

### **Project Narrative**

We are doing a remodel on an existing residence on the rear of the home and raising the existing roof of the main residence to a 10' plate.

We are closer than 6' on the existing rear of the house to the existing shop. We are at a distance of 4' currently.

The front carport support beam continues to the property line with its beam and post, to permit additional parking and maneuvering of vehicles. The existing carport's southernmost corner extends beyond the side setback 6".

There is an existing shop on the northwest corner of the property that extends into the rear setback by 17'-6".

All these conditions were existing when Scott and Kellie Willis purchased the home.

These are the elements we are respectfully requesting a variance concerning due to them being existing at the time of the home being purchased.

In addition, here are a few more points to be considered for the requested variance:

- Scott and Kellie Willis, the property owners and occupants of 740 N. Orange Circle in Mesa were not aware of either code violations when they purchased the property in 2013. Both issues which the City of Mesa have noted as "variances" existed at the time the current property owners took title to the property and they are unaware of when or how the variances were constructed nor do they possess plans, drawings, receipts, contracts, or any other documents that pertain to the construction of such variances.
- The property was originally occupied by the current owners with the understanding the additional storage made available by the rear shop would be usable. Removal of the shop would limit the utility and function the owners believed they had to store their personal belongings securely. Seeing that they have no inclosed garage.
- Likewise, the post which supports the carport beam and overhang was situated in a manner that allowed the owners access to the rear portion of the property by vehicle or trailer. Relocating the beam by 10 feet would restrict such access the owner believed they had, pushing the vehicles onto the street.
- The shape of the lot is unique and cumbersome. Multiple properties (3) that are immediately adjacent to the subject property have the same setback violations that the City has identified. Similarly, multiple properties throughout the

neighborhood have either received variances from the City or are currently in violation of the setback ordinance.

- The current owners have proposed a significant improvement to the residential property which will beautify the subject property and the immediate neighborhood. If the variances are not granted, the property owners will leave the property vacant and abandon any such investment in the neighborhood.
- These conditions both existed when the property was purchased and have not been changed or altered. The plans as they stand and have been submitted to the City do not call for the alteration of that structure to which the conditions are attached

ELEVATION PHOTOS OF SHOP & CARPORT:





PROPERTIES WITH SIMILAR SCENARIOS:



Address: 740 N DATE MESA 85201

Zoning: RS-9

Circumstance: We believe this property is enoching in the rear setback, similar to our lot.



Address: 723 N HOSICK CIR MESA 85201

Zoning: RS-9

Circumstance: We believe this property has a storage structure that touches or is attached to the main residence and is in the side and rear setback. Similar to our shop situation.



PROPERTIES WITH SIMILAR SCENARIOS (CONTINUED):



Address: 460 N ORANGE MESA 85201

Zoning: RS-9

Circumstance: We believe this property carport encroaches into the side setback. Similar to our situation.

PROPERTIES WITH SIMILAR SCENARIOS (CONTINUED):



Address: 560 N ORANGE MESA 85201

Zoning: RS-9

Circumstance: We believe this property carport encroaches into the side setback. Similar to our situation.

PROPERTIES WITH SIMILAR SCENARIOS (CONTINUED):

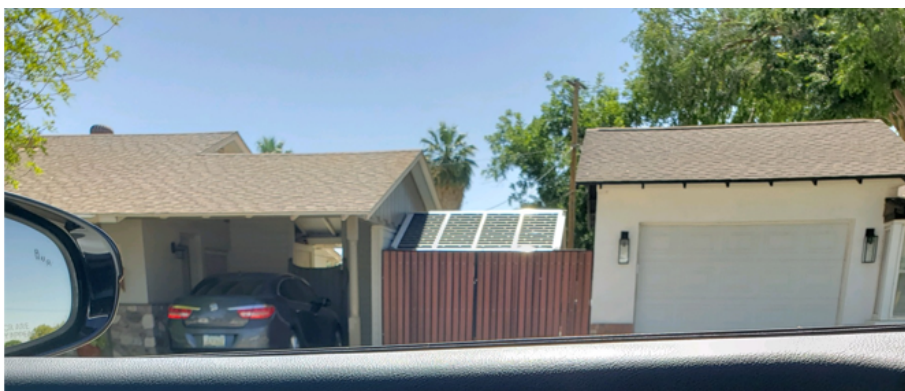


Address: 736 N ORANGE MESA 85201

Zoning: RS-9

Circumstance: We believe this property is encroaching into the side yard setback.





Address: 614 N ORANGE ST MESA 85201

Zoning: RS-9

Circumstance: A setback variance approved that we are aware of in the past 3 years.



Address: 545 W RIO SALADO PKWY MESA 85201

Zoning: RM-2

Circumstance: Detached structure we believe is enriching into the rear yard.



Address: 535 W RIO SALADO PKWY MESA 85201

Zoning: RM-2

Circumstance: Detached barn with living quarters in it.