


To Whom it May Concern:

When we bought our home six years ago on 103 S. Olive we were told it was a 4 bedroom 2 bathroom single family home in one of Mesa's Neighborhood areas with a Traditional sub type. We were surprised to find that the county lists it as a duplex and the city has it zoned as a multiple residence. Our home is a Frankenstein home with many additions added haphazardly in the 73 years that it has existed. The home has all these additions grandfathered in due to how long ago they were added.

In April there was a major fire in our home's attic. The fire got to the A/C unit and spread through the ductwork which means every room had smoke damage. Roughly 1000sq ft of roof and trellis work was burned, which is about 50% of the upper portion of the house. There was so much water damage in every room except one, that the house was still dripping after a week. To replace the roof, insulation, and electrical wiring, insurance determined that the house needed to be completely gutted. Everything in the house had some form of damage: fire damage, smoke damage, or water damage. See images in Appendix 1 as evidence.

Prior to the fire Maricopa county put the full cash value of the property at \$165,800 for the year 2020 (see Fig. 1). Insurance estimates the repairs will be at least \$248,300 plus \$19,100 if city requires structural changes due to code. Because the repairs (not including any of the additions we are looking to do) exceed 50% of the construction value of the home the land and building is subject to all of the requirements of this City Code.

Figure 1.

OUR OFFICE ▾ MAPS ▾ FORMS ▾ PROPERTY ▾ VALUATION RELIEF PROGRAMS ▾ REPORTS & DATA SALES ▾					
<div>Valuation Information We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our data sales. The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL</div>					
Tax Year	2021	2020	2019	2018	2017
Full Cash Value	\$188,000	\$165,800	\$141,500	\$116,100	\$104,000
Limited Property Value	\$70,215	\$66,871	\$63,687	\$60,654	\$57,766
Legal Class	M	M	M	M	M
Description	MIXED LEGAL CLASS	MIXED LEGAL CLASS	MIXED LEGAL CLASS	MIXED LEGAL CLASS	MIXED LEGAL CLASS
Assessment Ratio	10%	10%	10%	10%	10%
Assessed LPV	\$7,022	\$6,687	\$6,369	\$6,065	\$5,777
Property Use Code	0325	0325	0325	0325	0325
PU Description	Duplex	Duplex	Duplex	Duplex	Duplex
Tax Area Code	041000	041000	041000	041000	041000
Valuation Source	Notice	Notice	Notice	Notice	Notice

We are hoping to use this as an opportunity make our home more rectangular by aligning the major corners and making the four cardinal walls flush. Additionally, with the roof off we would like to add a

partial second story to create a library/office space with a small deck. As we have prepared to obtain permits, we learned that there are several problems that will need to be addressed to bring our home to Code. The first (which leads to others) is that two of the rooms in our home lack proper foundation. The two south-western most rooms were add-ons to the original home in the late 70's or early 80's; these add-ons enclosed the back porch, carport, and a small shed (see Appendix 2). To properly fix/pour the foundation of these two rooms a portion of the south and west walls will need to be removed. When these two walls are rebuilt, we would like to take the opportunity to create flush lines along the south and west walls. Which leads to problem number two--our home's original furthest-most west wall is too close to the property edge. The current setback is 13'10" from the property line; and the current code for RM-2 requires a 20' setback. Therefore, we are petitioning for a variance to allow the west wall of our home to retain its setback of 13'10" so that we don't lose 6'2" of our foundation. This loss would remove half of the kitchen and family room as well as a portion of a bedroom totaling 17% of the current square footage.

If the special use permit/variance is not approved, the loss of foundation would require a complete reconfiguration of the house due to needing to adjust the placement of all the water and gas connections in the kitchen and the two bathrooms to make the front room a usable size. Our fear is that the extent of the cascading changes to the structure and fixtures will be beyond the scope of insurance compensation and what we are capable of supplementing.

The restorations and renovations we are wanting to do would update the home to meet code, create a smoother flow of living space within the home, and add value to the community while honoring the existing structure of the home. We feel approval would not grant special privilege or unusual favor specifically because we are asking to retain the original wall placement and not extend the west wall closer to the property line.

We hope to use the devastation of this fire as an opportunity to improve our beloved home. We look forward to being a part of our neighborhood for many years to come. We will address any questions the Board may have at the time of the meeting.

Sincerely,

Devin and Jeanette Poe

Appendix 1

















Appendix 2







1. Please provide a response as to how the project does not:
 - a. Further reduce any existing nonconforming yard;
 - i. The majority of the west wall would remain where it stands; the southern 10.5' would be extended to align with the northern section.
 - b. Exceed applicable building height limits;
 - i. Our home is in an RM-2 zone. According to the table provided by City Code 11-5-5, RM-2 allows a maximum height of 30 feet. The proposed project is 22'1".
 - c. Further reduce existing nonconforming lot coverage or floor area ratio requirements; and
 - i. Our plot has 7085 sq. ft. Currently our home occupies 1812 sq. ft. or 26%. The proposed project would have a total livable footprint of 1991 sq. ft. or 28%. According to the table provided by City Code 11-5-5, RM-2 allows a maximum of 70% of the lot to be covered.
 - d. Increase the required number of off street parking spaces unless parking is provided under current standards for the addition of the use only.
 - i. This project does not make our home a multiple residence, and does not affect the number of off-street parking spaces required.
2. Provide a response to the SUP required findings in your justification and compatibility statement per MZO section 11-70-5(E).
 - a. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
 - i. The primary focus of the Neighborhood Character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. The existing neighborhoods in this area, south and east of the Mesa Arizona Temple, encompass areas of both stability and decline. Those stable areas are envisioned to maintain the single-residence character while accommodating compatible higher intensity residential infill and redevelopment. Our goal is to update our home to keep it qualified as a stable parcel and create a single-residence home that magnifies the older classic craftsman look while providing maximum safety and utility to its occupants.
 - b. The location, size, design and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City Plan or policies;
 - i. The proposed project would match the City's focus on creating a Traditional Neighborhood area. We are maintaining a single family home design while updating our home to better fit code and be more usable for the inhabitants.
 - c. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the

general welfare of the city; and

- i. The proposed project will require 4-6 months of construction work. This work will require subcontractors whose vehicles may take additional street space and bother residents during the standard working hours. We will honor dust regulations. We will keep materials contained with the parcel, and we will properly dispose of waste generated by the project.
- d. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.
 - i. Our home currently has access to city utilities, and this project should not affect that. We have access to the light rail as well as several nearby bus stops. We enjoy the proximity of the library, multiple parks, the post office, and the fire station. During the rebuild, water will be accessed through the city line and paid for by the homeowner. Generators will need to be brought in until the electrical box is moved and the meter is reinstalled.