** An email was sent by Debbie Schmuker to staff stating they were unsuccessful with the Maricopa County Flood Control District with establishing an easement for frontage along the access road and wish to proceed with the application without that frontage.