

Project Narrative

To: City of Mesa Board of Adjustment

Re: Variance request

Property: Polaksy Residence
2811 E. Norwood St.
Mesa, AZ 85213

This variance request is being made on behalf of the property owner, Evan Polasky. Mr. Polasky has an existing 16'x24' detached garage that has an 8' ceiling and a pitched roof which has a median roof height of 10'. Since the garage encroaches into the 10' side yard setback, the zoning ordinance does not allow the roof to be higher than 10' (median roof). Mr. Polasky would like to install a car lift inside his detached garage but the ceiling height is too low to allow a car lift to be installed. Mr. Polasky is seeking a variance that would allow him to remodel the garage to have a 13' ceiling and median pitched roof height of 15'-10". The garage would also be expanded to the west a total of 4'.

The previous owner of the property built the existing garage, which has T1-11 vertical siding panels and an asphalt shingle roof with earth tone colors. See figures 1-4 below. While the existing garage is in good repair, the architectural style is different than the house. Mr. Polasky would upgrade the exterior appearance of the new garage so that it matched the architectural style of the existing house. The exterior walls would have a stucco finish and the roof would have Spanish tile which matches the house. All exterior colors would match the existing house.

A significant motivator for this request is the fact that Mr. Polasky is the program lead Police Officer for the Scottsdale Police Department Historic Police Patrol Vehicle Project. He owns the vehicle and is responsible for maintaining the vehicle, per agreement with the department. He stores the vehicle and performs its maintenance at his residence. He takes the vehicle to events when requested by the city. Unfortunately, the vehicle is parked outside because the existing garage is not wide enough to accommodate it. In addition, some of the vehicle maintenance requires the use of a lift, which I was able to achieve by visiting a friend who owned an automotive repair shop, but he is now deceased and I have lost access to that resource. Finally, the sensitive nature of the police equipment attached to and stored in the vehicle, as well as the one-of-a-kind nature of the vehicle, makes it important for Mr. Polasky to secure the vehicle in an enclosed parking area. Long term use of a storage facility is cost prohibitive and the police department does not have space for long-term storage of the vehicle.

In addition to the Historic Police Patrol Vehicle, Mr. Polasky and his wife each have a daily commute vehicle as well as three hobby cars. One of the vehicles is an active project for Mr. Polasky's son to drive when he turns 16. Mr. Polasky currently has to work diligently to ensure that they are kept out of the driveway and off the street to maintain the positive appearance of the neighborhood; however, this requires frequent "shuffling," which is difficult when the vehicles are in various states of repair.

As a police officer, Mr. Polasky occasionally brings home semi-marked police patrol vehicles that should not be parked in front of the home because of the nature of the equipment contained in them. The ability to park these city-owned vehicles behind my fence would afford extra protection and security for the equipment.

Ultimately, the increased storage space provided by a renovation would provide sufficient interior storage to ensure that all vehicles are behind the fence – out of the driveway and off the street.

Mr. Polasky has explored the possibility of building the new garage at other areas on his property, however there have been no other feasible options. We first explored building a garage on the west side of the property but the City would not allow a secondary driveway due to the proximity to the corner. There is also no option to allow vehicular access off of Lindsey Rd. to the backyard.

Therefore, this variance request is being pursued at this time.

Respectfully submitted,

Chad Brackman – HiCaliber Design



Figure 1 - Existing house



Figure 2 - Existing Detached Garage - Front



Figure 3 - Existing Detached Garage - West Side



Figure 4 - Scottsdale Police Historic Vehicle



Figure 5 - Car Collection



Figure 6 - Car Collection