



Board of Adjustment Regular Agenda

COUNCIL CHAMBERS BUILDING

CONFERENCE ROOM B-3

April 14, 2016

4:00 P.M.

One or more members of the Board of Adjustment may be unable to attend the Board Meeting in person and may participate telephonically, pursuant to A.R.S. § 38-431(4).

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE BOARD'S DISCRETION

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES: March 10, 2016 Regular Meeting

IV. WITHDRAWALS AND CONTINUANCES

V. PUBLIC HEARING ITEMS

1. **VAR16-03:** A request by Leonard Behie to reduce the east side yard setback from the required five (5) feet to two (2) feet in the Hillcrest Ranch PAD (Planned Area Development), which will allow for an existing attached pergola on the east side of the home. The site is located northwest of the northwest corner of 67th Avenue and Deer Valley Road (6838 West Robin Lane) and is in the Cholla District. Staff Contact: Martin Martell, Planner.
2. **VAR16-04:** A request by Paul Williams, Republic West Remodeling, representing Glendle and Angela Faulkinbury, for a reduction of the east side yard setback from ten (10) feet to seven (7) feet in the R1-6 (Single Residence) Zoning District. The property is located in the Palm Lane Village Subdivision, northeast of 51st and Glendale Avenues (4616 West Myrtle Avenue) and is in the Cactus District. Staff Contact: Doug Howard, Planner.

VI. OTHER BUSINESS FROM THE FLOOR

VII. PLANNING STAFF REPORT

VIII. BOARD COMMENTS AND SUGGESTIONS

IX. ADJOURNMENT

NEXT MEETING: May 12, 2016

FOR SPECIAL ACCOMMODATIONS



Please contact Julia Dominguez at (623) 930-2831 or JDominguezPLAN@glendaleaz.com at least three working days prior to the meeting if you require special accommodations due to a disability. Hearing impaired persons should call (623) 930-2197.

After 5:00 p.m. on Monday, prior to the meeting, staff reports for the above referenced cases will be available online at <http://www.glendaleaz.com/planning/boardsandcommissions.cfm>. If after reviewing the material you require further assistance, please call the staff contact listed for each application at (623) 930-2800.

Upon a public majority vote of a quorum of the Board of Adjustment, the Board may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purpose:

- (i) discussion or consultation for legal advice with the city's attorneys (A.R.S. § 38-431.03(A)(3)); or

Confidentiality Requirements Pursuant to A.R.S. § 38-431.03(C)(D): Any person receiving executive session information pursuant to A.R.S. § 38-431.02 shall not disclose that information except to the Attorney General or County Attorney by agreement of the Board of Adjustment, or as otherwise ordered by a court of competent jurisdiction.

**MINUTES
CITY OF GLENDALE
BOARD OF ADJUSTMENT
COUNCIL CHAMBERS BUILDING
CONFERENCE ROOM B-3
THURSDAY, MARCH 10, 2016
4:00 P.M.**

CALL TO ORDER

The meeting was called to order at approximately 4:02 p.m.

ROLL CALL

Board members Zarra, Crowley, Dietzman, Feiner, Blakely and Vice Chairperson Vescio, were in attendance. Chairperson Toops was absent and excused.

CITY STAFF

Tabitha Perry, Assistant Planning Director, Russ Romney, Deputy City Attorney's Office, Martin Martell, Planner and Diana Figueroa, Recording Secretary were present.

APPROVAL OF THE MINUTES

Vice Chairperson Vescio called for approval of the December 10, 2015 Regular Meeting minutes.

BOARD MEMBER DIETZMAN MADE A MOTION TO APPROVE THE MINUTES OF THE DECEMBER 10, 2015 MEETING MINUTES, AS WRITTEN. BOARD MEMBER CROWLEY SECONDED THE MOTION.

WITHDRAWALS AND CONTINUANCES

Vice Chairperson Vescio asked staff if there were any requests for withdrawals or continuances. There were none.

PUBLIC HEARING ITEMS

Vice Chairperson Vescio called for staff's presentation on the public hearing items.

1. **VAR16-01:** A request by Greg Packham, representing Chicanos Por La Causa, for a variance to reduce the side yard building setbacks on the property from the required twenty (20) feet to five (5) and ten (10) feet on a fifty (50) foot wide vacant parcel in the R-3 (Multiple Residence) Zoning District, which will allow the property owner to construct a new livable home. The site is located at 6715 North 60th Avenue and is located in the Ocotillo Council District. Staff Contact: Martin Martell, Planner.

Martin Martell, Planner, stated this was a variance request by Greg Packham, representing Chicanos Por La Causa, for a variance to reduce the side yard building setbacks on the property from the required 20 feet to five and ten feet on a fifty foot wide vacant parcel in the R-3 Zoning District, which will allow the

property owner to construct a new livable home. He said the site is located at 6715 North 60th Avenue and is located in the Ocotillo Council District.

Mr. Martell stated the applicant mailed notification letters on November 24, 2015 to adjacent property owners and interested parties. He stated the applicant received two responses regarding this proposal and these responders wanted a better understanding of what will occur on the property. To date, staff has not received any questions or comments concerning the subject site.

Mr. Martell reviewed staff's findings.

1. There are special circumstances/conditions applicable to the property including size, shape, topography, location or surroundings, which were not self-imposed by the owner;

He noted that the vacant 50' wide lot located in the R-3 Zoning District, which has 20' perimeter setbacks, makes it very difficult to construct a livable home on this property. He stated that if these development standards were applied it will result in a home that will only be 10' wide. He indicated the desire to construct a new single family home on this vacant lot is difficult if some exceptions to these standards are not granted.

2. Due to the special circumstances, the strict application of the Zoning Ordinance would deprive the property of privileges enjoyed by other properties in the same classification in the same zoning district;

He said that many of these surrounding properties are all in the R-3 Zoning District, which have minimum lot widths of 60' and side yard setbacks of 20 feet. He added that in contrast, the majority of lots on this street with the R-3 zoning designation are on lots that are 50' wide with side yard setbacks of 5' and 10'.

3. The variance requested is the minimum necessary to alleviate the property hardships.

He noted that this request to reduce the side yard setbacks will permit the construction of a livable home that will conform with the width of many of the homes on this same street.

4. Granting the variance will not have a detrimental effect on the property, adjoining property, surrounding neighborhoods or the city in general.

He noted that this request to reduce the side yard setbacks will permit the construction of a livable home that will conform to the width of many of the homes on this same street and not detrimentally affect any neighboring properties.

Mr. Martell stated the variance request appears to meet all four findings and should be approved. If the Board decides to grant the variance, it should be subject to the following stipulation listed in the staff

report. He concluded his presentation and stated he was available for questions. The stipulation is listed below.

1. Development shall be in conformance with the applicant's narrative, site plan, and floor plan, dated November 24, 2015.

Vice Chairperson Vescio asked if the Board had any questions.

Board member Zarra noted a discrepancy on page four. He indicated that the photograph was incorrect on the document and the site was not on 60th Avenue and was actually on 59th Drive. Tabitha Perry, Assistant Planning Director, explained that page four was part of the citizen participation process to identify the properties that are mostly affected. She added that even though the map shows an error, the required notifications were sent to the right parties and the intent of the notification in the citizen participation process was met. She added that all other documentations as it relates to this site plan are correct.

Vice Chairperson Vescio called for the applicant to make a presentation.

Greg Packham, representing Chicanos Por La Causa, stated he had nothing to add but would be happy to answer any questions the Board may have. There were no questions from the Board.

Vice Chairperson Vescio opened the public hearing. Hearing no one wishing to speak, she closed the public hearing.

Vice Chairperson Vescio asked the Board for any further questions or comments. There were none.

Based on the facts and evidence presented, Mr. Romney requested a vote from the Board. He read each finding and waited as the Board responded.

Finding One. Vice Chairperson Vescio called for a voice vote on Finding One. The Board responded with a 6-0 vote.

Finding Two. Vice Chairperson Vescio called for a voice vote on Finding Two. The Board responded with a 6-0 vote.

Finding Three. Vice Chairperson Vescio called for a voice vote on Finding Three. The Board responded with a 6-0 vote.

Finding Four. Vice Chairperson Vescio called for a voice vote on Finding Four. The Board responded with a 6-0 vote.

Mr. Romney asked that if based on the findings, does the Board wish to grant variance **VAR16-01** subject to the stipulations set forth by the Planning Division.

Vice Chairperson Vescio called for a motion.

BOARD MEMBER ZARRA MADE A MOTION TO APPROVE CASE No. VAR16-01 SUBJECT TO THE STIPULATION IN THE STAFF REPORT. BOARD MEMBER DIETZMAN SECONDED THE MOTION, WHICH WAS APPROVED WITH A VOTE OF 6 TO 0.

The MOTION was APPROVED with a vote of 6 to 0.

