

BOA17-00559 – Variances for 2340 E. Hermosa Vista Drive – Neighborhood Support and Opposition

The applicant provided three letters of support from neighbors. Staff has received two emails and one phone call in opposition to the variances.

Below is a transcript of the phone call. The emails and letters are attached.

Phone call: Staff received a phone message from neighbor Steven Hohol who lives across Hermosa Vista Drive, to the west of the subject property. He wanted to confirm that notification requirements were being met. He stated the wall is taller than 6', and rises as high as 12' at the accessory buildings. Horses have been located on the property. Is this allowed? Is the wall to hide the horses?

Staff researched and called back to answer questions. Staff confirmed that horses are allowed on the property, per Code. Mr. Hohol expressed concern about the proposed uses on the site, referring to a petting zoo that was there. Concerned that the accessory building with a door and small window could be used to take tickets for events.

**From:** [John Wesley](#)  
**To:** [Kim Steadman](#)  
**Subject:** FW:  
**Date:** Tuesday, February 06, 2018 11:51:57 AM  
**Attachments:** [2340 E Hermosa Vista Dr..zip](#)

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Please pass this concern along to the BOA.

-----Original Message-----

From: Susan Jarvie [<mailto:sjarvie@me.com>]  
Sent: Tuesday, February 06, 2018 11:45 AM  
To: John Wesley <[John.Wesley@mesaaz.gov](mailto:John.Wesley@mesaaz.gov)>  
Subject:

Hi John,

I left you a message early regarding the above referenced Case No. Would you please pass my concerns about this wall onto the Board of Adjustment? I am unable to attend due to my work.

Granting a variance for the detached accessory structures sets a new precedence for our neighborhood which would enable other property owners to do the same and/or push additional boundaries. The project has sat untouched for approximately one year and is an eye-sore for the neighborhood potentially harming property values. I am opposed to the wall, the wall height, and the structures.

Per the attached file of images made from post to our neighborhood Facebook group, Nancy Rivisto Long conducts charity pickings and has conducted festivals where vendors set up and collected fees for their wares and services. I'm unclear who Nancy is in regard to the property, she has also posted the property is horse property. Can you verify? I am not opposed to the property owners getting assistance with their fruit but am not in favor of this property being used as a venue. The neighborhood is zoned residential, not commercial.

Thank you for your assistance with passing on my concerns.

Susan Jarvie

**From:** [John Wesley](#)  
**To:** [Kim Steadman](#)  
**Subject:** FW: Board of Adjustments Meeting 2/5/18  
**Date:** Tuesday, February 06, 2018 3:36:55 PM

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Here is another person objecting to this request.

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**From:** slawrence2 slawrence25 [mailto:slawrence25@cox.net]  
**Sent:** Tuesday, February 06, 2018 3:27 PM  
**To:** John Wesley <John.Wesley@mesaaz.gov>  
**Subject:** Board of Adjustments Meeting 2/5/18

Hello John,

I understand a property owner on 2340 E. Hermosa Vista Drive in Mesa is trying to get approval to change code compliance to keep a front wall and two buildings, that were done without a permit and left for a long period of time due to the City of Mesa advising them the need for a permit, but also a violation of code for front facing walls in residential neighborhood.

As a resident of this neighborhood since 1990 I do not think this should get approved. My concern is that they have bigger plans for this property in a residential zone and by closing it off with very high walls and gates, it may not be seen from the street.

I hope that you will uphold the code compliance and not approve the two buildings and too high of a wall in the front yard at this property. I can't attend the meeting so I will not be able to submit my comments. I have heard rumors that they are trying to turn the property into a wedding venue and I am concerned that this will help them move forward with those plans and not tell anyone, if it is closed off.

Thank you,

Susan Lawrence

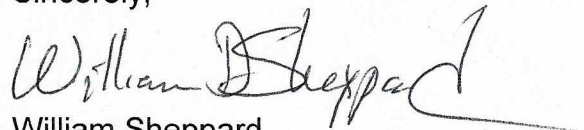
Mike Wandler  
2340 Hermosa Vista Dr  
Mesa, Az 85213

Mike,

I would like to voice my support for your activities involving your citrus orchard on your property at the above address. As I have enjoy citrus from this property for over 50 years, I am delighted that your efforts now make that citrus available to not only the local neighborhood but to various charitable organizations here in Mesa, Wyoming, and Mexico.

My full support extends to your receiving from the City of Mesa the Building Variances that you have requested so that you might continue building the wall in the front of your property with a minimum impact on the grove and your citrus trees. I am sure that this wall will provide better and well deserved security and peace of mind for you and your family.

Sincerely,

A handwritten signature in cursive script, reading "William Sheppard". The signature is written in dark ink and is positioned above the printed name and address.

William Sheppard  
8520 E Kael St  
Meas, Arizona  
480-225-7731

Greg Fletcher  
2151 E Mallory Street, Mesa, AZ 85213  
602-391-4351 greg@cowleyco.com



January 20, 2018

Mike Wandler  
2340 E Hermosa Vista Dr  
Mesa, AZ 85213

RE: Case #BOA17-00559 for 2340 E Hermosa Vista Dr Mesa Az 85213

Dear Mike Wandler,

As a neighbor and someone who has lived in this neighborhood for 25 years, I am writing this letter of recommendation regarding the completion of construction for the fence on your property. I believe that the design of the fence is tasteful and practical for the uniqueness of your property. I have appreciated the openness and sense of community service that you and your wife have fostered on your property from the time that you moved to the neighborhood.

I understand that you will require a variance from the City of Mesa to complete the construction, and I hope that it is granted.

Let me know if I can be of any further help regarding this matter.

Sincerely,

Greg Fletcher



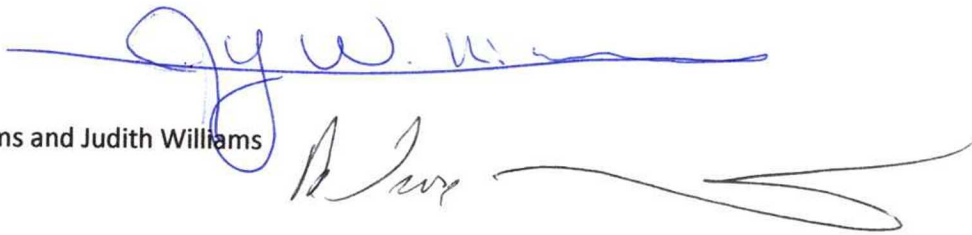
1-16-18

To whom it may concern:

We are one of Mike and Jeri Wandler's neighbors. We are writing this to let whomever know that we like the fence they are doing and would like it to be finished. We think this is bringing the value of the properties up in our area and we are excited for it to be finished. We have no problem with the fence and are grateful for the improvements they are making to the property. They have been wonderful neighbors and we are pleased with what they are doing. If you have any questions you can call us at 208 404-6181, or 208 450-9314.

Thank you,

Dr. Troy Williams and Judith Williams

The block contains two handwritten signatures. The first signature, in blue ink, is written over a horizontal line and appears to be 'Jy W. Williams'. The second signature, in black ink, is written below the first and appears to be 'Judith Williams'.