

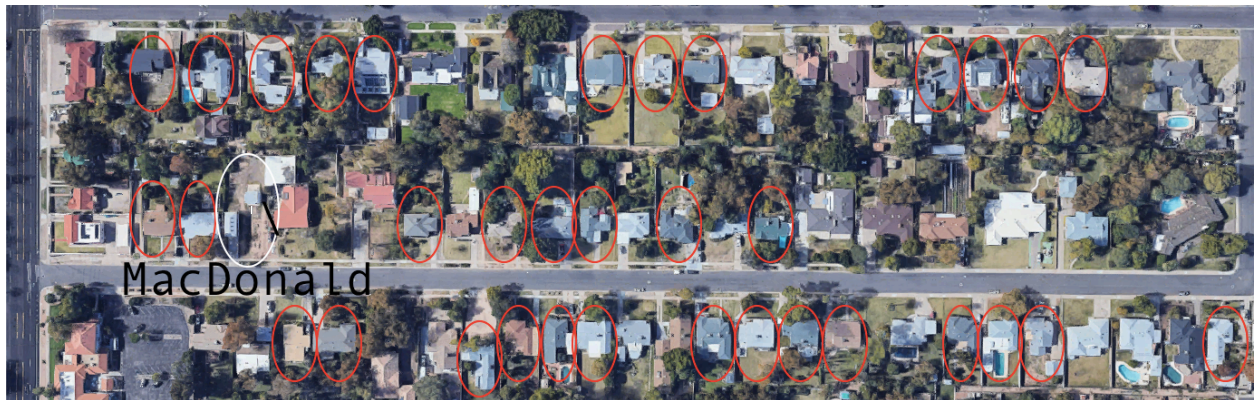
436 N Macdonald Conversion

We have purchased this property for a primary residence, We plan on adding onto the existing RV garage and small garage; to create one livable dwelling. We will be adding livable square footage to the property, which will add three bedrooms and one bathroom. The exterior siding will maintain the same style using board and batten to match the existing T1-11 siding. The RV garage will maintain its original use as a garage. The addition will have a flat roof as to not exceed the height of the peak of the existing small garage or RV garage. The property does not currently have utilities so we will be adding water and sewer while upgrading the city infrastructure to add power. See attached drawings for specific details of the project.

Per the first review consolidated comments see below for the responses in question/ answer format addressing “Section 11-5-3(B)4 of the Mesa Zoning Ordinance (MZO), new homes with forward facing garages shall be located at least three (3) feet behind the primary wall facing the street”, and “Per Table 11-32-3(D) of the MZO, single residences shall provide a minimum of two (2) covered spaces per unit.”

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

Answer: The special circumstances would be location. The neighborhood is a historic neighborhood and surrounding houses were built in a time when single covered parking was common. See areal photo below indicating properties with single or no covered parking. The white circle indicates the subject property, and red circles indicates properties with single or no covered parking.



The historic department has required us to keep the existing "RV" garage in its location and locate the new additions behind the “RV” garage and to the rear of the property. This keeps the existing garage up front and unchanged. This is to keep "the historic character of the property, and property will be used as it was historically or be given new uses that will require minimal change to distinctive spacial relationships". In accordance with the Secretary of the Interior’s Standards for Historic Preservation and the locally adopted historic preservation design guidelines. This requires us to remain with a single car garage. To address Section 11-5-3(B)4, the garage location, the historic department requires the garage to be upfront to maintain the

spacial relationship of the building, and minimize the “spacial mass” of the additions in relation to the view from the street.

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

Answer: The structure was built around 1998 and the property subdivided sometime after that. We have owned the property since July 2023. To address Section 11-5-3(B)4, the garage location is an existing structure. The historic department requires any new additions to be built behind the existing garage making it impossible to have the forward facing garage 3 feet behind the primary wall. There are also, a number of homes with the covered parking in front of the primary wall. See photo below at 543 N Macdonald as an example.



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;

Answer: As stated previously, in this case the majority of homes in the neighborhood and more specifically on the same street have either no covered parking or single car covered parking. The neighborhood is a historic neighborhood and surrounding houses were built in a time when single covered parking was common. Requiring this property to have 2 covered parking spaces would deprive the property the privilege of enjoying single covered parking, similar to the other properties.

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.

Answer: The neighborhood is a historic neighborhood and surrounding houses were built in a time when single covered parking was common. In this case the majority of homes in the neighborhood and more specifically on the same street are single car garages, see photo above. So it would seem to be inconsistent with properties in the vicinity to require a 2 car garage 3 feet behind the primary wall for an existing structure. This garage is also an existing structure.