

Michael Gildenstern

From: Charlotte Bridges
Sent: Wednesday, August 01, 2018 8:28 AM
To: Kim Steadman; John Wesley; Michael Gildenstern
Cc: Evan Balmer
Subject: FW: Mesa BOA Case #BOA18-00495 objection
Attachments: Variance Objection.docx

Follow Up Flag: Follow up
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FYI

From: Diane Leos <diane2302@yahoo.com>
Sent: Wednesday, August 01, 2018 6:28 AM
To: Charlotte Bridges <Charlotte.Bridges@MesaAZ.gov>
Subject: Mesa BOA Case #BOA18-00495 objection

My name is Diane Leos. I am the owner of the property next door to the property requesting the variance. I object to the variance as it will lower my property values and change the character of the neighbor. There is no reason to grant the property owner special privileges for this variance. I have attached my statement to this email with further information. Thank you for your consideration.

Diane Leos
Property owner
2620 N. Robin Cr.
Mesa, AZ 85213

July 31, 2018

Diane Leos
Property owner of

2620 N. Robin Circle
Mesa, AZ 85213

RE: City of Mesa Board of Adjustment Case #BOA18-00495
Objection to Variance Request

This is in response to the Variance Request for property address 2612 N. Robin Cr. Mesa, AZ 85213 case #BOA18-00495. The variance is for excessive driveway area to service a proposed addition to the property. (The addition is for an additional 3 car garage/"workshop" and "guest house.") As the neighbor and property owner to the proposed variance, I object and request the Board of Adjustment deny the variance request.

The proposal would significantly and negatively impact the value of my property next door. It would also lessen the value of the entire surrounding cul de sac and change the nature and character of the neighborhood.

Ostensibly the proposed new driveway is ten feet wide and would replace a ten foot section to the south of the property line. The actual impact of the proposal, however, is a near doubling of the already ample concrete driveway in front of the existing three car garage as the proposed ten foot section at the street line balloons out to cover the area in front of the new three car garage/"workshop" area. According to the proposal, the current concrete driveway area is 1,141 square feet, with the proposed new concrete driveway at 1,023 square feet. Considering the current driveway area includes the ten foot section to be removed by the homeowner, the new additional driveway area would double the driveway area, and is far in excess of the simple ten foot section the homeowner is trying to claim as a variance.

Obviously, the 1,023 square feet of *additional* concrete driveway would negatively affect both the character of the neighborhood and property values of neighboring houses. The additional vehicles anticipated to occupy and use the driveway would create noise, pollution and additional traffic in the already congested cul-de-sac which would affect the health and well being of the all residents of the cul-de-sac, and specifically the residents of my property. The additional vehicles would be a visual eyesore affecting the enjoyment of my property next door.

The homeowner is claiming the addition to his property is for a "workshop." Upon information and belief, this "workshop" is in essence an auto repair garage and will be used to repair and restore automobiles and other vehicles. This garage requires extensive additional parking in front of the building to accommodate the vehicles, some of which may be in a non operative or even disassembled state. The number of

cars parked on and around the property, as well as the nature of the workshop, would change the character of the existing serene suburban RS-9 neighborhood to an industrial, noisy, parking lot and auto repair shop.

There are also concerns regarding the nature of the proposed addition that go beyond the variance requested for the driveway. As stated, the addition includes a "guest house" in addition to the auto repair shop. While the homeowner may be avowing to the zoning board the "guest house" will be used by family members, he has told neighbors that he plans to rent it out.

Allowing an additional rental unit in a RS-9 zoning would change the property from a single family home to a multi family dwelling, changing forever the nature of the neighborhood from a quiet, suburban single family home neighborhood to multi family dwellings. This also helps explain the need for the excessive concrete driveway- there needs to be parking for the tenants.

Again, this parking would turn the property into a parking lot/apartment house/auto garage. This would greatly lower my property values and diminish the enjoyment of the property to those who live there.

For the reasons stated above, I respectfully request the Mesa Board of Adjustment deny the request for variance.

Diane Leos
Property Owner
2620 N. Robin Circle
Mesa, AZ 85213