Vice Chairperson Vescio called for the next application.

2. **VAR16-02:** A request by Greg Packham, representing Chicanos Por La Causa, for a variance to reduce the side yard building setbacks on the property from the required twenty (20) feet to five (5) and ten (10) feet on a fifty (50) foot wide vacant parcel in the R-3 (Multiple Residence) Zoning District, which will allow the property owner to construct a new livable home. The site is located at 6717 North 59th Drive and is located in the Ocotillo Council District. Staff Contact: Martin Martell, Planner.

Martin Martell, Planner, stated this was a variance request by Greg Packham, representing Chicanos Por La Causa, for a variance to reduce the side yard building setbacks on the property from the required twenty (20) feet to five (5) and ten (10) feet on a fifty (50) foot wide vacant parcel in the R-3 (Multiple Residence) Zoning District, which will allow the property owner to construct a new livable home. The site is located at 6717 North 59th Drive and is located in the Ocotillo Council District.

Mr. Martell stated that on October 16, 2015, the applicant mailed notification letters to adjacent property owners and interested parties. He noted that to date Planning Staff has not received any response regarding the request.

Mr. Martell reviewed staff's findings.

1. **There are special circumstances/conditions applicable to the property including size, shape, topography, location or surroundings, which were not self-imposed by the owner;**

He said that the lot size creates a special circumstance that is not self-imposed by the property owner. Presently the size of the lot is just 50 feet wide with a 20-foot perimeter setback. Thus, with these required development setbacks and current lot size, development will only allow for a 10 feet wide home which would be unrealistic for this property.

2. **Due to the special circumstances, the strict application of the Zoning Ordinance would deprive the property of privileges enjoyed by other properties in the same classification in the same zoning district;**

He stated that the majority of homes in this neighborhood are not in conformance with the current development standards of the R-3 Zoning District. These homes typically have residential side yard setbacks of 5 and 10 feet. In addition, the majority of the lots in this neighborhood are on parcels that are only 50 feet wide when the minimum lot width for properties in this zoning district is 60 feet.

3. The variance requested is the minimum necessary to alleviate the property hardships.

He said the request reduction on the north and south side yard building setbacks will permit the construction of a livable home which will match the size of many existing homes on this street.

4. Granting the variance will not have a detrimental effect on the property, adjoining property, surrounding neighborhoods or the city in general.

He explained the reduction of the side yard building setbacks will be indiscernible from the street and will permit the construction of the desired home and will not detrimentally affect any neighborhood properties.

Mr. Martell stated the variance request appears to meet all four findings and should be approved. If the Board decides to grant the variance, it should be subject to the following stipulation listed in the staff report. He concluded his presentation and stated he was available for questions. The stipulation is listed below.

1. Development shall be in conformance with the narrative and site plan, date stamped November 24, 2015, with the exception that the north side yard setback shall be 10 feet and the south side yard setback shall be 5 feet. This will provide 15 feet between the building on the adjacent property to the north and the future home on the subject property, which is in keeping with other zoning districts that have side yard setbacks of 5 and 10 feet.

Vice Chairperson Vescio asked if the Board had any questions. There were none.

Vice Chairperson Vescio called for the applicant to make a presentation.

Greg Packham, representing Chicanos Por La Causa, stated he had nothing to add to the presentation, but was available for questions.

Vice Chairperson Vescio opened the public hearing. Hearing no one wishing to speak, she closed the public hearing.

Vice Chairperson Vescio asked the Board for any further questions or comments. There were none.

Based on the facts and evidence presented, Mr. Romney requested a vote from the Board. He read each finding and waited as the Board responded.

Finding One. Vice Chairperson Vescio called for a voice vote on Finding One. The Board responded with a 6-0 vote.

Finding Two. Vice Chairperson Vescio called for a voice vote on Finding Two. The Board responded with a 6-0 vote.

Finding Three. Vice Chairperson Vescio called for a voice vote on Finding Three. The Board responded with a 6-0 vote.

Finding Four. Vice Chairperson Vescio called for a voice vote on Finding Four. The Board responded with a 6-0 vote.

Mr. Romney asked that if based on the findings, does the Board wish to grant variance **VAR16-02** subject to the stipulation set forth by the Planning Division.

BOARD MEMBER CROWLEY MADE A MOTION TO APPROVE CASE No. VAR16-02 SUBJECT TO THE STIPULATION IN THE STAFF REPORT. BOARD MEMBER ZARRA SECONDED THE MOTION, WHICH WAS APPROVED WITH A VOTE OF 6 TO 0.

OTHER BUSINESS FROM THE FLOOR

Vice Chairperson Vescio called for other business from the floor. There was none.

PLANNING STAFF COMMENTS AND SUGGESTIONS

Vice Chairperson Vescio called for the Planning Staff. Ms. Perry informed the Board of an upcoming appreciation event. She encouraged them all to attend the Arizona Coyotes hockey game on March 17th.

BOARD COMMENTS AND SUGGESTIONS

Vice Chairperson Vescio called for Board comments and suggestions. There were none.

ADJOURNMENT

Vice Chairperson Vescio called for Board comments and suggestions. There were none.

BOARD MEMBER ZARRA MADE A MOTION TO ADJOURN THE MEETING. BOARD MEMBER FEINER SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

The meeting adjourned at 4:25p.m.

NEXT MEETING: April 14, 2016



Planning Division Staff Report

DATE: April 14, 2016 **AGENDA ITEM:** 1

TO: Board of Adjustment

FROM: Tabitha Perry, Assistant Planning Director
PRESENTED BY: Martin Martell, Planner

SUBJECT: **VARIANCE (VAR) APPLICATION VAR16-03: BEHIE PERGOLA VARIANCE – 6838 WEST ROBIN LANE**

REQUEST: Variance to allow a reduction of the east side yard building setback from the required five (5) feet to two (2) feet in the Hillcrest Ranch PAD (Planned Area Development).

APPLICANT/OWNER: Leonard & Lisa Behie.

REQUIRED ACTION: The Board must consider the facts and determine that the findings required to grant a variance have been met. The Board may condition a variance to ensure that it will not grant special privileges inconsistent with the limitation of other similarly zoned properties. The Board must deny the request if the required findings have not been met.

RECOMMENDATION: Staff recommends approval subject to one stipulation.

PROPOSED MOTION: Move to approve VAR16-03 subject to one stipulation.

SUMMARY: The applicant is requesting a reduction of the east side yard building setback from the required five (5) feet to two (2) feet in the Hillcrest Ranch PAD. If approved, the applicant intends to keep an existing pergola that is attached to the east side of the principal home of the property.

BOARD ACTION: Board member _____ MADE a MOTION to _____ Case No. VAR16-03, subject to the staff report stipulation. Board member _____ SECONDED the MOTION. The MOTION was _____ with a vote of _____.

DETAILS OF REQUEST:

General Plan Designation:

Medium Density Residential, 3.5 to 5 dwelling units per acre.

Property Location and Size:

The property is located within the Hillcrest Ranch Subdivision, northwest of the northwest corner of 67th Avenue and Deer Valley Road. The lot dimensions are approximately 78 feet wide and 126 feet long.

Zoning Ordinance Requirements:

Hillcrest Ranch PAD Residential Development Standards:
Minimum side yard setbacks 5 feet and 10 feet

Surrounding Land Use and Zoning:

North: Single-family home zoned PAD.

East: Single-family home zoned PAD.

South: Single-family home zoned PAD.

West: Single-family home zoned PAD.

History:

- The property is part of the Hillcrest Ranch Parcel "A" platted on October 17, 1991.
- The property is identified as Lot No. 114 on the Final Plat.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On January 11, 2016, the applicant mailed out notification letters to adjacent property owners and interested parties. The applicant received three (3) responses regarding the request and all were in support of the variance request. To date, Planning staff has received one (1) response from the neighbor who is directly impacted by the attached pergola and she was also in support. The applicant's Citizen Participation Final Report is attached.

Board of Adjustment Public Hearing Notification:

A Notice of Public Hearing was published in *The Glendale Star* on March 24, 2016. In addition, notification postcards of the public hearing were mailed to adjacent property owners and interested parties on March 25, 2016. The property was posted on March 24, 2016.

STAFF FINDINGS AND ANALYSIS:

The Board of Adjustment must analyze four findings based on the evidence in the record prior to granting a variance. Each finding is presented below along with staff's analysis.

1. **There are special circumstances or conditions applicable to the property including its size, shape, topography, location, or surroundings, which were not self-imposed by the owner;**

The lot orientation and the orientation of the east neighboring property creates a special circumstance that is not self-imposed by the property owner. The east side yard is at an angle that exposes the home to excessive heat loads during the mid-morning and early-afternoon, which renders the east side of the home and yard unusable for most of the day.

