



**122 N. Macdonald
Mesa, AZ 85201**

Front elevation from Macdonald

122 N. Macdonald
PRA17-00219
Justification/Compatibility Statement

A Special Use Permit is being requested for 122 N. Macdonald for extensions to professional office Special Use Permit (SUP) already in place. There is currently a SUP for 850 s.f. of office space that consist of two separate offices, kitchen area and restroom.

This request is to build an addition in the back that would add two offices, one 540 s.f and the other 416 s.f. There would be a storage/maintenance shed of 130 s.f, with a total office addition of 1,086 s.f. on the ground floor. The larger office would have a small guest suite above at approximately 280 s.f. for owner's rest and relaxation (change of clothes, quick nap, shower after a workout).

The house has been designated a Level 1 historic structure by the City of Mesa and is zoned DR-2. It was renovated approximately 20 years ago by Mark Reeb, who used it as his professional office. It was restored to attain consistency with the original period when the house was built. The building retains the residential character with wood floors, crown molding, and push button light switches.

The office has had two full-time employees since we purchased the property in 2012. Recently, one more full-time employee was added, an administrative assistant. We would like to convert the current, larger office into a meeting room and build private offices in the back for the husband/wife owners. He is CFP/investment advisor, and she is a realtor. Normal office hours are 8:00 am to 5:00 p.m., Monday-Friday. There will be at least four parking spaces in the back paved area of 1620 s.f., behind the proposed offices. There is also street parking in the front.

We will seek a Certificate of Appropriateness with Mesa Planning and Development to make sure the architectural plans fit the historic nature of the neighborhood. We plan for the two back offices to mimic the current building with brick exterior and white accents.

The extension of the professional office is compatible with surrounding uses. It will bring minimal additional activity with no excessive noise or traffic.