

Variances

I am formally requesting a variance per section 11-80 of the MZO. We intend to build a 50' x 100' metal building in the back of our acre and a quarter property located at 8645 E, Winnston Circle, Mesa, AZ 85212. Queens Park neighborhood is unique and comprised of 49 homes on acre plus lots that is now surrounded by commercial zoning.

Queens Park is in a RS-43 zoning district, the acre plus lots are unique and before the recent code change (Nov. 7, 2024) residents were allowed to build Detached Accessory Structures (DAS) larger than 100% GFA of the house.

The conditions on this property are not pre-existing and not self-imposed, the code changed November 7, 2024. Before this date the code would permit the construction of the proposed structure.

Enforcing strict compliance with the new codes would deprive us from utilizing our property to its full potential and restrict us from being able to enjoy the same structures most of our neighbors have built, (see attached photos of neighbor's DAS structures).

If the requested variance is not granted it will actually deprive us of the same usage our neighbors were granted, (see attached photos of neighbor's DAS structures).

The proposed DAS complies with the major metrics of the General Plan for RS-43.

Development StandardsRS-43 General Plan		
	Allowed	Proposed
Maximum Lot Coverage	40%	24.60%
Maximum Building Coverage	25%	18.90%
Maximum Height (ft.)	30	22'3"
Interior side Setback Minimum	10	10
Interior side Setback Aggregate		
of two sides minimum	30	45'4"
Rear Setback (ft.)	30	30

Special Use Permit

I am formally requesting a Special Use Permit to build a 50' x 100' x 22.5 metal building on the back of our property located in RS-43 zoning district. The proposed building is consistent with the policies of the General Plan and the approval will help facilitate the development and maturation of the neighborhood.

The location, size and design are consistent with the neighborhood and conform with the general plan.

The proposed project will not be injurious or detrimental to the neighborhood.

The proposed building will not require any changes to public services or infrastructure.

In closing, the proposed building is in line with the vision of the General Plan and complies with the development standards for RS-43. It will be built in a maturing neighborhood of acre plus lots where large, detached structures are common.