

April 15, 2019

BOA19-00197 464 E 1st Avenue

Justification Statement addressing Section 11-80-3 of the Mesa Zoning Ordinance

Submitted by David Davis of Dale Gardon Design

- A. There are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, and

David: The property is unique as it sits on an important corner across from the Temple. The size and shape of the property is consistent with residential properties of this era. The lack of an alley means that the properties along 1st Avenue need to provide garage access off 1st avenue or off a secondary street. This property is a corner lot, so the secondary street (LeSueur) will be the side the garage access will be provided.

- B. That such special circumstances are pre-existing, and not created by the property owner or appellant; and

David: The property size and shape is the same as it originally was platted almost 100 years ago.

- C. The strict application of the zoning Ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district; and

David: The issue that the FBC requires private open space on lots without an alley will deprive the land owner from the ability to create good residential living arrangements on a street that is begging for good residential. If private open space is required then the footprint of the main living area has to get smaller or the garage is loaded on the secondary street and less convenient to the resident.

- D. Any variance granted will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.

David: All residential properties with no alley should be granted this variance, or the FBC should be modified to consider properties without alleys. The duplex residential home as designed is consistent with what the neighborhood needs and wants. Other properties on the corners would benefit from this variance because it opens them up to better redevelopment options if they want to pursue them.