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City of Mesa Zoning Administrator/Board of Adjustment
City of Mesa Planning and Development Department
55 North Center Street
Mesa, Arizona 85201

RE: Variance To Allow Two 50-Foot Wide (55-Foot Wide Required), 4,500 Square Feet (6,000 Square Feet Required) RS-6 Zoned Parcels Located At 732 East Second Street

To Whom It May Concern,

On behalf of Christopher Reigel, we are pleased to submit for your consideration a variance request from Section 11-5-3(A) of the Mesa Zoning Ordinance to divide an unusually large RS-6 parcel into two 50-foot wide, 4,500 square feet parcels at 732 East Second Street. The proposed lot split (processed under ADM21-00018) requests to divide an antiquated 100-foot wide by 90-foot deep, 9,000 square feet property into two equally-sized parcels. This variance requests to create two parcels that properly conform to the character area and practical lot standards of the neighborhood. The proposed variance satisfies the four criteria set forth by Section 11-80 of the Mesa Zoning Ordinance and the variance is well supported by the neighbors. Please see the attached letters of support. As such, we request approval of this variance.

A Variance To Allow Two 50-Foot Wide And 4,500 Square Feet RS-6 Parcels At 732 East Second Street Satisfies The Four Variance Criteria Set Forth In Section 11-80 Of The Mesa Zoning Ordinance For The Following Reasons:

- 1. There are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings.**

732 East Second Street is unique because of its antiquated and unnecessarily large size in relation to the true character area of the surrounding neighborhood. The lot is 9,000 square feet, over 1.5 times larger than the standard RS-6 sized lot set forth by 11-5-3(A). Not only is the lot oversized for RS-6 standards, it is one of only six lots on the street that is 9,000 square feet or larger, out of 38 parcels. The existing lot is larger than nearly 85% of similarly zoned parcels on the street, making it exceptional to the neighborhood.

Only five of the original 22 lots exist today as they were originally platted, 732 East Second Street being one of them. Ironically, the existence of an originally platted lot on East Second Street between North Hobson and North Horne makes the parcel exceedingly rare. Of the original 22 lots created by the Easton Place Subdivision, over 77% of the lots have been altered through splits and divisions.

We are requesting that the parent parcel is split in half, creating a western parcel with an existing home (Lot A) and an eastern lot (Lot B) that will be developed into a single family home in the future. The existing home on Lot A will be left in place. Adding to the uniqueness of the

property is the fact that the existing home placement would allow a clean split down the middle of the parent parcel that would not necessitate any building placement variances such as setbacks or lot coverage on Lot A. If the variance is approved, the western home would occupy 22.6% lot coverage on the western lot. The western lot's home placement would conform with all RS-6 setback, lot coverage, height, and development standards. The placement of the home from the 1950 construction seems to be designed with a bifurcating split in mind.

The area is more consistent with an RSL-4.5 designation, allowing 4,500 square feet of lot area, 90 feet minimum lot depth, and 40 feet minimum lot width. The proposed lot split would create two parcels that perfectly fit with the character area and typical lot sizes for the neighborhood as it currently exists.

2. The special circumstances are pre-existing and not created by the property owner.

732 East Second Street was originally created as lot 10 of Easton Place Subdivision, platted in January of 1946. Easton Place was a 22 lot subdivision characterized primarily by either 9,000 square foot lots or 33,000 square foot single family residential lots. The plat was recorded under Book 33 of Maps, Page 7 of the Maricopa County Recorder. The home on the parent parcel is a modest 1,016 square feet according to the Maricopa County Assessor. It was built in 1950. 732 East Second Street and the neighboring area was annexed on January 5th, 1949 (Ordinance Number 228).

Easton Place Subdivision was bounded by North Hobson on the west and Ashland Avenue (now North Horne) on the east. Lots 1 through 12 were placed on the north side of Easton Street (now East Second Street). Eleven of the twelve lots on the north side of Easton Street (now East Second Street) were 100 feet wide by 90 feet deep (9,000 Sq. Ft.) or larger. Lots 13 through 22 were platted on the south side of Easton Street. Nine of these ten southern lots were 100 feet wide by 330 feet deep (33,000 Sq. Ft.). Nearly all of the homes in the Easton Place Subdivision were built between 1947 and 1955.

The large southern parcels of the Easton Place Subdivision (lots 13-22) were split numerous times after the mid-1950s and several homes were built on these parcels between 1960 and 1965. The original 100 feet wide by 330 feet deep north-to-south parcels were divided several times to accommodate three new homes and a new street, East Park Place. Between 1960 and 1967, East Park Place was dedicated and built, extending south and then east. Although this area was annexed into the City of Mesa in 1949, a majority of lots were split into 50 feet wide by 94 feet deep parcels, not conforming to the RS-6 zoning standards.