2. **Due to the special circumstances, the strict application of the Zoning Ordinance would deprive the property of privileges enjoyed by other properties of the same classification in the same zoning district;**

If the strict application of the zoning ordinance for this property were applied, it would deny the property owners the ability to use twenty-five (25) percent of their property during the majority of the day.

3. **The variance is the minimum necessary to alleviate the property hardship; and**

The requested reduction of the east side yard building setback will allow the homeowners to keep the existing shade structure allowing them an opportunity to utilize twenty-five (25) percent of their property anytime during the day.

4. **Granting the variance will not have a detrimental effect on the property, adjoining property, the surrounding neighborhood, or the city in general.**

The requested reduction of the east side yard building setback will be indiscernible from the street. The existing pergola will be visible from the street, but the design and color integrates in such a way that it appears to be an integral part of the home.

RECOMMENDATION:

The variance request appears to meet all four (4) findings and should be approved. If the Board decides to grant the variance, it should be subject to the following stipulation:

1. Development shall be in conformance with the approved narrative and site plan, both dated November 19, 2015.

ATTACHMENTS:

1. Applicant's Narrative, dated February 23, 2016.
2. Applicant's Site Plan, dated February 23, 2016.
3. Citizen Participation Final Report (without mailing labels) completed February 23, 2016.
4. Vicinity Zoning Map.
5. Aerial Photograph dated October 2014.

PROJECT MANAGER: Martin Martell, Planner (623) 930-2597.
mmartell@glendaleaz.com

REVIEWED BY:



Planning Director

MM/df



Development Services Director

SR15-0161 Behie Pergola Variance Project Narrative

My name is Leonard (Lenny) Behie. I am the owner of the property located at 6838 W Robin Ln, Glendale AZ 85310. I am requesting a variance to reduce the side yard setback from the required 5' to 2' in the Hillcrest PAD (Planned Area Development), in the Cholla Council District. This will allow for an existing pergola on the East side of the house. Due to the location of the house on the property, the heat load from the sun coming through the windows on the East side of the house during the late morning to mid-day had a significant impact on our utility bills. The East side of the house was essentially unusable.

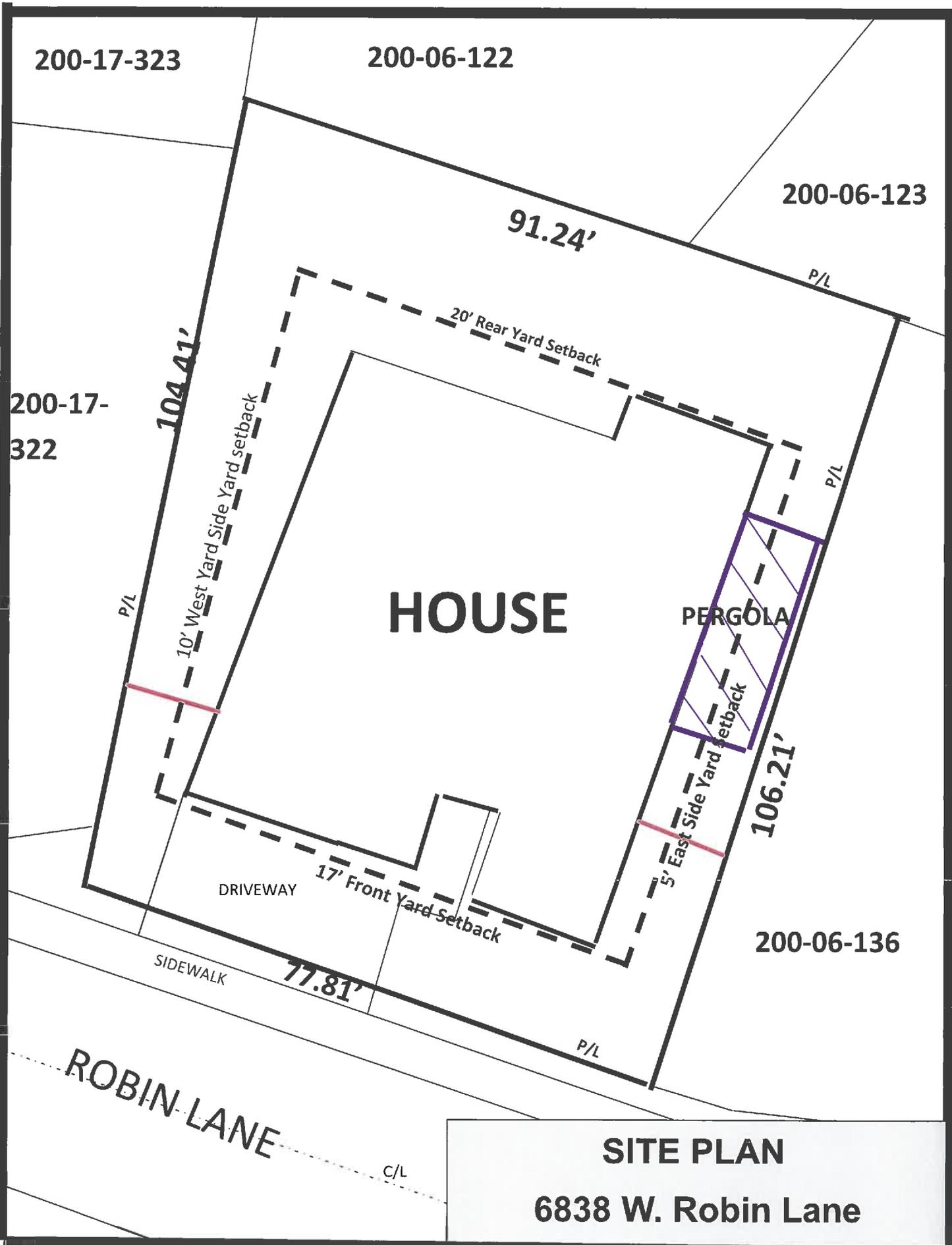
Originally the home had trees located on the east side to block the sun and reduce the heat impact. The trees had to be removed due to the significant foundation and structural damage they were causing. Our family room and our kitchen are on the East side of the house as well as our home office. We considered planting new trees, but due to the space available on the side of the home, and the experience from the prior existing trees, we decided that replacing the trees was not an option. We researched patio covers and decided that in order to prevent a significant water run off issue, we would need to find a solution that would have an open roof, but could provide the shade we so desperately needed. We decided on doing a pergola. We submitted all the information for the yard rehab to the Hillcrest Home Owner's Association, including pictures of what we selected, along with colors and examples of the materials we would be using. Once we got approval from the HOA, we had the structure installed.

We did not think that the structure needed to be permitted due to the fact that it was not a solid structure and would not affect the drainage of the lot, or the rain run-off from the roof. It was brought to our attention recently that, in fact, we do need to have a permit for the pergola. We were also informed that we would need to obtain a variance due to how close the posts were to the property line. The structure was built by a licensed contractor to the correct building specifications necessary and was designed to produce the optimal amount of heat reduction while still allowing water through unrestricted. As a result of the pergola installation, our power consumption has decreased dramatically over previous years.

Granting the variance will not have a detrimental effect on the property, adjoining property or surrounding neighborhood. In the time we have occupied the property, we have significantly improved its value and by putting up the pergola, it made the property more usable and increased the appeal for future owners. The city will not be negatively affected by the granting of the variance either. Issuance of the variance for the posts to remain in their current location would prevent us from having significant expense to remove the posts which are placed in 24" of concrete, and move them over 3 ft so they are 5 ft from the property line. It is our understanding that there is allowed to be a 2 ft overhang beyond the support beams, which in the end, would only produce a 2 ft overall change from where the edge of the pergola is currently.

For all the reasons above, we are requesting that the City of Glendale issue a variance to allow the pergola patio cover on the East side of the house. We sincerely appreciate the board's time and consideration.

23 Feb 16



200-17-323

200-06-122

200-06-123

91.24'

104.41'

200-17-322

HOUSE

PERGOLA

DRIVEWAY

SIDEWALK

17' Front Yard Setback

5' East Side Yard setback

106.21'

200-06-136

77.81'

ROBIN LANE

c/L

SITE PLAN

6838 W. Robin Lane

23 Feb 16

Citizen Participation Plan
Final Report

Behie Pergola Variance
6838 W Robin Ln
Glendale, AZ 85310

CASE # SR15-0161

Prepared by:
Leonard & Lisa Behie

February 2016

COMPLETED

Martin Martell 23Feb16
SIGNATURE DATE

Behie Pergola Variance Description

Case # SR15-0161

We are requesting a variance to reduce the side yard building set-back from 5' to 2' to allow for an existing metal pergola on the east side of the house. The approval of this request would allow the pergola to provide much needed heat reduction and shade to the main living areas of the home.

