

RE: Case No. BOA19-00550, 536 S Esquire Way, Mesa, AZ 85202

This residential neighborhood in which our property is located is rural in nature on larger lots (1/2-acre minimum). Many of the lots have large accessory buildings on the property as well, generally all located adjacent to the alley. This property is 0.6 acres. This proposed garage would also be located adjacent to the alley.

The lot is approximately three times as deep as it is wide (100 feet by 248 feet). The main residence and the new liveable space were each originally built in about 1969 and located on the front 2/3 of the property. There was also a plan submitted and permitted for another building on the back 1/3 of the property according to the contractor that converted the garage. This building was never built. The original garage was changed into liveable space to allow my parents to move onto the property. Because of this the logical place to locate the new garage is in the back part of the property. Locating the new garage adjacent to the existing residence would involve removing, relocating and replacing the existing septic tank system for the main residence, removing existing mature trees, and changing the existing flood irrigation valve and flow of this irrigation to the yard.

The existing residence is 3556 sq. ft (covered), the converted garage is 1200 sq. ft and the proposed garage is 1440 sq. ft. The proposed garage is only 40% of the main residence. The combined accessory buildings (1200 & 1440 sq. ft) exceed the 50% requirement by 24%.

Many of the neighbors in the neighborhood appear to have outbuildings that exceed the 50% requirement such as 442 S Esquire Way, 526 S Esquire Way & 556 S Esquire Way (before the recent addition to the house). And on the next street 420 S El Dorado, 442 S El Dorado, 542 S El Dorado, 515 S El Dorado, and 605 S El Dorado. I do not have the exact measurements or calculations and this is based on visual observation only.