

Justification and Compatibility Statement
1242 E. 7th Ave., Mesa, AZ, 85204

Prepared by: Ron Abelar, owner

Summary of project: The property at 1242 E. 7th Ave. was purchased by Ron Abelar in 2017 as a one-bathroom, three-bedroom property. At the time of purchase, the illegally built carport enclosure was in a state of considerable disrepair, more than could have been known by a traditional inspection. The non-compliant third bedroom suffered extensive water damage and mold requiring complete renovation.

As a result of extensive and ongoing renovations, that front room was restructured and updated to current code requirements to create a true master suite — a feature the home was without prior to its purchase — upgrading its status to a true two-bathroom, three-bedroom home.

Request: Variance, Section 11-80 of the Mesa Zoning Ordinance, regarding a requirement for a covered parking structure on the property.

1. This property, at the time of purchase, May 2017, did not include any covered parking. The carport that had existed had been haphazardly enclosed by the previous owner to create a non-compliant “bedroom.” The alley in the rear of the property has been determined abandoned and the use of this alley for parking is prohibited, which was not communicated at the time of purchase. The side yard width, on both sides of the home, is smaller than the minimum requirement which would not allow rear parking access from the front.
2. As mentioned, the previous owner enclosed the home’s covered parking structure, at some point, creating a non-compliant third “bedroom.” At the time Mr. Abelar purchased the property, he was unaware and not informed that a covered parking structure was required based on the state of the home and therefore began remodeling and updating the home based on the footprint that existed at the time of purchase.
3. The renovation of this carport brought that “bedroom” up to code by essentially rebuilding it. Now that the property is updated and has been brought up to code, there is no space for a covered parking structure, especially if the alley is not available and side easements do not offer enough room. Since there are more than two dozen similar properties in the immediate area that do not comply with this ordinance, strict enforcement would deprive the property of an exception that other properties have been granted. (see list of properties and boundary descriptions below)
4. Multiple other properties in this neighborhood alone, and in close proximity to this property, are without a covered parking structure, and a majority of property owners/dwellers use driveway or street parking. Requiring a covered parking structure at this property would actually grant special privilege to other property owners in the neighborhood who aren’t in compliance with this zoning ordinance. Further, requiring a covered parking structure at this property, which has already been renovated and

upgraded, would actually damage the value of the property — which has improved compared to its previous state — by infringing on the newly-constructed master suite. An improved value at one property will positively impact property values in the neighborhood.

Addresses and property owners near the application property that enjoy the same variance being requested. The addresses below are within S Lazona Dr. to S. Stapley Dr., east to west respectively, and E 6th Ave. to E 8th Ave., north to south respectively.

1264 E 7TH AVE. MESA, AZ 85204 ALTAMIRANO GELACIO/MARIA
1318 E 7TH AVE. MESA, AZ 85204 GALINDO JOSE ANGEL URIEL HURTADO
1324 E 7TH AVE. MESA, AZ 85204 SALAS JUAN C
1332 E 7TH AVE. MESA, AZ 85204 MARCELO ARMONDO GARZON
726 S ALLEN. MESA, AZ 85204 DAVID & JANELL SMITH FAMILY REVOCABLE LIVING TRUST
732 S ALLEN. MESA, AZ 85204 GARCIA, JOEL M
733 S ALLEN. MESA, AZ 85204 VASQUEZ MANUEL ALEJANDRO SUGICH/ JESSICA
746 S ALLEN. MESA, AZ 85204 2017-2IH BORROWER LP
727 S JONES. MESA, AZ 85204 LOPEZ BRAULIO MORENO/ MORENO OLGA
710 S DORAN. MESA, AZ 85204 BOWAN, KRISTAN
717 S DORAN. MESA, AZ 85204 SANDOVAL, MARIA CONCEPCION
726 S DORAN. MESA, AZ 85204 RODRIGEZ, SERGIO A
745 S DORAN. MESA, AZ 85204 GARDNER, RYSON K
760 S DORAN. MESA, AZ 85204 SOTO, RITA
633 S LAZONA DR. MESA, AZ 85204 TOMAS, EULALIA
645 S LAZONA DR. MESA, AZ 85204 TAMMY L DAVIS TRUST
655 S LAZONA DR. MESA, AZ 85204 OWENS REES LAURIE M/ OWENS CHARLES MICHAEL/ WILLIAM C/ BOWLING-ADAMS LYNDIA GALE
663 S LAZONA DR. MESA, AZ 85204 CRUZ, CARLOS A
749 S LAZONA DR. MESA, AZ 85204 STARDOM REAL ESTATE LLC
701 S LAZONA DR. MESA, AZ 85204 GONZALEZ ESPERANZA GUARDADO
738 S LAZONA DR. MESA, AZ 85204 MENDOZA NATALIO G
314 E MARILYN AVE. MESA, AZ 85204 BRENDA CAPRIZZI TRUST
1230 E 6TH AVE. MESA, AZ 85204 COLE DOUGLAS MATTHEW
1250 E 6TH AVE. MESA, AZ 85204 GARCIA CARLOS/ MARIA DEL CARMEN
1304 E 6TH AVE. MESA, AZ 85204 VALENZUELA JEANNETTE L/ CHINCHILLAS VICTOR M
1342 E 6TH AVE. MESA, AZ 85204 MARLATT, JOHN B
1343 E 6TH AVE. MESA, AZ 85204 PEREZ MANUEL ANGEL/ STIRK DE PEREZ EMMA
1350 E 6TH AVE. MESA, AZ 85204 BANUELOS OSWALDO JR