The subject property is located at 6838 W Robin Lane in the Hillcrest PAD (Planned Area Development). The pergola is visible from the street, but has been approved by the Home Owners Association. The only residence that is directly affected by the pergola is to the east of the subject property at 6832 W Robin Lane, and this property owner is in favor of the pergola.

Behie Pergola Variance Citizen Participation Plan Elements

Case # SR15-0161

The Behie Pergola Variance case utilized the “Neighborhood Notification” method recommended by the City Planning Department. This method included mailing a project description letter and site plan explaining where the pergola is located on the property. The information was sent for review to the surrounding property owners within a 300’ radius of the subject property. This also included how and who to contact with any concerns, questions or comments.

The citizen participation notification letter was submitted to the City Planning Department for verification and approval on November 20th, 2015 and mailed out on November 30, 2015.

The plan had a time schedule of 4 ½ weeks to respond to the mailed notification information.

There were a total of 113 parties notified via mail. This included homeowner associations, neighborhood groups, interested parties, surrounding property owners and additional notification list addresses provided by the City Planning Department. (No letters were returned as “unable to forward or insufficient address.”) Three responses were received by the applicant, 1 via email (enclosed) and 2 via phone call (which later sent their comments via text message which are also enclosed) that were supportive of the variance being approved.

There were no concerns or issues brought to the attention of the applicant.

Attachments:

- ❖ Outlined Map
- ❖ Citizen Participation Letter
- ❖ Site Plan
- ❖ Complete mailing list
- ❖ Responses from neighbors supporting variance approval

RECOMMENDED NEIGHBORHOOD NOTIFICATION AREA

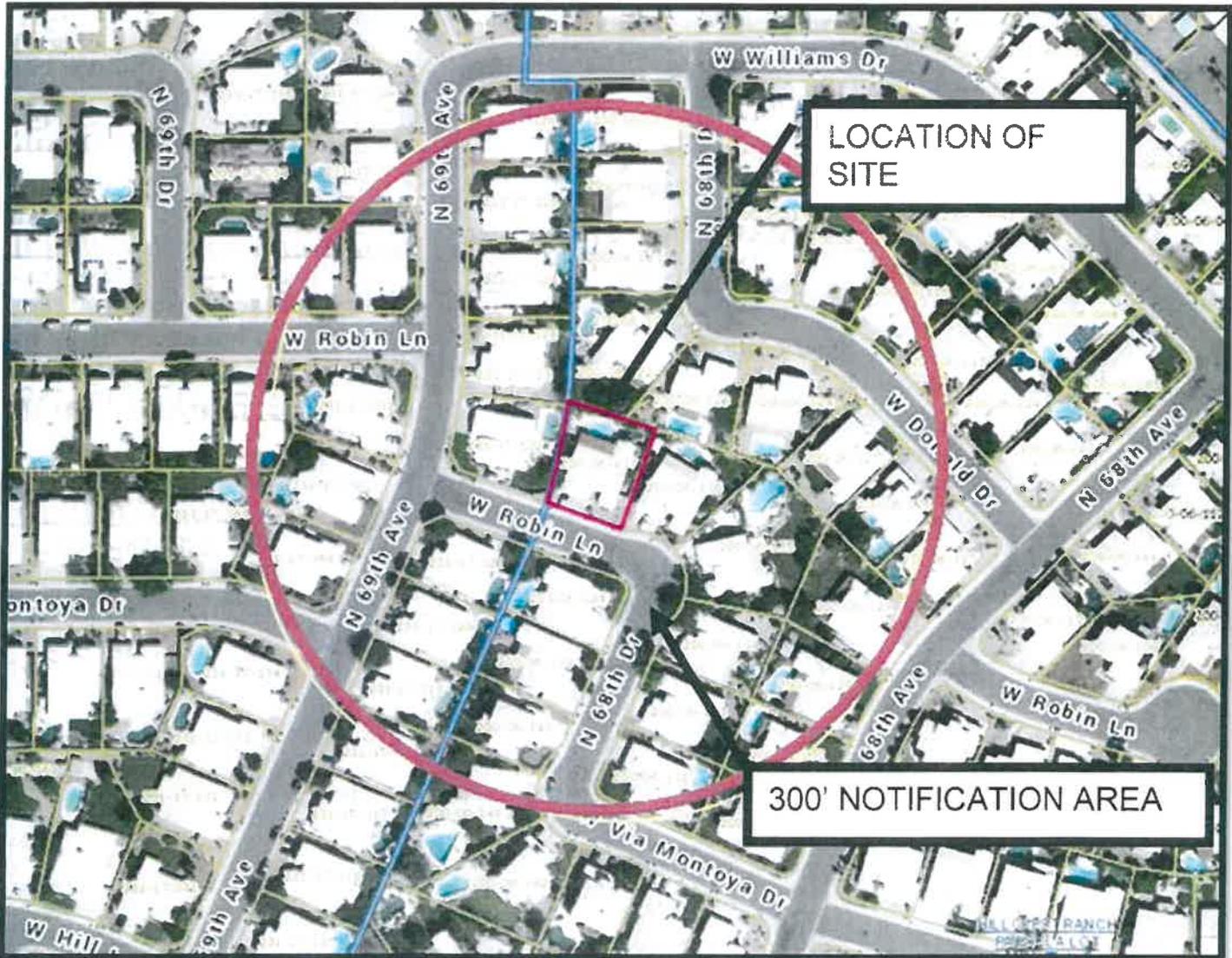
NAME OF REQUEST: BEHIE PERGOLA VARIANCE

LOCATION: 6838 West Robin Lane

The applicant is requesting a reduction of the east side yard setback from the required 5' to 2' to allow for an attached pergola for a property in the Hillcrest PAD (Planned Area Development) Zoning District.

ZONING DISTRICT: Hillcrest PAD

COUNCIL DISTRICT: Cholla



NORTH



11/19/15

Lenny Behie
20280 N 59th Ave #115-442
Glendale, AZ 85308
LBehie82@gmail.com

Subject: Neighborhood notification

Dear Neighbor:

This letter is to inform you that I am applying for a variance application with the City of Glendale. The property is located at 6838 W Robin Lane in the Cholla District.

I am requesting a reduction of the east side yard setback from the required 5' to 2' to allow for an attached pergola for a property in the Hillcrest PAD (Planned Area Development) Zoning District. The pergola is 10'6" by 35' and is attached to the East side of the house. The pergola was designed to provide the maximum amount of heat reduction while still allowing water through unrestricted. The variance will allow for the pergola to remain in its current location, and prevent us from having to hire a contractor to come and move the posts of the pergola back towards the house 24" from their current location. If the variance is not granted, the posts will be moved 24 inches toward the East side of the house and would be more visible from the street and surrounding properties. As they are right now, the edge of the pergola neatly follows the property line.

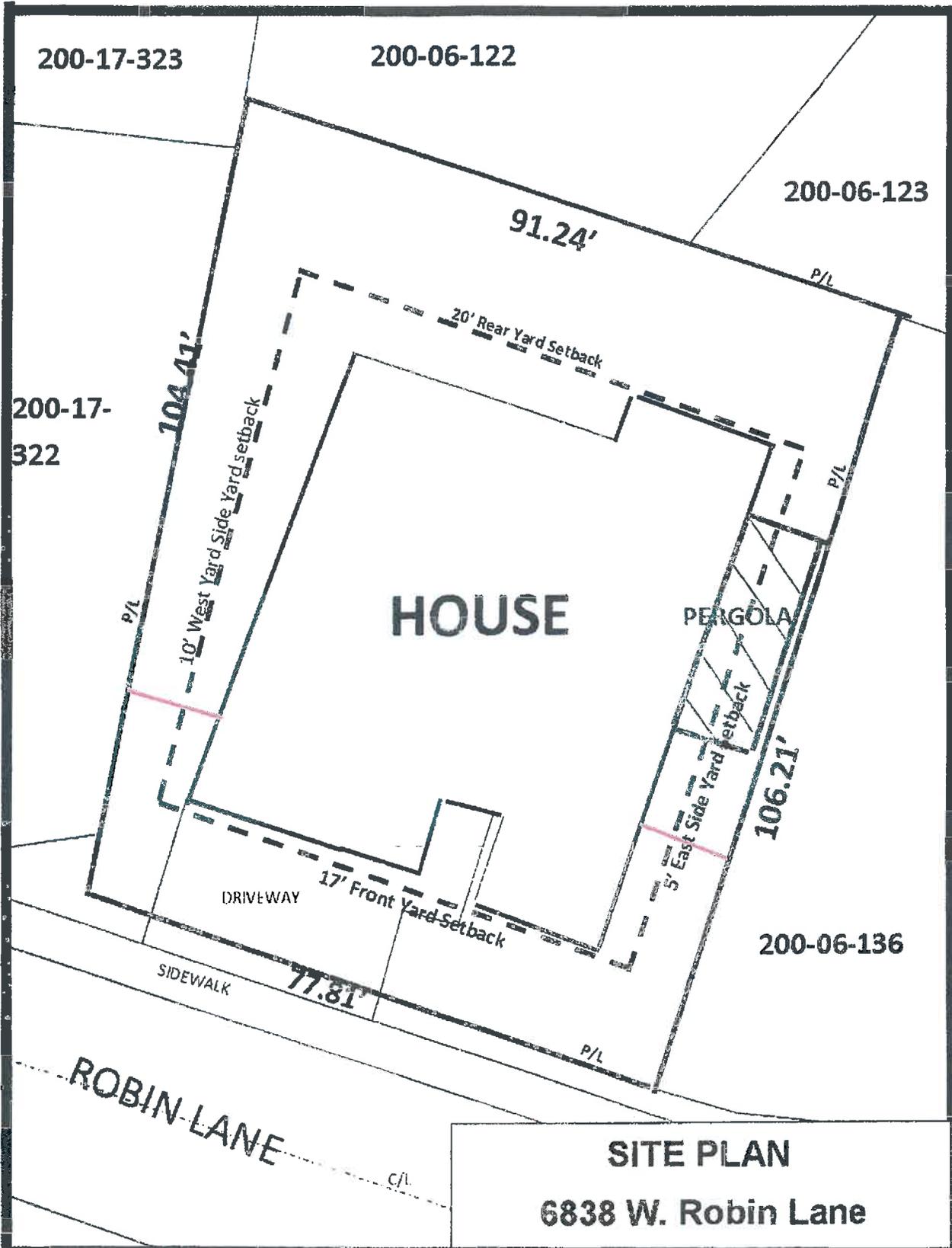
I have included a site plan with this letter for your review. Please provide any comments to my request by December 31, 2015. Please write, email, or call me at the contact information above. You may also contact Martin Martell with the City of Glendale at (623) 930-2597.

