

To Whom it May Concern,

We are requesting a variance to build a detached garage and a pool house in between the main house and the front property line. All structures are located inside the setbacks. The address of the site is 3845 North Hawes in Mesa, Az 85207. The site is rectangular shaped with the length running from West side of Hawes (low side) going East to the high side. There is approximately 70 feet of elevation change from the west side to the east side property lines. This creates challenges for not only pedestrians as well as a variety of vehicles traversing the steep climb. The view corridor is to the West with views to the valley and mountains.

We have designed the property with the main house at the Eastern most side of the lot which is the high side of the lot. We have designed a pool house and detached garage that we have situated on the lower half of the lot. The detached garage is designed and situated on the lower portion of the lot to accommodate the owners vehicles, trailers, and recreation vehicles that have long wheel bases and low wheel clearance. The detached garage is designed to look like a house and not a garage. None of the garage doors face Hawes Road. The structures were designed to preserve as much of the natural grade and work within the height restrictions by terracing the residence down the slope of the hillside and incorporating the house into the hillside while preserving views and drainage washes.

The owners have elderly parents that will at some point move to the property. The pool house is designed and situated on the lower portion of the lot to accommodate their needs and maintain ease and vehicular mobility. Both of these structures have been situated on the lot to protect the view corridors of each other and the main residence on the lot.

There have been several other variances granted for similar conditions. Here are three listed below along with other examples of similar conditions that were approved for building permits without variances.

Case: BA15-043 was approved

Case:ZA04-17 was approved

Case:ZA05-10S was approved

These are also similar conditions that were approved for permit:

3631 N Sky Point cr.

3632 N Sky Point cr.

4164 N Diamond Point

4243 N Pinnacle Ridge

4250 N PINNACLE RIDGE MESA 85207

7301 E Forst Trail

8347 E View Crest

8403 E Valley Vista cir

8425 E View Crest

The request for this variance does not grant special privilege or unusual favor to this property but allows a design that has been carefully designed and engineered to compliment this particular lots topography as well as the surrounding area as the other cases listed above.

Sincerely,

Theodore Peterson (applicant)

*Theodore Peterson*

2-22-2021



2/22/21

Mike Pierson (owner)