

REQUEST FOR VARIANCE – PRA18-00503

THE ISSUE

Current development standards require walls on side property line be reduced to three feet six inches in height or less extending toward the front of property beginning at the front most portion of the house.

OUR REQUEST

This property on three sides will have six-foot, tan colored stucco walls at sides and rear. We are asking the six-foot wall bordering Brown Road extend west beyond the front most portion of the dwelling to the twenty-five-foot front setback line. THIS IS A FIVE-FOOT EXTENSION BEYOND THE 30 FEET PROPOSED HOUSE SETBACK. The wall shall then step down in eight-inch increments to the beginning of the radius of the northwest corner of property as shown on the site map A DISTANCE OF TEN FEET. The wall shall then continue along the radius to its end at the beginning of the driveway. No portion of any wall is higher than six feet.

REASON FOR REQUEST

The proposed wall changes elevation stepping down from east to west. In order to maintain reasonable architectural appearance, we are asking for this very minor modification.

As a second objective, this minor variation in the wall may help somewhat reduce the traffic noise. This very busy corner of Brown Road is quite noisy, especially the east bound side adjoining this property, as it gains elevation toward the canal. There are many homes in Mesa that have newly approved walls extending to or even beyond the corners of property front yards – all for aiding sound abatement along busy corridors such as Gilbert and McKellips. In fact, some of these walls are well over six feet in height! The walls we are requesting are minimal and do not intrude in any way on the aesthetics of our property or the neighborhood in general.

This ten-foot extension does not impede turning traffic sight-line in any way as required by the SVT (Site Visibility Triangle). See Site Plan for SVT.

SUMMARY This home is setback some five-feet further back than other homes in the neighborhood and the wall changes we request only extend fifteen feet beyond the front of the house before stepping down to the required three-foot six inches.

We are proud to be part of our new neighborhood. The new home when constructed can be seen for $\frac{1}{4}$ mile when approaching from the west on Brown Rd. The Applicants realize this high visibility corner accesses our neighborhood and welcomes home our other community residents.

Below is an accurate scale model of the wall with the exception of the “house” which to scale would be slightly higher in reality. It portrays the six-foot wall section in front of a partial view of the northwest corner of the house. Note the six-foot section begins five feet in front of the garage.



Thank you for your consideration of our request.

Richard and Marlie Corrow