Sincerely,



Lenny Behie

Encl: Site Plan



200-17-323

200-06-122

200-06-123

91.24'

200-17-322

104.41'

10' West Yard Side Yard setback

20' Rear Yard Setback

HOUSE

PERGOLA

5' East Side Yard setback

106.21'

DRIVEWAY

17' Front Yard Setback

200-06-136

SIDEWALK

77.81'

ROBIN LANE

SITE PLAN

6838 W. Robin Lane



9:23 AM

I know you said you have no problem with the pergola in our backyard at 6838 W. Robin Ln. Can you respond to me with a text stating that. I need to respond to the city.

Delivered

9:48 AM

Lenny,

We have no problem w the pergola in fact it makes the neighborhood look better!

James and Denise Merriweather
22372 N 68th Dr
Glendale, AZ 85310



10:44

Steve Kuan Neighbor At...
Mobile

MESSAGES PHOTOS & VIDEOS eGIFT CONTACT

I know you said you have no problem with the pergola in our backyard at 6838 W. Robin Ln. Can you respond to me with a text stating that. I need to respond to the city.

10:43 AM

Hi Steven Kwan residing at 22405 North 69th Avenue and the neighbor of Lenny Behie have no problems or concerns with the pergola in his backyard

Thank you

Delivered

I Steve Quan.

Steve Kuan Neighbor At Robin is typing ...

+ |Type a message... 🗨️ 🎤



lenny behie <lbehie82@gmail.com>

Variance

RALPH PATTON <ralphsther@msn.com>
To: "LBehie82@gmail.com" <LBehie82@gmail.com>

Mon, Dec 7, 2015 at 1:03 PM

Ralph Patton 22354 N 68 Drive

I have no problem with obtaining a variance for the pergola at your residence 6838 W Robin. The improvements to this property have improved the values of all homes in the neighborhood. Do I need to contact the City of Glendale or will this email be enough?

Ralph



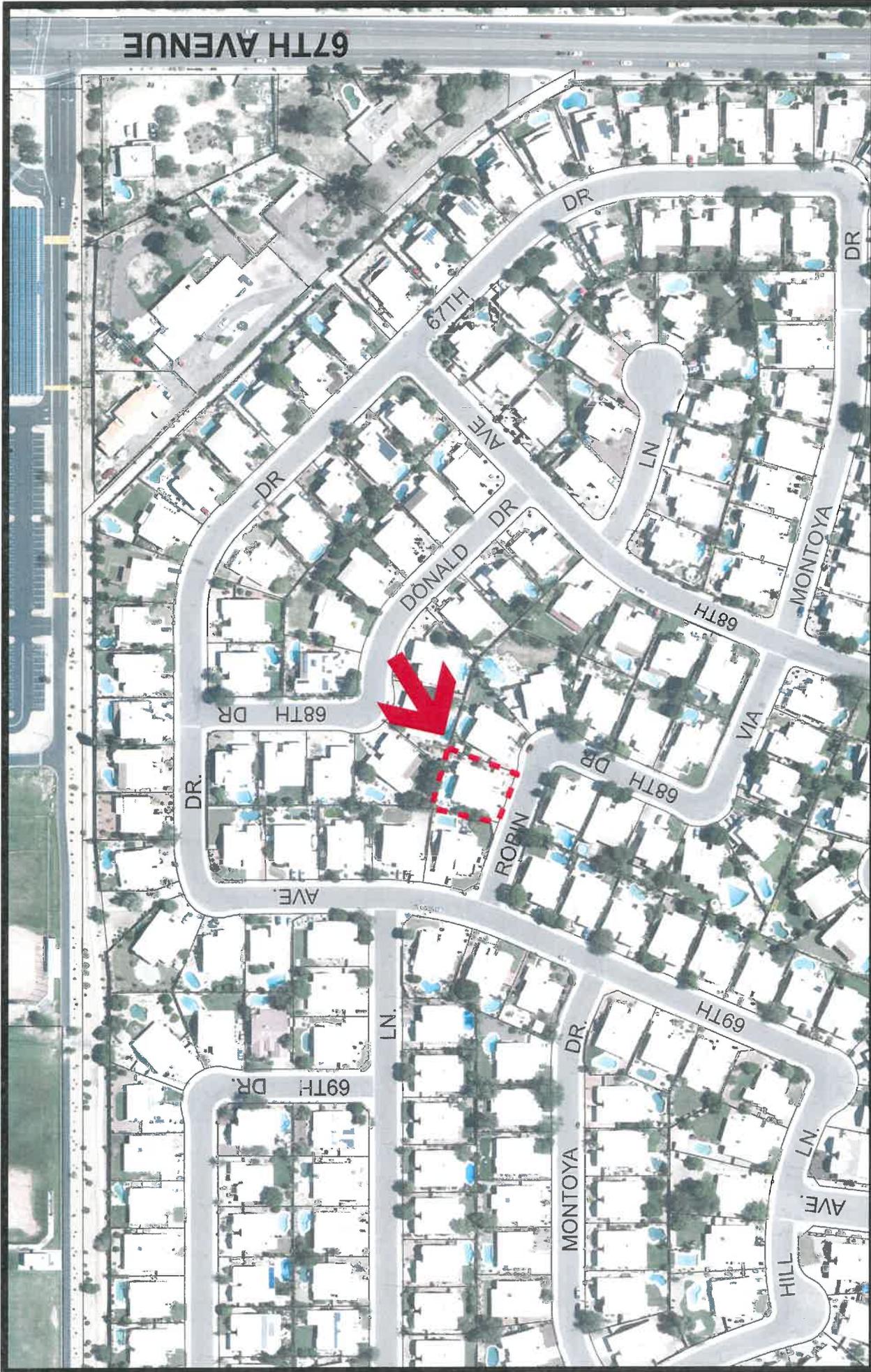
REQUEST
 A VARIANCE TO ALLOW FOR A REDUCTION OF THE EAST SIDE YARD SETBACK FROM THE REQUIRED 5' TO 2' ON A PROPERTY IN THE PAD (PLANNED AREA DEVELOPMENT) ZONING DISTRICT.

CASE NUMBER
 VAR16-03

LOCATION
 6838 W. ROBIN LANE

 **GLENDALE**





Aerial Date: October 2014



CASE NUMBER
VAR16-03





Planning Division Staff Report

DATE: April 14, 2016 **AGENDA ITEM:** 2

TO: Board of Adjustment

FROM: Tabitha Perry, Assistant Planning Director

PRESENTED BY: Doug Howard, Planner

SUBJECT: **VARIANCE (VAR) APPLICATION VAR16-04:
FAULKINBURY RESIDENCE – 4616 W MYRTLE AVE**

REQUEST: Variance to allow a reduction of the required side yard building setbacks from ten (10) feet to seven (7) feet from the eastern property line in the R1-6 (Single Family Residence) Zoning District.

