

Zoning Administrator/Board of Adjustment

Dear Board Members;

I currently live at 1665 E. Glencove Street and have for about 5 years (about December of 2015). I have lived in this same neighborhood for 45 years. I have raised my family in this neighborhood. I built my home on 1740 E. Hope in 1976 (a beautiful home.

My wife LuAnne and I have adopted and are now raising 3 beautiful grandchildren, Wyatt 14 years, Ethan 12 years and Tatum 9 years and we intend to continue living in our current home.

When I first receive the letter of the code violation in I believe October of 2020, I called Councilman Mark Freeman and had him come by and look at it, he thought it looked good, said he thought it similar to a tuff shed. He also commented on nice our property looked.

When we bought this home, it had a container (called a shipping container) already on the property. It is not portable as it is affixed in cement and attached to a garage fixture. To remove it would destroy our property.

As you can see, I have spent many hours and thousands of dollars on improving my home. The on the West side was just dirt and was cluttered with all kinds of stuff and I cleaned it up. I built the shop to add to the cleanup and make it beautiful and to accommodate keeping two classic cars in, so they are protected. I put our bicycles in it, I put all of my car stuff, storage in the garage and the container neatly and organized and not left in the yard I thought it was the best way to way to improve my property.

I went to all of my contiguous neighbors to see if they had any concerns and explained what I was going to do and everyone without exception supported me and complimented me on the improvements and planned improvements.

I put in a circular driveway with pavers, I put artificial grass in the front and landscaping. I keep my property clean and always maintained. (pictures provided)

I had planned on painting the container, so it was the same color of my home and detached garage. However, my wife LuAnne wants to remodel the outside of our home, so I delayed painting the container.

I can put the same siding that is on the garage, on the affixed container. I can guarantee it will add to the appearance of the property. The container is a little lower than the shop, but will look just a nice. Or I can put panel and slate like on our home. Whatever pleases the Board? I guarantee it will look beautiful and not the appearance if a container. My brother Lester has been in the construction business for 60 years and will assist me in this project.

To remove that container would destroy the detached garage and the whole cement infrastructure around it. You can see it is not a detractor to our property or neighborhood and when done it will be absolutely beautiful as a part of that detached garage. I promise it will not have an appearance of a container.

When I built my home in Lehi at 950 East Lehi Road in about 1970 it had horse privileges and when Mesa Annexed the area I was grandfathered in (although I did not have any horses).

I cannot be clearer on the destruction and cost it will have to try and remove the container. That is one of the reasons we did the improvement around it so it would compliment the home and neighborhood.

- a. The container was on the property when we bought the home in December of 2015.
- b. The container is affixed to the shop and cemented in.
- c. The cement was part of cleaning up the East side of the back yard that as a mess.
- d. Our property is one of the nicest in appearance in our neighborhood if not the nicest.
- e. Strict application of the Zoning Ordinance would be costly and actually take away from the appearance of our home. Others in the area have detached garages and motorhome's and some with vehicles, etc in plain view, some with no landscaping in the front yard, and not nearly as nice as our property.
- f. I clearly understand the intent of Mesa's attempt to apply fairness to property owners and that is why a process is in place to review the need for a variance. Just like the home and property I had in Lehi, a grandfather clause was applied to it as an acceptance to a pre-existing condition. If it was a health or safety issue that would be a condition that probably would not be eligible reason for a variance.

All of my neighbors love what we have done to improve our property. Again, I repeat, the container was on the property when I bought the home. We have lived here at 1665 E. Glencove St. for 5 years and when I received the notice from the City of Mesa, it was the very first concern I have received from anyone, at any time, including my 45 years in this neighborhood.

Respectfully,

Russell K. Pearce

