

## Justification & Compatibility Statement

### Variance:

My husband and I purchased this house in August of 2017 because we fell in love with the equine neighborhood and the large amount of uninterrupted yard the property had to offer. We knew the house had some good bones and great potential to eventually become our dream home where we could raise our children and watch them run around the lush green yard.

We are planning a two phase project with the first phase being the addition and the attached garage. Phase 2 would occur within 2-3 years of the completion of phase 1 and would consist of remodeling the existing interior as well as the second story over the existing house.

Our desire is to update our existing home to allow our family to grow and to add an attached garage to keep our cars out of the extreme heat and Arizona sun. We are proposing to add the attached garage in the area of the existing driveway. This location seems to be the most fitting as it allows us to have an attached garage while not being an eyesore for ourselves as well as the neighbors to the east. The garage will balance and match the new addition being built on the west side of the house as well as blend in with the feel of the neighborhood.

The alternative locations for the garage propose some issues.

Option A: To place the garage perpendicular to the house

This option greatly reduces our yard due to a 40 year old pine tree that forces the garage to line up to the existing edge of the house. This location would also block off the entire back of our house from any natural sunlight and the view of our yard.

Option B: To place the garage adjacent to the existing rear of the house

This option poses multiple issues. Since we would need two 14-foot garage doors to allow access into the rear yard, we would need to request a variance to exceed the height restriction of 10 feet. This location would also put the structure directly in the view of our neighbors from their back patio.

As you can see from the elevations, the proposed location of the garage adds curb appeal and value to the home, isn't an eyesore for ourselves or the neighbors and is only adding value to the neighborhood.

1. There are a few special circumstances and conditions that apply to this property. The first and most detrimental for our design is the lot size. Base on table 11-5-3.A.1 our lot doesn't meet the minimum width of 130 feet, nor does it meet the minimum lot square footage of 43,560. Our existing lot width is 118.15 feet with a lot area of 39,378 square feet.

Table 11-5-3.A.1: Development Standards - RS Residential Single Dwelling Districts								EXPAND
Standard	RS-90 (R1-90)	RS-43 (R1-43)	RS-35 (R1-35)	RS-15 (R1-15)	RS-9 (R1-9)	RS-7 (R1-7)	RS-6 (R1-6)	Additional Standards
Lot and Density Standards								
Minimum Lot Area (sq. ft.)	90,000	43,560	35,000	15,000	9,000	7,000	6,000	
Minimum Lot Width - Interior Lot (ft.)	150	130	130	110	75	65	55	11-5-3(A)

If we had the additional 12 feet that the minimum requires, it would allow us to meet the city's set back requirements with a total aggregate of 30 feet and would not require the variance. The city created these minimum requirements AFTER our lot (and surrounding lots) had been subdivided into less than the minimums in the above chart.

Another pre-existing circumstance is the location of a 40 plus year old pine tree as well as a 10 plus year old Ash tree that were planted prior to us purchasing the home. Together with the locations of these trees and the existing chimney stack we are limited to the size and location of where an attached garage can be located.

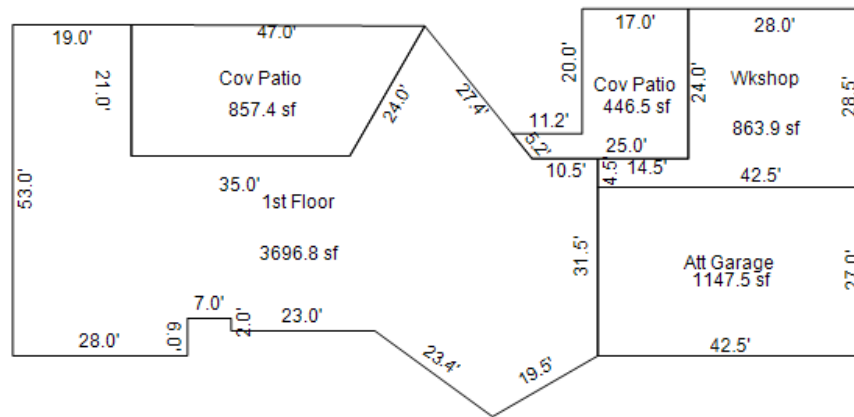
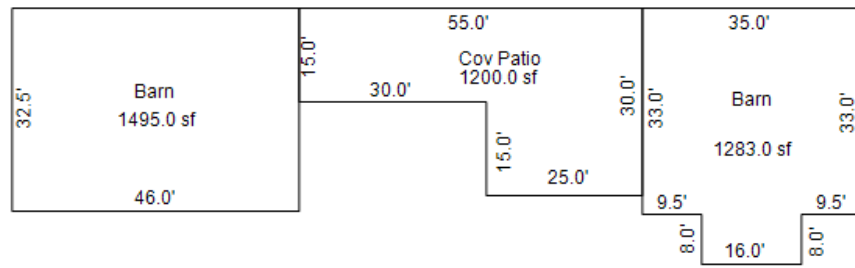
2. The lot size is a pre-existing circumstance due to the lot being sub divided in the 1950's prior to the annexation of Lehi by the city.

