

Carport Variance Permit # 22-14077

BACKGROUND:

My name is Ana Maldonado. I live at 121 E Garnet Ave, Mesa 85210. I purchased the home in October of 2020. When purchasing the home, it was listed as a 4 bedroom, 2 bath home with pool and a backyard shed. I paid \$300,000 for the home, which is my first home. When purchasing the home, I had an appraisal done, please see attached for in depth information on the appraisal. The appraisal covers trend, neighboring houses, and value of my home that I am wanting to purchase. During 2020, the demand was high for homes and the supply was low, so it was a struggle to get a home with constantly being out bid or people were willing to pay way over asking price to secure a home. I finally was accepted for this home. An appraisal as well as a building inspection was performed on the home. None in which mentioned, disclosed, or hinted that the bedroom located on the west side of the house was not permitted when the car port was enclosed to create a bedroom. I purchased a 4-bedroom 2 bath home in an older neighborhood in Mesa, I was grateful to even be able to purchase a home. No red flags were raised in the appraisal and in my building inspection, so we continued on with the purchase. During this time, I was also taking care of my father who was severely sick and diagnosed with cirrhosis of the liver and not able to take care of himself or live on his own. Finding a home was important because the owner of the rental I was living in at the time wanted the home back for her to live in since the economy was rough during covid. I was my father's caretaker once he was out of hospital, and he currently lives with me. He has improved over the last couple of years; however, he is not able to live alone. My father resides in the room that was enclosed.

This year in April, I had a house fire. The fire did not start in the home, nor was the enclosed room responsible for the fire. The fire damaged was contained to the laundry room, and attic space area. The roof was intact as well as the remainder of the house. The fire was properly investigated and determined an accident; however, smoke and water damage were done throughout the home. The areas affected by water damage were the enclosed room, master bathroom and bedroom, guest bathroom, and hallway, along with the 2 other bedrooms. I had homeowners' insurance and working smoke detectors in my home. A claim was filed, and protocols were followed. We applied and obtained proper permits for repairs; however, during this process I was informed that the enclosed room was not permitted and revisions to the permit are to be made, which included replacing the garage/carport on property. I did not create the enclosed garage and purchased the home, as it was listed as a 4th bedroom with extra footage of living space. An engineer reviewed the plans and visited the home on September 22, 2022. He is currently updating the plans for the enclosed room to be up to code. As of current, the revisions for items 1-3 have been updated and plans and engineer report was submitted as of 10-13-22.

During my visit to the City's planning and zoning department to understand the requirements to replace carport/garage, I have determined that I am unable to build a carport/garage within the city codes due to property size and space. Since purchasing the home, I have not added or changed anything on my property or in my home. It is unfeasible to be able to build a replacing carport or garage on my property. If room was to be reverted back to garage, I lose a large amount of equity and value of the house I originally paid for. I paid \$300,000 for a 4-bedroom 2 bath house with a pool and a shed. To lose the value and equity on a home that I did not create is an injustice. I do understand the remaining revisions

in permit #22-14077 will be corrected and up to code. I am just unable to build a replacing carport/garage due to property space.

I am requesting a variance to **NOT** build a carport or garage due to Property space. Here are my findings:

A & B. Front of home has a 3-car concrete driveway; however, it is approximately 28' feet from the base of the house to property line. The code states, I need a 20-foot setback and cannot build. That will leave less than 8 feet in length for a carport. Carport requirements are 10 feet wide by 20 feet long. Please see photo

East side of home from base to property line (wall) is 11.5 feet. Requirements to build a carport or garage state I need 5-foot setback, which then only leaves 6.5 feet in width for a carport. The requirements are 10 feet wide. Please see photo

West side of property from base to property line (fence) is 7 feet. With a 5-foot setback that leaves 2 feet in width for a carport. It is unfeasible since the required width is 10 feet.

In back of my home, I have a pool and 14'x10' shed that I Purchased with the home. The home valued at \$300,000 due to some of these amenities.

The southeast corner of the property has a small electrical junction box and the pool deck and pool. The pool pump is located on the south property line in the center of the property.

The shed is located 13.5 feet from the pool pump. In the space between the pump and the shed, it is unfeasible to fit a carport or garage there due to the pool decking and pool starts to encroach not allowing the 10 feet width.

The shed is located on the southwest corner of the property. The shed is 14 x 10 and has AC and power. The shed was purchased with the house and is a value amenity that I paid \$300,000 as part of my purchase.

In conclusion, as per my appraisal, building inspection report, and photos; I have not created any of these restrictions and purchased the home as is, in its complete entirety. All of the property and its associated amenities were pre-existing and part of my home purchase in October 2020.

C. By requesting a variance to NOT build a carport, it will not affect the privileges of others, nor affect the curb appeal of the neighborhood. Within my neighborhood there are approximately 17 houses build 1969/1970 that were originally similar to my home. Those 17 homes enclosed their carport/garage most likely prior to 2012. Most of those 17 homes do not have a replacement carport/garage. Parking spaces are mostly all to the front and in the street. They no longer use the backyard as parking due to the gates being locked and convenience of accessing an alley. Seven of those homes are located on Garnet Avenue adjacent to my home. If my variance is approved, my home will blend in with all the other homes in my neighborhood. I have 3-car driveway space for parking and an RV gate on the side to fit a vehicle, I just don't have the property space to build an attach garage/carport or the space to have a detached carport according to zoning ordinance and codes. Please see photos

In my research, there is only 1 home that has enclosed their attached carport between 2018 and 2020. The property is located at 215 E Hoover Ave, Mesa 85210. I am unaware if a permit or a variance was given to this property. This property looks like every other property in the neighborhood. Please see photo

- D. My variance request is to not build a carport/garage due to property space and is not considered a special privilege, if most of my neighborhood that have enclosed the garage/carport also do not have a garage/carport built on property to replace it. I did not create the enclosed room and purchased the home with the enclosed car port as a 4th bedroom. This area is an older neighborhood. Most of the homes were built 1969/1970. Most are “cookie cutter” homes and have changed with the times and growth of their families.