

Applicant: Ray Ramirez

Property Address: 2328 North 64th Street, Mesa, AZ 85215

BOA25-00305.

Date: July 17, 2025

To Whom It May Concern,

This narrative serves as a formal request for a Special Use Permit regarding the proposed construction of a detached garage on the property located at 2328 North 64th Street, Mesa, AZ 85215. The purpose of this garage is to provide secure and weather-protected storage for a 42-foot fifth-wheel trailer, trucks, and recreational vehicles. The proposed project aligns with the City of Mesa General Plan, specifically the 'Traditional Residential with a growth strategy of Sustain' place type for this address. As a detached single-family home on a large lot, the property fits within the designated density, and the proposed garage, as a home improvement, is consistent with the area's current form and character, representing a minor change that maintains the residential nature of the neighborhood. Located in an RS-9 zoning district, the proposed project fully conforms to its purpose of providing detached single-residence housing; this property remains a single-family residence, and the garage is solely for personal, non-commercial storage, not for any business operations.

Due to the vertical clearance requirements of the 42-foot fifth-wheel trailer, specifically necessitating 14-foot overhead doors, a garage height exceeding the existing residence is required. The proposed design incorporates an overall garage height of 20 feet to accommodate these doors, while the existing residence is approximately 16 feet in height. It is noted that numerous detached garages of similar or larger dimensions and heights exist within the surrounding neighborhood, demonstrating the compatibility of such structures with the area's character. The proposed garage will be situated at the rear of the property, minimizing potential impact on neighboring residences and ensuring it is not injurious or detrimental to adjacent properties or the general welfare of the City. The proposed garage will have a footprint of approximately 1800 square feet, while the existing residence has a footprint of 1836 square feet. The existing property is fully serviced by all necessary public utilities and infrastructure, including water and electricity, and utilizes a septic system for wastewater. The primary function of the garage is storage, and electrical services are not currently planned for installation in the garage itself, thus not requiring additional utility services beyond what the property currently utilizes. The RS-9 zoning regulations stipulate a maximum building height of 16 feet, and we are therefore requesting a special use permit to accommodate the

necessary door height for the intended storage. We respectfully request your consideration and approval of this proposal.

Sincerely,

Ray Ramirez

Sincerely,

Ray Ramirez

602-615-1737

[slappyray3@gmail.com](mailto:slappyray3@gmail.com)

Applicant: Ray Ramirez

Property Address: 2328 North 64th Street, Mesa, AZ 85215

BOA25-00305.

Date: June 20, 2025

To Whom It May Concern,

We are writing to formally request a variance for the proposed construction of a backyard detached garage on our property located at 2328 North 64th Street, Mesa, AZ 85215. We have submitted plans for a detached garage that we believe significantly enhances our property and aligns with our vision for our dream home, while having no adverse impact on our neighbors or the surrounding community.

Our current plans propose to construct the detached garage at a distance of 14 feet from the west side rear property line and 5 feet from the north side property line. We understand that these dimensions deviate from the standard setback requirements, and we respectfully request your consideration for this variance based on the unique circumstances of our property.

The primary challenge necessitating this variance stems from the original placement and orientation of our existing home and its attached garage on the property. We purchased this home and property as is, and the existing footprint of the dwelling, particularly the north-facing garage, significantly limits the viable placement options for a substantial accessory structure like the detached garage we envision.

We have been asked to revise our plans to move the detached garage 25 feet forward from the west back wall and 1 foot away from the north wall to meet standard setbacks. After careful consideration and analysis, we have determined that this revised placement is simply impossible without creating significant functional and aesthetic impediments to our property. Moving the detached garage 25 feet forward would necessitate placing it directly in front of, or significantly impeding access to, our north-facing garage. This would render the garage largely unusable for its intended purpose and drastically alter the intended flow and utility of our property. This is a crucial element of our property's current layout, and relocating the detached garage to meet the standard setback would effectively compromise the functionality of our home as it currently exists.

