



DESIGN & DEVELOPMENT

246.W 1ST AVE. MESA AZ 85210
KENNETH FULLER 480-242-1981

Project Narrative for Proposed request variance from this setback for the attached addition Shop at 860 E. 2nd St., Mesa, AZ 85203 (Parcel Number: 13821022)

We are proposing the construction of a attached addition Shop at 860 E. 2nd St., Mesa, AZ 85203, within the historical district of Fraser Fields. The proposed structure will cover an area of 884 square feet and will have a maximum ridge height of 14 feet.

Project Overview:

- Location: 860 E. 2nd St., Mesa, AZ 85203
- Parcel Number: 13821022
- Proposed Structure: attached addition Shop
- Size: 884 square feet
- Maximum Ridge Height: 14 feet

Purpose and Need:

The proposed attached addition Shop is intended to provide additional functional space for various activities, including storage, workspace, and hobby-related uses. This structure is designed to enhance the utility of the property while respecting the historical and architectural character of the Fraser Fields district.

Design Considerations:

The design of the attached addition Shop will be in harmony with the existing structures and the overall aesthetic of the Fraser Fields historical district. The proposed height and size have been carefully considered to ensure that the new building will not overshadow or detract from the surrounding historical properties.

Zoning and Variance Request:

Given the unique corner lot positioning of the property, we are also requesting a variance to reduce the front setback from Fraser Drive from 15' to 10'. And the north setback from 7' to

5' and the existing as-built block fence stay at 6' in height. This adjustment is necessary to align with the local zoning RS-9 side setback requirements and to accommodate the placement of the proposed detached shop.

Impact on Historical District:

The proposed attached addition Shop will be constructed with materials and finishes that are consistent with the historical character of Fraser Fields. Efforts will be made to ensure that the new structure complements the existing architectural styles and does not disrupt the visual harmony of the neighborhood.

Conclusion:

The proposed attached addition Shop at 860 E. 2nd St. is designed to meet the functional needs of the property owner while preserving the historical integrity of the Fraser Fields district. We believe this addition will contribute positively to the property and the neighborhood and respectfully request approval of our project.

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CITY ZONING RS-9		
CURRENT SITE	CITY ZONING RS-9	PROPOSED VARIANCE
SIDE ST. SETBACK 28'-6" SOUTH (E 2ND ST)	SIDE ST. SETBACK 10'-0" SOUTH (E 2ND ST)	
FRONT SETBACK 19'-8" N FRASER DR	FRONT SETBACK 15'-0" FRONT SETBACK 25'-0"- Garages and Carports	FRONT SETBACK 10'-0"
REAR SETBACK 24'-5" WEST PROPERTY LINE	REAR SETBACK 25'-0" WEST PROPERTY LINE	
INTERIOR SETBACK 23' NORTH PROPERTY LINE	INTERIOR SETBACK 7' NORTH PROPERTY LINE	INTERIOR SETBACK 5' NORTH PROPERTY LINE
FENCE HEIGHT 6' FRONT YARD	FENCE HEIGHT 3' FRONT YARD	FENCE HEIGHT 6' FRONT YARD



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Variance Justification Statement for 860 E. 2nd St., Mesa, AZ 85203 (Parcel Number: 138-21-022)

We are submitting this letter in response to the request for the necessary findings required under Section 11-80-3 of the Mesa Zoning Ordinance (MZO) regarding our variance request for the property located at 860 E. 2nd St., Mesa, AZ 85203. Below, we provide the responses to each of the required findings:

1. Are there special circumstances applicable to the property, including its size, shape, topography, location, or surroundings?

Yes, there are special circumstances applicable to the property. The lot has a unique two-front configuration that significantly affects its usability under the standard zoning requirements. This configuration creates a challenge that is not typically found in other nearby properties, and it affects the development options available on this property.

2. Are these special circumstances pre-existing and not created by the property owner or appellant?

Yes, these special circumstances are pre-existing and were not created by the property owner or appellant. The two-front lot configuration and other unique characteristics of the property were established during the original subdivision and development of the area. The property owner has not made any modifications or taken any actions that have contributed to or created these special circumstances.

3. Will the strict application of the zoning ordinance deprive the property of privileges enjoyed by other properties of the same classification in the same zoning district?

Yes, the strict application of the zoning ordinance will deprive this property of privileges enjoyed by other properties of the same classification in the zoning district. The unique two-front configuration imposes restrictions on development that are not present for other neighboring properties with conventional lot shapes. Without the variance, the property owner would be unable to develop or use the land in the same way as other properties in the district, putting them at a disadvantage.

4. Will any variance granted assure that the adjustment authorized does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone?

Yes, any variance granted will not constitute a grant of special privileges. The requested variance is simply meant to address the specific, pre-existing conditions of this property and allow it to be developed in a manner similar to surrounding properties. The adjustment would ensure that the property owner has equitable use of the land, consistent with other properties in the vicinity and within the same zoning classification, without providing any special or unfair privileges.

Sincerely,
KENNETH N. FULLER
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