3. Strict compliance of the zoning ordinance would deprive our property of enjoying the same luxury of an attached garage that many of the wider lots in Lehi are able to accommodate as well as not receiving similar approval that some of the wider lots have received to add attached garages and structures that encroach into the side setbacks.

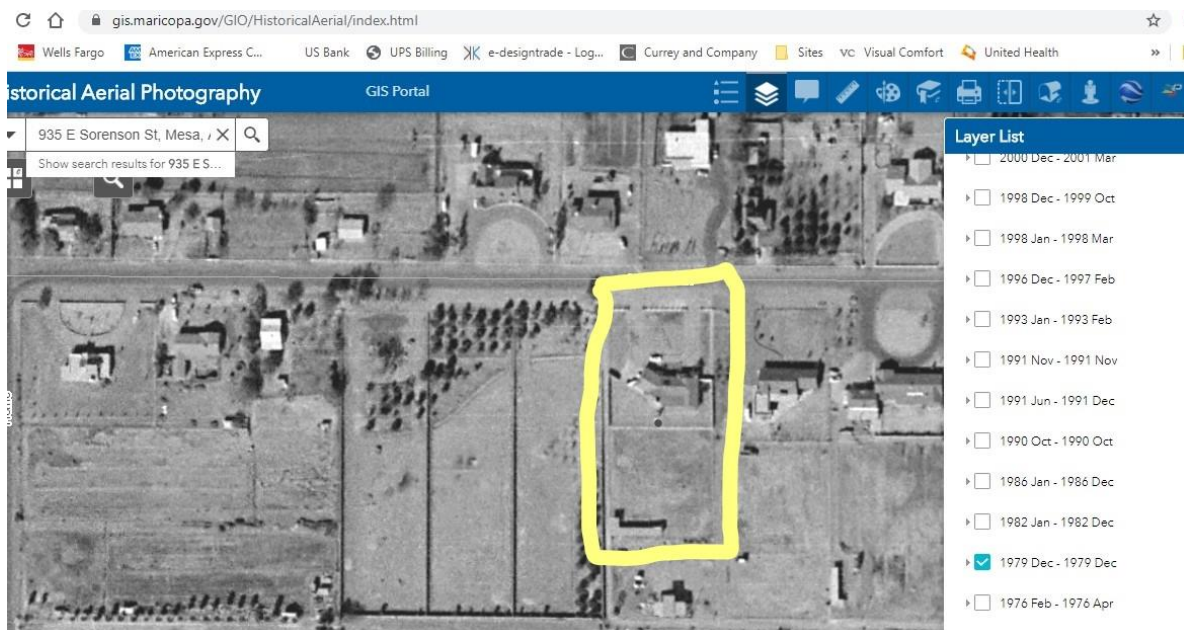
This variance will not grant special privilege or unusual favor to this property since similar variance requests on wider properties have been approved in the past.

A prime example of this is the variance that was approved for 935 E Soreson St. (ZA82-037). This lot is 136ft wide with a lot area of 62,901 square feet. That is 18 feet wider than our lot and 23,523 square feet larger and yet a variance was approved to allow the residence to add a detached 3 car garage to come within 6 feet of the side set back. This lot has more frontage and rear yard space than our property and could have easily met the side set back requirement, reduced the garage size to 2 cars, or placed the garage in an alternative location or direction to meet the requirements.

