



**April 30th, 2024**

Justification & Compatibility Statement  
City of Mesa | Board of Adjustment

Regarding Doug Hancock & Property  
919 E Lehi Rd. Mesa, AZ 85203

Dear Members of the Board of Adjustment:

We are requesting, on behalf of Doug Hancock, to construct a 50'x80' metal accessory structure on the property. The accessory structure will be used for storage of various items and will give the property owner, Mr. Hancock, a sleek, contemporary building that will add value to the property and surrounding area. Due to the size of the livable structure on the 2.25-acre property being 1010 sqft, plus the small old 780 square foot barn, we are limited to such a small allowance of buildable square footage. The open - faced barn, located on the Northwest corner of the property, has been there well before the year 2000. This structure is 20'x39'x10', with three walls and a roof, originally used to keep horse feed from the elements. Mr. Hancock does not have a garage on the property as it is and this limits his ability to shelter, store, or work on anything on his relatively large parcel. There are some old shade structures on the property from the previous owner that are currently being removed.

This property is surrounded by multiple other properties with what seem to be large accessory buildings. It also shares a wall on the West with an electric substation. Our proposed detached garage would enhance the appearance of the property and area tremendously. Our client, Mr. Hancock, is put at a disadvantage by the accessory building square footage allowance on his newly purchased home & property. The 97,820 sqft parcel with a 1,010 sqft house doesn't allow him to do much. The home being only 1.03% of the entire lot, we are asking that we take up less than 6% of the entire property. The building will also be on the Southwest corner of the property, following setbacks, which will make it hard to see from the main road (Lehi Rd) anyways. Other than size, the structure conforms to the City of Mesa's general standards and design requirements as well as improving the look of the neighborhood.

The projected building will not have any utilities (no plumbing or electrical). This building will not have a roof ac unit. This building is for private storage on the homeowner's property and is NOT for commercial use. Granting us permission to build the detached accessory building will not grant us any special privileges or unusual favors, it will simply allow the home/property owner to utilize his property and increase the look and value of the property.

Thanks,

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