APPLICANT/OWNER: Paul Williams, Republic West Remodeling, on behalf of Glendle and Angela Faulkinbury

REQUIRED ACTION: The Board must consider the facts and determine that the findings required to grant a variance have been met. The Board may condition a variance to ensure that it will not grant special privileges inconsistent with the limitation of other similarly zoned properties. The Board must deny the request if the required findings have not been met.

RECOMMENDATION: Staff recommends approval subject to stipulation.

PROPOSED MOTION: Move to approve VAR16-04 subject to stipulation.

SUMMARY: The applicant is requesting a reduction of the required side yard building setbacks from ten (10) feet to seven (7) feet from the eastern property line. If approved, the applicant intends to construct a 130' addition to the southeast bedroom.

BOARD ACTION: Board member _____ MADE a MOTION to _____ Case No. VAR16-04, subject to the staff report stipulation. Board member _____ SECONDED the MOTION. The MOTION was _____ with a vote of _____.

DETAILS OF REQUEST:

General Plan Designation:

Medium Density Residential, 3.5 to 5 dwelling units per acre.

Property Location and Size:

The property is located within the Palm Lane Village Subdivision, northeast of 51st and Glendale Avenues, and is in the Cactus District. The parcel's dimensions are approximately 70 feet in width and 100 feet in depth.

Zoning Ordinance Requirements:

Section 5.314 – R1-6 (Single Residence)

Table 1:

Minimum side yard setbacks 5 & 10 feet.

Surrounding Land Use and Zoning:

North: Single Family Home, zoned R1-6.

East: Single Family Home, zoned R1-6.

South: Single Family Home, zoned R1-6.

West: Single Family Home, zoned R1-6.

History:

- The property is part of the Pam Lane Village Addition; City Council approved the Final Plat on May 25, 1971.
- The property is identified as Lot No. 127.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On February 8, 2016 notification letters were mailed to adjacent property owners and interested parties. The applicant did not receive any response regarding the request. To date, Planning staff has not received any response. The applicant's Citizen Participation Final Report is attached.

Board of Adjustment Public Hearing Notification:

A Notice of Public Hearing was published in *The Glendale Star* on March 24, 2016. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on March 25, 2016. The property was posted on March 25, 2016.

STAFF FINDINGS AND ANALYSIS:

The Board of Adjustment must analyze four findings based on the evidence in the record prior to granting a variance. Each finding is presented below along with staff's analysis.

- 1. There are special circumstances or conditions applicable to the property including its size, shape, topography, location, or surroundings, which were not self-imposed by the owner;**

Staff finds that there are no applicable conditions or special circumstances existing on this property based on:

- **Size:** The lot is approximately 70 feet by 100 feet. Current zoning standards require a minimum of 60 feet by 100 feet. The applicant exceeds the minimum lot size and dimensions for the R1-6 Zoning District.
- **Shape:** The shape of the applicant's property is rectangular and typical for a single family residential lot. The shape of the lot creates no special circumstances or conditions.
- **Topography:** The topography of the lot is typical of a single family residential lot and creates no special circumstances or conditions.
- **Location:** The property is located in a single family residential subdivision, midblock and conditions or special circumstances existing on this property based on location.

Staff finds that there are conditions and special circumstances existing on surrounding properties.

Surroundings: Most homes in the applicant's neighborhood do not conform to current R1-6 setback standards, but were in conformance at the time of construction. The current non-conforming status of these homes are not self-imposed by the owners. This finding appears not to be met.

- 2. Due to the special circumstances, the strict application of the Zoning Ordinance would deprive the property of privileges enjoyed by other properties of the same classification in the same zoning district;**

Properties within the R1-6 zoning district, built under the current zoning standard, are designed specifically with the current 5 and 10 foot setbacks. Those homeowners, adhering to the minimum lot coverage standards, are able to construct additions based on the current setback standards. The applicant's home is currently located 7 feet from the eastern property line. The proposed addition will not further increase the current setback encroachment, but will allow the home owner to construct an addition, using the setbacks for which the home was specifically designed. This finding appears to be met.

- 3. The variance is the minimum necessary to alleviate the property hardship; and**

In order to maintain the original design of the home and to continue the existing eastern wall of the home with the bedroom addition, the minimum setback reduction needed is 3 feet. The requested reduction in the side yard setback will not increase the existing setback encroachment. This finding appears to be met.

- 4. Granting the variance will not have a detrimental effect on the property, adjoining property, the surrounding neighborhood, or the city in general.**

The requested reduction of the side yard building setbacks will not increase the existing setback encroachment and the property will continue to meet the maximum lot coverage for 40%. The variance will not detrimentally affect any neighboring properties. This finding appears to be met.

RECOMMENDATION:

The variance request appears to meet all four findings and should be approved. Should the Board decide to grant the variance, it should be subject to the following stipulation:

1. Development shall be in substantial conformance with the approved narrative date stamped March 8, 2016 and the site plan date stamped March 14, 2016.

ATTACHMENTS:

1. Applicant's Narrative, date stamped March 8, 2016.
2. Applicant's Site Plan, date stamped March 14, 2016.
3. Citizen Participation Final Report (without mailing labels) dated March 8, 2016.
4. Vicinity Zoning Map.
5. Aerial Photograph dated October 2014.

PROJECT MANAGER: Doug Howard, Planner (623) 930-2810.
dhoward@glendaleaz.com

REVIEWED BY:



Planning Director

DH/df



Development Services Director

RECEIVED

MAR 08 2016

Variance Narrative

Glendale Planning Dept.

Project: Faulkinbury Residence
4616 W. Myrtle Ave
Glendale, AZ. 85301

My name is Paul Williams. I work for Republic West Remodeling and am representing our client – the Faulkinbury's.

We are requesting a variance to allow us to add an addition to the front South East corner of an existing residence – we are asking that this board allow the home owner to keep the existing side yard setback of 7'-0" and follow the existing foot print of his home with the new addition. We are not proposing an increase or decrease of existing yard setback but rather asking to allow us to continue existing. This home was built in conformance with zoning standards in place at the time of construction. Construction within 10ft of the east side yard is now not permitted, due to changes in the zoning ordinance after 1971.

Mr. Faulkinbury – who is a marine veteran, wants to construct a bedroom that will be better suited for his mother who is stricken with Alzheimer's. The addition will enhance the existing 11'-3 X 12'-7" (141 Sq. Ft. +/-) bedroom to allow for a sitting area attached to the bedroom. The new space will add approximately 130 Sq. Ft. (exterior dimensions) to the home. The new combined space will afford his mother reasonable personal living space of approximately 270 Sq. Ft.

Due to the zoning change it has affected everyone in the district including our client. Properties built prior to 1993 "including this property" are in direct violation of the current zoning, this was not a problem created by our client or by his neighbors. All properties built after 1993 are designed specifically with the zoning standards - those property owners are allowed to modify their properties without having to deal with the 1993 revisions.

With the new zoning overlay established in 1993, the original residence as it sits without any modifications is encroaching 2'-11" into the new zoning side yard setback of 10'-0". This home now has become existing non-conforming and because of the change in the zoning ordinance, this home no longer conforms to current R1-6 zoning standards. We are requesting relief on the 10' side yard setback to match the existing condition of 7'-0".

In researching this property and structure, the lot drainage, and the adjoining neighbor's properties, the new design will not be encroaching any closer to the next door neighbor's property than it sits already. The drainage will remain as it is currently, draining to the North – rear side of the lot. The enhancement to the property will add a pleasant curb appeal to the existing residence as well as it will match the existing footprint of the original home. It will also allow the owners to enjoy a front patio to sit outdoors and be able to talk with the neighbors.

The current zoning overlay of R 1-6 established in 1993, will not allow any modifications to the structure as it is currently constructed; - It is violating the zoning setbacks of 10'-0" side yard. The authorization of this variance will not be materially detrimental to persons residing or working in the vicinity, to the Adjacent properties, to the neighborhood, or to the public welfare in general. It will be compatible with the surrounding development and we believe it will not create an adverse impact on other properties.

We sincerely appreciate the board's time and consideration.