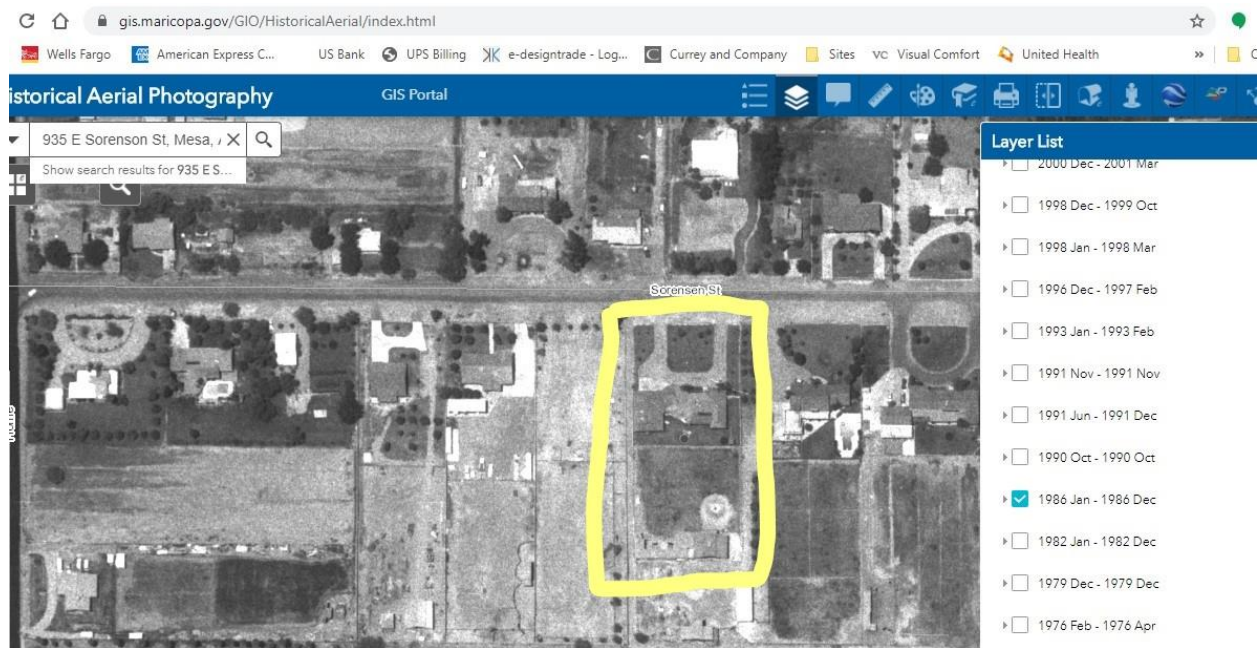
Floor plan of 935 E Sorenson per the Maricopa County recorder's website:



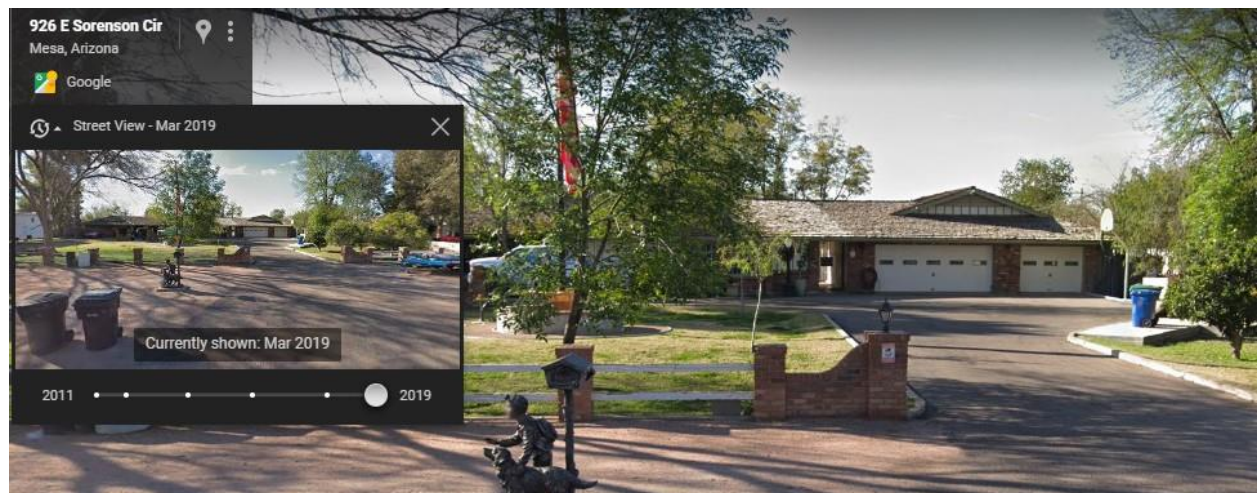
Arial view pre variance: (Property is in yellow)



Post variance (Property is in yellow):



Street view:



Ariel view:



Additional case examples:

Case # ZA96-33 which was approved to encroach into the side yard setback for a room addition. Lot width is 118.16 feet.

Case # ZA87-025 which was approved to build a garage addition within 7 feet of the property line. Lot width is 150 feet.

Case #BA02-24 was approved to reduce side yard setback to 5 feet for an RV garage.

Case #ZA98-047 was approved to encroach into the required 20 foot side yard setback 12'-4".

4. The requested variance will not grant special privilege to this property since similar variances for large properties have been approved in the past. The city has set a precedent for allowing the reduction of

side setbacks with numerous variance approvals. (Refer to examples listed in item 3). If anything, denying this variance puts us at even greater disadvantage than properties surrounding ours.

When designing the addition and remodel we tried to work within the existing foot print as much as possible and restricted how much of the yard we were willing to cut into to make these changes. Our desire is to keep as much of our yard as open as possible as we love the equine feel and would like to keep with the feel of the neighborhood and surrounding properties.

We would greatly appreciate you taking the location and aesthetics of what we are proposing into consideration. We are trying to improve our home while keeping with the feel of the neighborhood and increasing the value of not just our home but the homes around us.

Sincerely,

David Ryan & Erin White