The current proposed placement of 14 feet from the west back wall and 5 feet from the

north wall is the only practical and feasible option that allows us to construct the detached garage while maintaining the functionality of our existing garage and the overall integrity of our backyard space. This strategic placement ensures the detached garage remains discreetly located in the rear of the property, minimizing its visual impact from the street and neighboring properties.

We want to emphasize that the proposed detached garage plans have been meticulously designed to ensure they will not impede any neighbors and will not be a bother to anyone in the vicinity. The detached garage is intended for personal use, primarily for hobbies and storage, and will not generate excessive noise, traffic, or light pollution. The design is harmonious with the existing architecture of our home and the neighborhood, utilizing materials and colors that blend seamlessly with the surroundings.

We are committed to maintaining a clean, orderly, and aesthetically pleasing property. Locating the proposed detached garage on the south side of our property would significantly compromise our efforts to maintain such an environment. The south side currently serves as a practical, yet discreet, area for the organized placement of additional vehicles that do not require protection from sun exposure, alongside essential outdoor storage. Furthermore, the presence of a power line and pole on the south side of the yard would make future maintenance or repairs to this infrastructure significantly more difficult and potentially hazardous if a large structure like a garage were placed in close proximity. Imposing a garage structure in this established zone would disrupt this functional arrangement, creating an incongruous visual element and hindering our ability to keep this area tidy and visually appealing. Our backyard and pool area, situated on the north side of the property, are frequently utilized for family gatherings and social events. Our objective is to ensure that both the functional and recreational aspects of our property contribute positively to its overall presentation and our quality of life, which the south-side garage placement would undermine.

The strict application of the Zoning Ordinance, specifically regarding the placement of a detached garage, would unfairly deprive our property of privileges enjoyed by other similarly zoned properties within our district. Our property's unique configuration, with its primary outdoor living and family gathering area—including the pool and pergola—situated on the north side, presents a distinct challenge. The current layout of our backyard necessitates a clean and orderly environment on this north side to maintain its aesthetic appeal for the frequent family events we host. Placing the detached garage on the north side, being an enclosed structure, would effectively contribute to keeping this crucial area visually clean and orderly. Conversely, mandating the detached garage on the south side would force the relocation of the additional

vehicles currently stored there to the north side. Due to the fixed nature of our backyard's current layout, including the unalterable position of the pool's front and the pergola/family gathering area, these vehicles would inevitably encroach upon and diminish the visual appeal of our primary entertainment space. This would not only create an incongruous and visually unappealing situation but also severely impede our ability to maintain the clean, orderly, and aesthetically pleasing property standards consistent with the neighborhood. Unlike properties that may have more flexible layouts or different functional requirements, strict adherence to the ordinance in our specific case would force a compromise on both the utility and visual harmony of our outdoor spaces, a burden not typically imposed on other properties in our classification.

This project is a deeply personal endeavor for us, representing a significant step towards realizing our dream home. The detached garage is an integral part of this vision, providing space for personal pursuits and enhancing the overall utility and enjoyment of our property. We believe that granting this variance will not set a precedent that negatively impacts the community but rather will allow us to make practical and reasonable improvements to our property given its unique existing conditions. We are confident that the proposed detached garage, in its requested location, will be a valuable addition to our property without compromising the character or livability of our neighborhood.

We are available to discuss this matter further, provide any additional information, and make any necessary adjustments that do not compromise the core functionality of our plans. Thank you for your time and consideration of our request.

Sincerely,

Ray Ramirez

602-615-1737

[slappyray3@gmail.com](mailto:slappyray3@gmail.com)

**Data Summary:**

- Pergola Area: 225 SF
- Home Area: 1836 SF
- Proposed Garage Area: 1800 SF
- Total Building Coverage: 3861 SF
- Total Lot Area: 20948 SF

- Building Coverage Percentage: 18.4%