

Dear Board of Review Members,

Thank you for your time and dedication to the City of Mesa. We are brand new residents to Mesa, purchasing our home at 2922 E. Jerome Ave. at the end of September of 2019. We have lived in several areas of the valley and are excited to see what lies ahead of us here in Mesa. The home at 2922 E. Jerome Ave. is perfect for our family's needs by allowing my husband the space and calm to decompress on his days from the fire department and tinker around on his project cars in the detached garage. The quiet and quaint neighborhood is exactly what we were looking for to settle in with our family and plan for our future. The residence unfortunately has only one bathroom, and with three teenagers, we knew this situation would be extremely difficult and immediately started on plans to add a second bathroom to the home. It was during the permit process that we were informed that the covered carport that had been built by the previous homeowners did not follow approved setbacks and was not properly permitted. We were quite shocked at this revelation because the previous owners were very meticulous and provided us with receipts for every last two by four and faucet purchased for home improvements. There are also several similar carports in the neighborhood, so we did not think to question the legality of it. Which brings us to today. We respectfully request a variance to allow us to keep the covered carport located on the west side of the home. We used a large part of our savings as a down payment and to secure the construction of the bathroom addition, and tearing down the existing carport to rebuild it on another location of the property would be expensive and challenging. Rebuilding the carport on the east side of the property would block access to the RV gate and detached building on that side of the property. There is also no direct access to the home from the east side of the residence which would require us to walk across the grass to the front door, pour additional concrete to build a sidewalk and driveway, or walk all the way around to the west side of the house to enter through the rear door. There is no existing apron on the east side as well, requiring even more expensive concrete work. The current carport was constructed professionally and extremely well. It is aesthetically pleasing and has been painted to match the home and was built out of heavy duty beams and wood. As a firefighter, my husband understands the concerns of the potential fire danger with the carport not currently being properly fire rated, and we are willing to do what needs to be done to bring it up to code. We have grown to love this neighborhood in just the short time we have been in the house, and of all the cities we have resided in in the greater Phoenix area, this really feels like home. We have wonderful neighbors who have generously welcomed us. We appreciate your time and consideration in this matter and again respectfully request a variance for the existing covered carport.

Thank you,

Charles and Kendra Schulz

Project Narrative

A – Special Circumstances, homes were originally built in the 1980's as 2 bedroom, most of the homes in the neighbor hood have been remodeled to meet today's standards as 3bedroom/2 bath single family residence with a covered carport in lieu of a garage. The larger lots and generous yards allow for modifications that increase value and promote gentrification in an older, established neighborhood that without this ability could cause property values to drop and neighborhoods to become more transient.

B - The covered carport was constructed prior to 2011 when an application was submitted to the City of Mesa by the previous home owner to construct a detached building on the property. In the plans submitted in 2011, the carport is shown. Photos taken of the property by Maricopa County, it show the carport in existence for at least that long.

C – There are several properties that share our specific zoning that have the same type of carport/structures.



D – We are willing to add or construct whatever is required to bring the carport up to fire rating requirements. We also are willing to make any modifications required to bring the carport up to standard that would make it an acceptable addition to the home for neighborhood and property values.