RECEIVED

MAR 08 2016

Glendale Planning Dept.



ph. 480-478-8700 | republicwestremodeling.com/dreams

**Citizen Participation Final Report
For the Faulkinbury Residence**

[4616 W MYRTLE AVE GLENDALE 85301](#)



City of Glendale Mayor's Office
Mayor Weiers
5850 W. Glendale Avenue
Glendale, AZ 85301

Glendale City Council Office
Council member Hugh
5850 W. Glendale Avenue
Glendale, AZ 85301

Doug Howard, Planner
Planning
5850 W. Glendale Ave., Suite 212
Glendale, AZ 85301

Diana Figueroa, Senior Secretary
Planning
5850 W. Glendale Ave., Suite 212
Glendale, AZ 85301

Prepared by:

Paul Williams
Design Development Manager
Republic West Remodeling
8101 East McDowell Rd.
Scottsdale, AZ 85257
pwilliams@republicwestremodeling.com

Citizen Participation Final Report

For the Faulkinbury Residence

[4616 W MYRTLE AVE GLENDALE 85301](#)

CASE # VAR16-04

Prepared by:

Paul Williams
Design Development Manager
Republic West Remodeling
8101 East McDowell Rd.
Scottsdale, AZ 85257
pwilliams@republicwestremodeling.com

March 8, 2016

Citizen Participation Report Overview

March 7th 2016

To whom it may concern,

Republic West Remodeling on Behalf of our client Mr. Faulkinbury did the following in accordance to the guidelines set forth in the variance process received from the City of Glendale

Mailers were sent out on February 8th 2016 to all interested parties including neighbors (see mailing affidavit and copy of envelopes appendix I)

As of February 29th 2016 we received no concerns, questions or issues regarding this variance request, from anyone on the mailing list. No phone calls or inquiries were made to us regarding any part of our variance request and therefore no adjustments to the variance have been made or needed.

We mailed out 69 total mailers and received no response from any of the notified parties either for or against our variance request.

Various lines of communication were provided to all interested parties to include phone numbers, email addresses and mailing address of the owner's representative here at Republic West Remodeling.

We do not foresee any issues arising regarding our variance request at this time, if there are any questions or concerns please contact me at your earliest convenience

Paul Williams
Design Development Manager
Republic West Remodeling
8101 East McDowell Rd.
Scottsdale, AZ 85257
pwilliams@republicwestremodeling.com

Cc. Glendle & Angela Faulkenbury

Variance Narrative

Project: Faulkinbury Residence
4616 W. Myrtle Ave
Glendale, AZ. 85301

My name is Paul Williams. I work for Republic West Remodeling and am representing our client – the Faulkinbury's.

We are requesting a variance to allow us to add an addition to the front South East corner of an existing residence – we are asking that this board allow the home owner to keep the existing side yard setback of 7'-0" and follow the existing foot print of his home with the new addition. We are not proposing an increase or decrease of existing yard setback but rather asking to allow us to continue existing. This home was built in conformance with zoning standards in place at the time of construction. Construction within 10ft of the east side yard is now not permitted, due to changes in the zoning ordinance after 1971.

Mr. Faulkinbury – who is a marine veteran, wants to construct a bedroom that will be better suited for his mother who is stricken with Alzheimer's. The addition will enhance the existing 11'-3 X 12'-7" (141 Sq. Ft. +/-) bedroom to allow for a sitting area attached to the bedroom. The new space will add approximately 130 Sq. Ft. (exterior dimensions) to the home. The new combined space will afford his mother reasonable personal living space of approximately 270 Sq. Ft.

Due to the zoning change it has affected everyone in the district including our client. Properties built prior to 1993 "including this property" are in direct violation of the current zoning, this was not a problem created by our client or by his neighbors. All properties built after 1993 are designed specifically with the zoning standards - those property owners are allowed to modify their properties without having to deal with the 1993 revisions.

With the new zoning overlay established in 1993, the original residence as it sits without any modifications is encroaching 2'-11" into the new zoning side yard setback of 10'-0". This home now has become existing non-conforming and because of the change in the zoning ordinance, this home no longer conforms to current R1-6 zoning standards. We are requesting relief on the 10' side yard setback to match the existing condition of 7'-0".

In researching this property and structure, the lot drainage, and the adjoining neighbor's properties, the new design will not be encroaching any closer to the next door neighbor's property than it sits already. The drainage will remain as it is currently, draining to the North – rear side of the lot. The enhancement to the property will add a pleasant curb appeal to the existing residence as well as it will match the existing footprint of the original home. It will also allow the owners to enjoy a front patio to sit outdoors and be able to talk with the neighbors.

The current zoning overlay of R 1-6 established in 1993, will not allow any modifications to the structure as it is currently constructed; - It is violating the zoning setbacks of 10'-0" side yard. The authorization of this variance will not be materially detrimental to persons residing or working in the vicinity, to the adjacent properties, to the neighborhood, or to the public welfare in general. It will be compatible with the surrounding development and we believe it will not create an adverse impact on other properties.

We sincerely appreciate the board's time and consideration.

Citizen Participation Plan

We are requesting a variance to allow us to add an addition to the front South East corner of an existing residence – we are asking that this board allow the home owner to keep the existing side yard setback of 7'-0" and follow the existing foot print of his home with the new addition. We are not proposing an increase or decrease of existing yard setback but rather asking to allow us to continue existing. This home was built in conformance with zoning standards in place at the time of construction. Construction within 10ft of the east side yard is now not permitted, due to changes in the zoning ordinance after 1971.

The addition will enhance the existing 11'-3 X 12'-7" (141 Sq. Ft. +/-) bedroom to allow for a sitting area attached to the bedroom. The new space will add approximately 130 Sq. Ft. (exterior dimensions) to the home. The new combined living space will be approximately 270 S.F.

Due to the zoning change it has affected everyone in the district including our client. Properties built prior to 1993 "including this property" are in direct violation of the current zoning, this was not a problem created by our client or by his neighbors. All properties built after 1993 are designed specifically with the zoning standards - those property owners are allowed to modify their properties without having to deal with the 1993 revisions.

If anyone has any issues or questions with regards to this variance request they are encouraged to call or email the planning department applicant.

Any major revisions or changes to the variance request after this initial notification, follow up information will be sent out.

The applicant will contact the Planning department each week to discuss any and all responses received from any interested parties or citizens receiving a notification letter.

The schedule for this Citizen Participation Plan is as follows:

February 5th – Submit plan to the project planner at the planning department

February 8th - Mail notification letters

February 29th –Deadline for responses and input

March 7th – Final report submittal

Paul Williams
Design Development Manager
Republic West Remodeling
8101 East McDowell Rd.
Scottsdale, AZ 85257
pwilliams@republicwestremodeling.com

Cc. Glendle & Angela Faulkenbury



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February 8th 2016

Subject: Faulkinbury Residence

Dear Neighbor:

This letter is to inform you that I am applying for a variance application with the City of Glendale. The property is located at 4616 West Myrtle Ave. in the *Cactus* District.

We are requesting to allow us to add a bedroom addition to the Front South East corner of an existing residence. We are not requesting decreasing or encroaching any further into existing setbacks but instead asking to be allowed to continue existing exterior wall footprint to match with new addition. The addition will enhance the existing 11'-3 X 12'-7" (141 Sq. Ft. +/-) bedroom to allow for a sitting area attached to the bedroom. The new space will add approximately 130 Sq. Ft. (exterior dimensions) to the home. The new combined space will be approximately 270 Sq. Ft.

This home was built in conformance with zoning standards in place at the time of construction. Construction within 10ft of the east side yard is now not permitted, due to changes in the zoning ordinance after 1971. With the new zoning implemented in 1993 this caused our clients home as well as many others in this neighborhood to become non-conforming. This is of no fault of our client as he did not cause the problem.

Granting our client Mr Faulkinbury (A Marine Corp. Veteran) this variance will allow him to enhance his quality of life as well of that of his mother who is stricken with Alzheimer's. Doing this will not have a detrimental effect on the property, the adjoining properties or the surrounding neighborhood.

I have included a site plan with this letter for your review. Please provide any comments to my office request by *February 29th 2016*. Please write, email, or call me at the contact information above. You may also contact (*Doug Howard*) with the City of Glendale at (623) 930-2810.

Sincerely,
Paul Williams

Encl: Site Plan



CITY OF GLENDALE - 85500712
 ROC # 27034 RB - 2

FAULKINBURY RESIDENCE
 4616 W. MYRTLE AVE
 GLENDALE, AZ 85301

DATE:	11/23/2015
SCALE:	
SHEET:	A1

PROJECT DATA

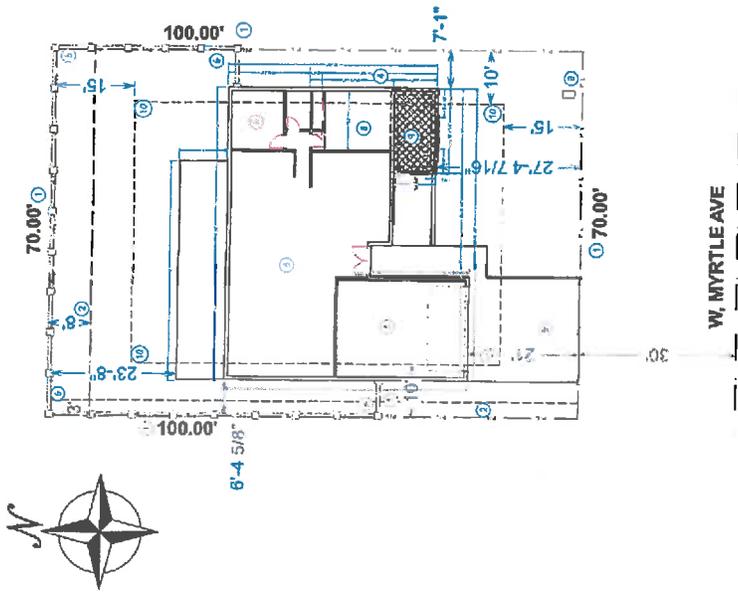
PROJECT OWNER - GLENDE & ANGELA FAULKINBURY
PROJECT ADDRESS - 4616 W. MYRTLE AVE
LEGAL DESCRIPTION: PALM LANE VILLAGE
 147-10-128
 14222
 4 2N 2E
 127
 PALM LANE VILLAGE
PARCEL #
MGR #
SECT. TOWNSHIP. RANGE -
LOT #
SUBDIVISION NAME -