Mr. Reigel did not create 732 East Second Street. He also did not plat Easton Place or create the non-conforming character area of the neighborhood. It is reasonable for him to try and take his overly-sized RS-6 lot and bring it into conformance to the neighborhood's actual development archetype.

3. Strict application of the Zoning Ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district.

Splitting the lot in half would bring the property into general conformance with its neighbors and strict application of the Zoning Ordinance would disrupt the true character area of the

neighborhood. Moreover, granting this variance would allow the property to comply with the General Plan and the Temple/Pioneer Park future goals for land use intensity and development.

Figure 7-4 of the Mesa 2040 General Plan designates the property as “mid-high intensity” of land use development. Mid-high intensity is the second-highest development intensity option available in the General Plan. This determination from the General Plan is indicative that a smaller lot, such as the proposed 4,500 square feet lots are more appropriate for a neighborhood with such close proximity to Downtown Mesa.

Figure 7-7 of the Mesa 2040 General Plan places 732 East Second Street about a half-block north of the “Downtown and Main Street Transit District” Growth Area. Page 7-46 of the General Plan explains the necessity for growth preparation in the area: “This corridor is expected to grow by approximately 20,000 residents and 15,000 jobs by 2040. Based on the work done in the West Main and Central Main Plans, it has been determined that the appropriate infrastructure exists in these areas to handle this level of growth.” In light of the current economic housing shortage in Mesa and the Greater Phoenix Metro Area, splitting this lot into two parcels would be more beneficial to the Mesa housing market and more appropriate with the General Plan’s goals.

The proposed split also aligns with Mesa’s Central Main Plan. 732 East Second Street sits within the Temple/Pioneer Park District of the Central Main Plan. The Central Main Plan’s goals include the City to “facilitate the development of property along the extension of the light rail line into a mixed-use, higher intensity, transit-oriented development pattern creating a greater sense of place for current and future residents, achieving greater energy efficiency, and improving sustainability.”

Page 98 of the Central Main Plan highlights the Temple/Pioneer Park Vision for Change, which calls for supporting the area by “increased development intensities”. It also states that the area will need to “include a greater mix of housing types that take on a more urban character”. The first Temple/Pioneer Park “Catalyst for Change” states that the district is in need of economic development and new housing. The proposed lot split fits well within these visions and goals. By granting this variance, the City would allow the applicant to enjoy reasonable and substantial property rights in light of the City’s own long term plans. It would allow the City to create a new parcel to mitigate the immense housing shortage in the area and facilitate growth and development.

4. Granting this variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.

Approving this variance would allow the proposed two lots to operate congruently with the neighborhood. Where Easton Place was originally platted is now comprised of 74 parcels. About 70 percent of the parcels within the original Easton Place Subdivision boundaries have substandard width, area, or depth for the RS-6 zoning designation. Denial of this variance would deny this awkwardly large parcel the opportunity to function like its neighbors.

The approval of this variance will not adversely impact the persons residing or working in the vicinity, the neighboring properties, the neighborhood, or the public welfare. The homes immediately adjacent to the proposed property have sufficient spacing from the buildable area of the proposed lot and the creation of the parcel will not be detrimental to their privacy or their property

rights. To the west, there is an existing home set back 10 feet from the proposed lot's western property line. To the north, there are two existing homes that are set back at least 58 feet from the northern property line of the proposed lot. To the east, there is an existing home that is set back about 12 feet from the proposed lot's eastern property line. The future home will comply with the setbacks set forth by Section 11-5-3(A) of the Mesa Zoning Ordinance, giving the home ample space from the East Second Street and its neighbors.

Conclusion

A variance allowing two 50-feet wide by 90-feet deep, 4,500 square foot parcels is in the best interest of the neighborhood. It would allow an overly large, antiquated parcel to blend in with the practical character area of the neighborhood.

According to some of the neighbors, the existing home has been in disrepair for several years. The vacant portion of the yard has become a problematic area for dumping, uncontrollable weed and plant overgrowth, and homeless encampments. The proposed split represents a bright improvement to the area and the newly built home on Lot B will increase local property values while removing an eyesore from the neighborhood.

This variance proposal was shared with many neighbors during the week of March 8th, 2021. The proposal and split was met with excitement and gratefulness that Mr. Reigel is willing to improve the area. There are seven letters of support accompanying this application from neighboring property owners and tenants. Please note that the letters of support from 743 East Third Street and 735 East Third Street are from actual property owners. The other five letters of support are from nearby tenants, although the letters state: "I am the property owner".

We respectfully request the Zoning Adjustment Officer, the Board of Adjustment, and the Zoning Department staff find the above justifications in support of this request and approve this variance. We look forward to discussing this request with you in more detail at our scheduled hearing date. Please see the attached exhibits and letters of neighborhood support. Thank you for your time and consideration.

Sincerely,



Jordan Evan Greenman
CEO – J. E. Greenman Consulting, LLC