

Mike Wandler
Home Owner
2340 E Hermosa Vista Dr
Mesa AZ
December 2017

City of Mesa
Planning Department/Board of
Adjustment

55 North Center Street
Mesa, AZ 85201

Re: Board of Adjustment Submittal, December 13, 2017
Justification and Compatibility Statement

Dear Board

This project is at 2340 Hermosa Vista Drive.
Involves the location and height of a perimeter wall and the location of two small gatehouses.

Below are the responses to the four (4) decision criteria for Variances:

1. The special circumstance and condition which apply to this property are its 1.8 acre size, the large number of edible orange trees remaining from the previous orchard and the house being set in the back of the acreage. The number and location of the trees In fact this property is actually a "mini" orchard. This circumstance and condition may not apply to other properties in this area or zoning district.
2. The existing trees are the remainder of a much larger orchard which existed in the area prior to its being subdivided for the constriction of neighborhood housing projects. This condition was not self-imposed, as we were not involved in the partial removal of the original orchard, nor was he involved in the planning and construction of the subdivision.
3. Strict compliance with the Zoning Ordinance would deprive this property of the same level of security for the orange trees as is available to other properties in the same zoning district.



4. In this case, the location of the wall along Hermosa Vista Drive was dictated by the

proximity of the orange trees to the south property line. The wall was centered between two rows of trees to eliminate damage or removal. The wall serves as protection for the trees from vandalism and theft of the oranges. The height of the wall is also required for the prevention of theft and to maintain a consistent appearance with respect to the wall to the west. This neighboring wall is an allowable height due to the side yard of that property running along Hermosa Vista Drive.

5. The small gatehouse dramatically improve the aesthetics defining the main entryway and provide access control storage for package deliveries in the world of Amazon. This small gatehouse built into the fence serves as a package delivery secured area designed with keypad entry Iron gate to allow deliveries access to the drop area and another iron gate with different combination that allows access to the orchard.
6. The house is set to the back of the 1.8-acre orchard enclosed on three sides by a 6' walls. This provides a hidden place for criminals to take advantage of and is different circumstance than properties in this zone.
7. How do we intend to use the property? My Wife Jerri focuses on charitable giving and helping those in need, using her passion for growing and taking care of people with healthy food. We chose this beautiful property because it could be used to bring people together in service. We have been able to provide fruit for the San Miguel Mx Orphanage, Sunshine Acres Children's Home in Mesa and the Youth Emergency services, (Yes House) located in our home town of Gillette Wyoming. Last year we had a group pick who's company matched dollar per pound and wrote a \$2000 dollar check to the Sunshine Acres children home located right here in Mesa. Fringe benefits are sharing the fruit with neighbor's friends and family. Jerri fills a fruit stand we placed at the front of the property to share with neighbors. This is how we have been and will continue using the orchard; it is only for good will and charity. The harvest festival Jerri hosts each spring is purely for fun and celebration. Because we take the approach of opening the property to community picks and sharing the fruit instead of the normal no picking stay out signs we end up with people with bad intentions using it as an opportunity to come back and take things. Finishing this fence will secure the orchard and our home when we are not hosting community picks.



Pictures with explanations and plans included.



- The gatehouses built into the entrance are secure area for package delivery keeping delivery driver from entering the 2 acres.
- Notice how far back the house is from the road setting at the back of the 2 acres. That makes this property enticing to criminals. Once they make it to the back of the property, they are hidden from view with 6' block walls on three sides and 6 rows of orange trees between them and the road.





- The wall was positioned at 12'8" from the property line to land between two rows of trees to prevent damaging the old orchard and it also is the ideal location to blend with the existing walls on both sides.



- The fence height was chosen for security and to match to the existing east and west wall height.
- The texture and color of the front will match this East wall if I am allowed to finish construction.

If you have any questions, Please call or email me.

Thank you,

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