

Narrative for Michael Evans filled in Carport

The owner, Michael Evans recently purchased the house and was unaware of the code requirements regarding covered parking spaces. Upon contacting me to do a set of prints, we went to the building department where we were informed that the covered parking requirement would require a variance if he would like to do further permitted construction on the house. The filled in carport looks to be at least 20 - 30 years (or more) old. The neighborhood (at least just the two streets I drove down looking for similar construction) seems to have about 1 in 8-10 of the houses with filled in carports/garages for living or storage space.

The owner and I feel following conditions meet the criteria established in Chapter 80 -11-8-30 of the Mesa Zoning Ordinance.

A: There are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, and

The property has no room to create another covered parking space. The room is established, being used and to convert it back would be considerably costly.

B: That such special circumstances are pre-existing, and not created by the property owner or appellant; and

The owner recently purchased the property this year and was not aware of the requirements for one covered space for his area. He also did not know that the filled in carport was done without a permit. The construction looks to be at least 20 years old (the room is shown on Google street view in 2007 (which is the earliest street view available)) From a builders' perspective, the windows and general construction make the build look older than 20 years. It also shows as an addition on the Assessor's website.

C: The strict application of the Zoning Ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district; and

The owner is well under his lot coverage allowance and would like to proceed to turn an existing patio cover into a sunroom which will require permits for the construction.

D: Any variance granted will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.

Upon doing a quick visual survey of the area, the homeowner and myself viewed multiple filled in carport/room conversions throughout his neighborhood. A short list from about a quarter mile radius from his house encompassing West 6th Dr and West 7th Dr:

7th Drive: 1414, 1366, 1322, 1268, 1327, 1433, 1509, 1529.

7th Avenue: 1537, 1514, 1458, 1451, 1445, 1426, 1420, 1412, 1313, 1262.

I am also attaching pictures with examples from the neighborhood.

Thank you for your consideration of this issue.

David Pope

Contractor

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