

## **Justification & Compatibility Statement**

Variance Application # PRA-21-00488

We are seeking a variance from Section 11-30-17 B.5 of The City of Mesa Zoning Ordinance regarding Detached Accessory Buildings. *This states that the Accessory Building shall not be located in the required front yard or in the area between the front yard of the principal dwelling and the front property line.*

We are seeking this variance because our Detached Accessory Building is located between the principal dwelling and the front property line. The Detached Accessory Dwelling unit is not located within the front yard setback or any other setback. The conditions below spell out our reasoning why we are seeking this variance.

*1. Explain what special circumstances or conditions apply to this property that may not apply to other properties in this area or zoning district (example: size, shape, topography, location or surroundings).*

The topography slopes upward over 50 feet from the street and becomes steeper at the rear property line bordering the mountain preserve. Unlike adjacent parcels, Lot 13 is “pinched” into a triangular shape by the large drainage easement along the entire southeast property line.

*2. Explain how the special circumstances or conditions cited in Question #1 originated. Are these conditions pre-existing and not self-imposed?*

The conditions are natural and pre-existing.

*3. Explain how strict compliance of the Zoning or Sign Ordinance would deprive the property of uses or development options available to other properties in the same zoning district.*

The conditions cited in Question #1 negatively affect the property in the following ways:

- The triangular shape severely constricts access and maneuvering space behind the main house.
- Development of the terrain behind the main house, where the topography is steepest, would require detrimental cuts and disturbance of the natural desert, inconsistent with the Uplands Guidelines.
- Moving the main house in front of the accessory structure would block its views up the mountain preserve and, because of the resulting lower floor elevation, greatly diminish views out to the valley.

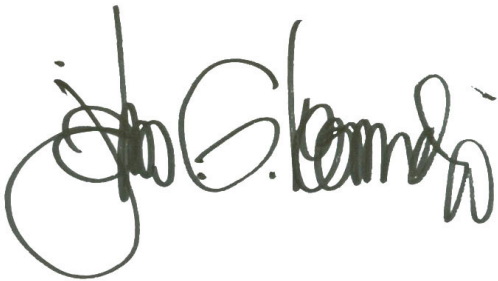
(The overall site plan respects the adjacent neighbor’s main views westward. With the smaller accessory structure on front of the main house Lot 12 can take advantage of additional views southward. Also, in the proposed design, the roof of the casita/garage is below the neighbor’s floor level, so the views from Lot 12 can be over, as well around it.)

*4. Explain why the requested variance will not grant special privilege or unusual favor to this property or development over other sites with similar circumstances and zoning.*

All improvements are within the allowable building envelope and well within zoning setbacks.

Variances allowing the accessory structures in front of the main house have been approved within the neighborhood and district. Similarly, approval of this variance would not grant special privilege or unusual favor. The shape of the lot, drainage easement and grades are unique to this lot and are dictating this location. These would not apply to other typical lots.

Submitted by:

A handwritten signature in black ink, appearing to read "Jack Leonard". The signature is stylized with large, flowing loops and a prominent initial "J".

Jack Leonard, AIA, NCARB, LED AP  
KQ ARCHITECTS