



Variance Narrative

I. Introduction

Beacon at 601 Apartments is pleased to submit this project narrative and related exhibits for the approximately 8.24-acre property located at 601 South Alma School Road, Mesa, AZ, 85210 (see site aerial below). Beacon at 601 is a multi-family apartment community with 14 buildings and a total of 276 apartment homes. The purpose of this request is to support the construction of a seven-foot perimeter wall along South Westwood.

The single variance request contained in this application is to allow the total height of this wall to be seven feet despite city code dictating that the max allotment is currently six feet.

Figure 1- Site Aerial



II. Location and Existing Conditions

Location- The property has a main entrance located off Alma School Rd meaning this lot has frontage on both Alma School Road and Westwood, making it a double-frontage lot with both Alma School Road and Westwood being front setbacks. If this property did not have frontage on Westwood, the east side of the property would be a rear setback and the wall could be seven feet in height.

Primary Residence- The principal residence was built in 1983, prior to the adoption of the current zoning ordinance. Also, there was a previously approved variance in 1996 to increase the fence height along Westwood but it was never built and has since expired.

Acre Lots- The subject property 8.24 acres is surrounded on 3 sides by residential homes some of which already have existing walls at seven feet in height making this request reasonable and compatible with the surrounding properties.

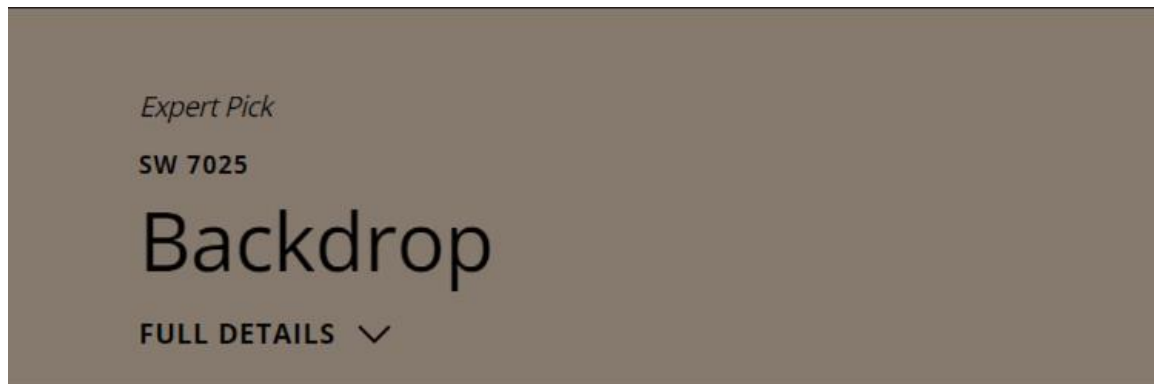
III. Project Description

The variance requested in this application is:

- (1) To allow a wall height of seven feet where only six feet is currently allowed.

As shown on the Site Plan provided in the application materials, the wall is proposed for along the East side of the Property (marked in red). This property already has an existing 3ft CMU block knee wall running along the perimeter of the community along Westwood. Our request is to build additional CMU block on top of this already existing wall. There is no demo involved in this request. All existing landscaping and infrastructure will remain intact. We are simply requesting to add additional CMU block and 1ft section of decorative wrought iron at the top with a 45-degree angle to reach a total wall height of 7ft. The total length of the wall is 350ft and runs along the perimeter of our property only located on Westwood.

The proposed color for the CMU block wall portion is “Backdrop” which matches the existing building color:



This request also includes installing a back gate notated on the site plan which will be fully comprised of wrought iron to match the 1 foot topper on the proposed CMU block wall. This back gate will be for emergency access only and will remain closed. It will **NOT** be for resident use. There will be a knobbed box for fire access in case of emergency.

In addition, the single-family residence neighborhood to the South of our location has their side lot on Westwood. Because these properties side onto Westwood and don't front onto Westwood, they are permitted to have walls over seven feet in height, so there is a precedent for a seven-foot-tall wall on Westwood. If this request is approved, it would not be a special privilege to us as there are other seven+ foot walls in the immediate vicinity. Our scope has been designed with sensitivity to the surrounding structures and uses and will result in a sophisticated property that will bring value to the neighborhood. (see below photos)

Figures 2-5 Site Photos







IV. Variance Criteria

This application complies with the City of Mesa Zoning Ordinance's variance criteria, outlined in Section 11-80-3, as follows:

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

Response: The property has a main entrance located off Alma School Rd meaning this lot has frontage on both Alma School Road and Westwood, making it a double-frontage lot with both Alma School Road and Westwood being front setbacks. If this property did not have frontage on Westwood, the east side of the property would be a rear setback and the wall could be seven feet in height.

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

RESPONSE: The principal residence was built in 1983, prior to the adoption of the current zoning ordinance. Also, there was a previously approved variance in 1996 to increase the fence height along Westwood but it was never built and has since expired.

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.

RESPONSE: The single-family residence neighborhood to the South of our location has their side lot on Westwood. Because these properties side onto Westwood and don't front onto Westwood, they are permitted to have walls seven feet in height, so there is a precedent for a seven-foot-tall wall on Westwood.

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.

RESPONSE: As noted previously, there have been a number of variances granted in the zoning district in this part of Mesa. Approval of the proposed request will not constitute special privileges. The proposed wall height will not impose an unreasonable impact on adjacent properties, nor will it impede or block any view for residents who currently reside on property.

V. Conclusion

The proposed variance demonstrably meets the criteria outlined in the City of Mesa Zoning Ordinance. The proposed wall improvement will not detract from the character of the area and will allow full and fair use of the property rights enjoyed by others in the neighborhood. This request will continue to enhance the neighborhood, as is envisioned in the goals and policies set forth in the General Plan and Zoning Ordinance.