

To whom it may concern:

I Derrik B. Bagley am seeking for a variance on my property at 648 E. Lehi Rd. Mesa, AZ 85203. We have lived at this residence for 9 years. Back in January 2017, I modified my existing shop to make a home office in the rear end of my shop. The existing shop is noncompliant to the city of Mesa's Zoning ordinances. By modifying my shop to make an office, the building is not compliant with the variances. At the front end of the building was a slab of concrete with a trashy awning. Four years ago I constructed a 14 x 22 enclosure on the slab of concrete and put a garage door on it. Then in January of 2017 I modified the building on the back end of the building. I went out to the north 8 more feet and to the east 8 more feet to make an area for an office. The front and middle of the structure is used as a garage/ work shop. And the rear 24' of the structure will be used as a home office.

At the south west side of the building is 3 feet away from the property line and at the North west side of the building is 6 ft away from the property line. It is 22" from the back property line. So the modified portion of the building follows the same plane of the existing structure that was here and doesn't encroach the property line any more than the existing building did. This size of property is plenty big to occupy this new modification to the existing building that was a shop. There are a lot of properties in this area that have different structures to meet the needs of the home owner's life styles and jobs. Lehi offers big properties of such accommodations. The modification I did on my shop doesn't stand out visually from the streets. It is well hidden from looking like an, "eye sore", or have any type of negative effect for someone's view. My property is in between two properties that set on main streets in the neighborhood, I've talked to all my bordering neighbors about my project, and they didn't have a negative comment about it.

We live in Lehi, which is a historical district with many different structures, horse shades, old silo, barns, sheds, arena's and shade structures are common in this area. The building I have is not out of context with the surrounding properties having detached structures. There is no H.O.A to regulate the people of this area.

The 20x30 structure in the front of the property was made into a guest house before we purchased the property. It is an old structure that needs to be taken down and removed. Our idea was to remove this structure and add a garage, laundry room and family room on to the main house within one year.

With the strict application of the zoning ordinance this will deprive my property of a working area to work on projects for my business and storage of equipment. The properties in this area have many storage area, Work shop areas and detached offices that separate home life and business life. As of now I'm doing all my paper work, faxing, emailing, invoices and scheduling in one of our bedrooms. With the privilege of having a separate office and work shop makes it convenient for home life to separate from work life. Some of the time when the kids are using the computer for home work, I'm doing invoicing on the kitchen table. It would be great to move our make shift office to something that will work better and I can be more productive.

If the variance is granted there isn't any special privileges my property will have over any other property in this area. This area isn't a subdivision and have small lots. The lots are large, and have room for detached building. Many people are self-employed and need the large properties to make a living.

Small companies can't afford to rent a commercial space. By having a building to work out of, and store equipment helps cut back on over-head for business.

I work for my father's remodeling company, and we store a lot of tools and equipment in the shop. By using the office, it would let my father's company grow and prosper. Our little company can't afford to rent an office at this time. To meet the financial circumstances, this would allow the company to reduce expenses and grow.

My additions to my shop doesn't effect anyone around me, my neighbors have tall detached buildings I can see from my back door. Many properties in this area have been built before the 1970's and are still standing strong and have many uses to the home owners. I would greatly appreciate for the variance to pass so I can enjoy my property and grow my father's business.

Thanks,   Derrick B. Bagley