

June 17, 2018

Re: Variance for Maximum Driveway Width
Greg & Jean Medico Residence
2612 N. Robin Cr.
Mesa, AZ 85213

To: City of Mesa Planning Dept. & Board of Adjustment

Greg and Jean Medico purchased a their current home located at 2612 N. Robin Cr. in 2002. Prior to purchasing the property they checked to see that it would meet their needs for future expansion, as they had long-term plans of doing additions to the house. Included in their addition plans was building a large garage where Greg would have room for him woodworking hobby.

Since purchasing their home they have completed two of their planned 3-phase additions on the property. Phase 1 and 2 were additions to the livable area of the main house. They are now ready to move forward with their final phase, consisting of a large attached garage / workshop with a guest house above it. However, the Medico's were not aware that the City of Mesa changed the zoning code in 2011, which added a restriction for maximum driveway widths measured at the property line shall not exceed 29'.

The Medico's currently have a total of 39' of concrete driveway, consisting of a 29' driveway, which gives access to their 3-car garage, and then an adjacent 10' driveway for access to their RV gate on the south side of the property. The 10' was constructed shortly after they bought the property, and prior to the zoning change.

The Medico property is located in a cul-de-sac (Robin Cr.). Several of the neighbors within the cul-de-sac have existing driveways which pre-existing and non-conforming to the current zoning ordinance, having driveways which far exceed the 29' width.

- 49' combined driveway width at 2613 N. Robin Cr.
- 42' combined driveway width at 2605 N. Robin Cr.
- 61' combined driveway width at 2604 N. Robin Cr.

In order to build the new garage addition the structure needs to have a driveway to it. The minimum driveway width per the City of Mesa MAG standards is 12' since a new curb cut would be required under separate permit.

In effort to minimize the amount of driveway width that would be in excess of the current zoning ordinance, the Medico's are will to remove a 10' section (measured at the property line) of their existing RV driveway on their south side of the

property and install a new landscape area. Therefore, the overall variance would effectively be for only 2' more driveway width than what they currently have on their property.

If this variance request were to be denied, the Medico's would be unable to build their garage addition. The proposed addition meets all other zoning ordinances and design criteria set forth by the City of Mesa and current building codes. Therefore, the Medico's respectfully request that a variance be granted.

Sincerely,

Chad Brackman

HiCaliber Design