

July 10, 2025

City of Mesa  
Planning and Development  
55 N. Center Street  
PO Box 1466  
Mesa, Arizona  
85211-1466



**Project:** Woodruff Residence  
3747 E. Kael St, Mesa, AZ, 85215

**RE:** Setback Variance Request- Narrative

**Lot Information:**

The proposed variance request is for a single-family residential project located on lot 32 of the Villa Tuscano development. The zoning for this lot is RS-35 with a front yard building setback of 30' from the property line.

**Variance Narrative:**

The Villa Tuscano development is gated single-family housing development consisting of 33 single family housing lots at the northeast corner of McKellips Road and Val Vista Drive. The master plan is unique circular lot layout that promotes an elevated neighborhood aesthetic for the residents. The large residential lots (and tracts) within the development are lushly landscaped paying homage to its citrus orchard history, while also providing a tranquil feeling for the residents. However, due to the circular layout of the properties there are unique lot shapes that are not common for single family housing developments.

Currently the building plans for Lot 32 have been approved and the home is currently framed and under construction. The proposed layout of the home is designed to create an outdoor courtyard with a pool that shifts the massing of the home away from the street. The shift of the building mass around the courtyard to the rear of the property emphasizes landscape along the street frontage creating a more pleasant aesthetic for the neighbors.

The unique long angular lot shape has a long frontage facing Kael Street with minimal side yard widths. The main portion of the home has been setback to create a large welcoming front yard with auto-court and patio spaces, however the western frontage of the home along Kael where the central interior courtyard is located is still technically considered the streetside front yard setback to the home. It is our humble request to allow the 6' wall to encroach into the front yard setback for a portion of the courtyard facing Kael Street. This request is for the front courtyard wall only to be located in the 30' setback, no other structures or living spaces are requested to be in the front yard setback.

This request has been discussed with the HOA and they are also in agreement that given the unique shape of the lot and the positioning of the residence (house shape and alignment was encouraged by the HOA architectural review board) that the western frontage along Kael Street is situated in more of a "side-yard" standard.

**Wall Location Within Irrigation Easement:**

Per the approved plat and infrastructure construction documentation, a 10' irrigation easement has been platted for the development for the delivery of flood irrigation throughout the development. The flood irrigation is delivered by RWCD however all lines and easements throughout the development are controlled by the Villa Tuscano HOA.

After discussion with David Day (HOA president and Villa Tuscano Developer) there are many instances in which site walls cross the irrigation easement throughout the development. It is

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understood that the homeowner accepts the responsibility that if the irrigation needs repair or replacement in the future, that the onus to demolish and rebuilt (if necessary) is acceptable.

**NOTE** IRRIGATION WATER DELIVERED TO SITE BY RWCD.  
EXISTING IRRIGATION LINE OWNED BY VILLA  
TUSCANO HOMEOWNERS ASSOCIATION. ALL  
EXISTING IRRIGATION LINES ARE PVC.

The above note is from the approved subdivision infrastructure plans.

Thank you



Aaron Hillman, RLA  
Hillman Workshop