

**Mike & Jill Wagner
1235 N Sunnyvale #52
Mesa, AZ 85205**

Justification and Compatibility Statement

Variances, Section 11-80 of the Mesa Zoning Ordinance

1. Our justification for this request is as follows. We live on a corner lot in our community. We currently have a side yard that has enough room to build a 16' x 22' addition to store our family vehicle. This will not impact our neighbor next door at all. They have agreed 100% to this project.
2. The original garage built in 1985 was not designed for large vehicles. Our vehicle does not fit into this garage, so we have to park it outside in the visitor parking area. We are continuously breaking the rules of our HOA by parking our car in this area and are looking to be able to abide by these rules by building this addition.
3. Our community is structured with approximately 7 of the 115 homes that have more outdoor square footage available to do this type of project. The other homes are either in the middle of the tract or do not have enough outdoor square footage to accommodate this size of an addition.
4. We feel there will be no special privilege granted to us if you approve this variance because there are similar projects that have been completed in our community in the last few years. The most recent was our neighbors John & Glenna Pargman #31 built an addition to their garage last year (2021). This addition is larger than our proposed addition. The final product looks seamless in our community. We feel that our addition would blend in with the current landscape of the community.

Mike & Jill Wagner
1235 N Sunnyvale #52
Mesa, AZ 85205
6/2/22

Dear Planning Commission Members,

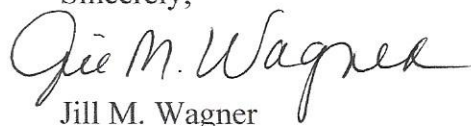
To further expound on the desire to add an attached garage to our existing casita, we hopefully can get this issue resolved in the upcoming meeting on June 6th, 2022.

We are very fortunate to own a piece of property in Mission Square that is larger than many of the existing homes in our community. Because of the generous size of our lot, we would like to utilize that space and build an addition that will allow our current vehicle to be stored in that garage.

The existing owner received a variance several years ago to build a Casita in this area. We are simply asking to add on to this Casita to allow us to abide by the HOA rules of keeping all cars off the street and in their garage.

Several of our neighbors also have larger side and back yards that if desired could also in the future request permission to build a third garage stall. One of our neighbors, John & Glenna Pargman added a third stall onto their home within the last two years with no problem with any city, county, or HOA regulations/restrictions prohibiting them from building. We are asking that you allow us the same consideration that was allowed the Pargmans a short while ago.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jill M. Wagner". The signature is fluid and cursive, with the first name "Jill" being more prominent.

Jill M. Wagner