BUILDING AREA

EXISTING HABITABLE: 1840 SQ. FT.
RENOVATION AREA: 128 SQ. FT.
HABITABLE TOTAL: 1968 SQ. FT.
GARAGE TOTAL: 453 SQ. FT.
COVERED PATIO: 378 SQ. FT.
ZONING - R1-6
LOT AREA - 6996 SQ. FT.
% OF COV. - 40.0%
YEAR BUILT - 1974

- SITE NOTES:**
- 1 PROPERTY LINE
 - 2 PUBLIC EASEMENT
 - 3 LOC. OF WATER METER
 - 4 LOC. OF ELECTRICAL SERVICE
 - 5 EXISTING CONCRETE DRIVEWAY
 - 6 EXISTING 6" CHU FENCE WALL
 - 7 EXISTING GATE
 - 8 EXISTING RESIDENCE
 - 9 AREA OF RENOVATION
 - 10 BUILDING SETBACK LINES

- CITY OF GLENDALE CODE:**
- 2012 IBC (International Building Code)
 - 2012 IRC (International Residential Code)
 - 2012 IMC (International Mechanical Code)
 - 2012 UPC (Uniform Plumbing Code)
 - 2012 IPC (International Plumbing Code)
 - 2012 IECC (International Energy Code)
 - 2012 IFGC (International Fuel Code)
 - 2011 NEC (National Electrical Code)
 - 2009 IFC (International Fire Code)
- City of Glendale Amendments.



SITE PLAN
 1" = 10' 0"

Vicinity Map

Faulkinbury Residence Information

Property Information

MCR #:	14222
Address:	4616 W MYRTLE AVE GLENDALE 85301
Latitude/Longitude:	33.54248802 -112.15837072
Description:	PALM LANE VILLAGE
Lot Size (Sq Ft):	6996
Zoning:	R1-6
Section, Township, Range:	4 2N 2E
Market Area/Neighborhood:	16/003
Subdivision:	PALM LANE VILLAGE
Lot #:	127
High School District:	GLENDALE UNION #205
Elementary School District:	GLENDALE SCHOOL DISTRICT
Local Jurisdiction:	GLENDALE
Owner:	FAULKINBURY GLENDLE/ANGELA
Mailing Address:	4616 W MYRTLE AVE , GLENDALE, AZ 85301

RECOMMENDED NEIGHBORHOOD NOTIFICATION AREA

NAME OF REQUEST:

BEDROOM ADDITION VARIANCE

LOCATION:

4616 W Myrtle Ave

The applicant is requesting the approval of a variance to the side yard setback, from 10 ft. to 7 ft. 1in, increasing the existing bedroom from, approximately, 140 sq. ft. to 270 sq. ft.

ZONING DISTRICT: R1-6

COUNCIL DISTRICT: Cactus



LOCATION OF SITE



NORTH



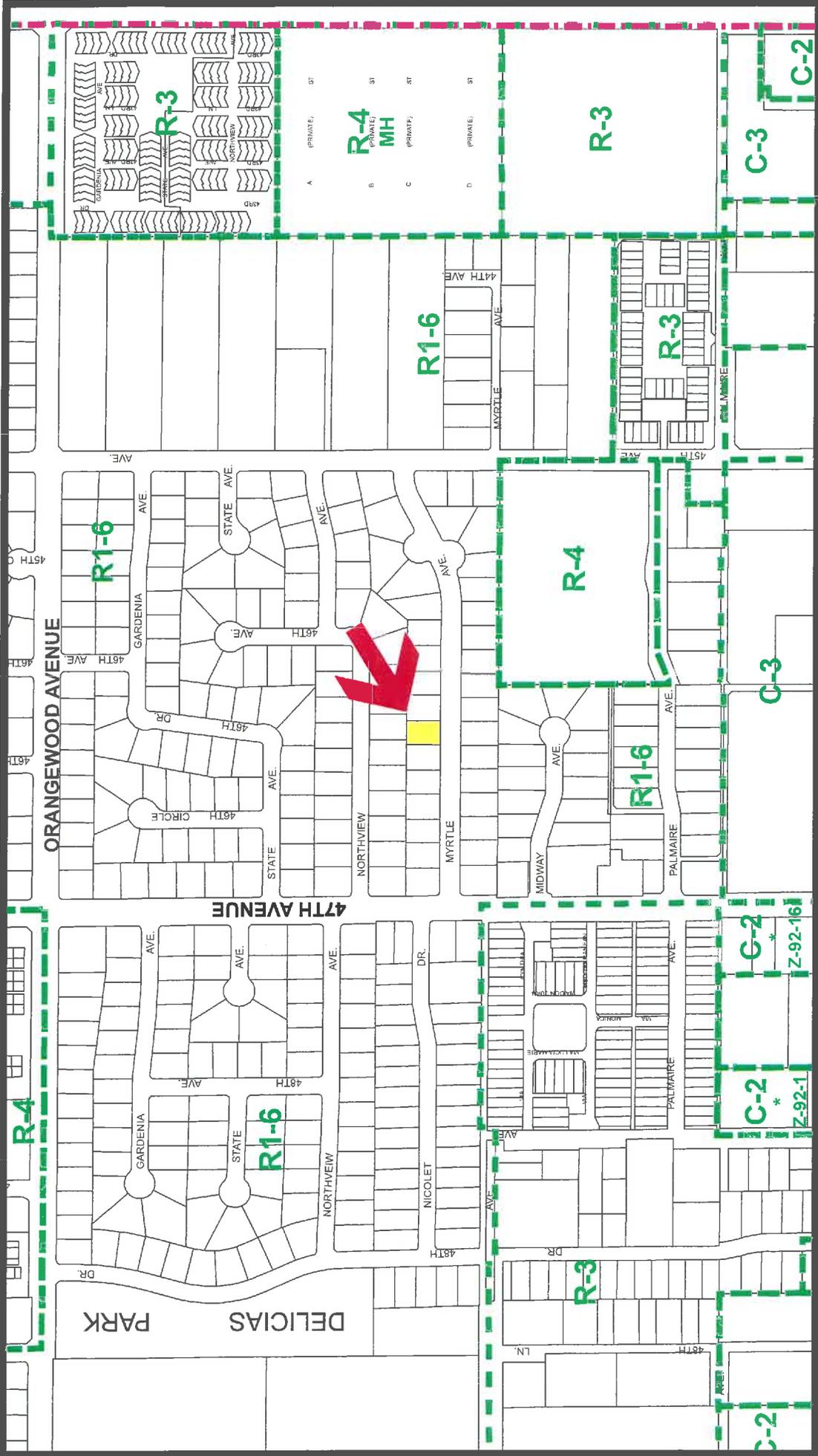
PROPERTIES TO BE NOTIFIED

Maricopa County Parcels



Parcel:	147-10-128	Report Date:	02/02/2016
Owner:	FAULKNBURY GLENDLE/ANGELA	Unique Location Characteristic:	
Property Address:	4616 W MYRTLE AVE GLENDALE 85301	Lot Size:	6,996
Local Jurisdiction:	GLENDALE	Main Living Area:	1,840
MCR:	142-22	Construction Year:	1974
Subdivision Name:	PALM LANE VILLAGE	Improvement Class:	Average
Lot:	127	Bath Fixtures:	6
Elementary School:	GLENDALE SCHOOL DISTRICT	Parking:	GR: 1
High School:	GLENDALE UNION #205	Pool:	No
2016 FCV:	\$116,100	Last Sale Price/Sale Date:	\$95,000 / 04/01/2009

Disclaimer: The data contained in this database is deemed reliable but not guaranteed. This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of this data; however, this material may be slightly dated which would have an impact on its accuracy. The Maricopa county Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data.



REQUEST

A VARIANCE TO ALLOW A REDUCTION OF THE REQUIRED SIDE YARD SETBACKS FROM 10' TO 7' IN AN R1-6 (SINGLE RESIDENCE) ZONING DISTRICT.



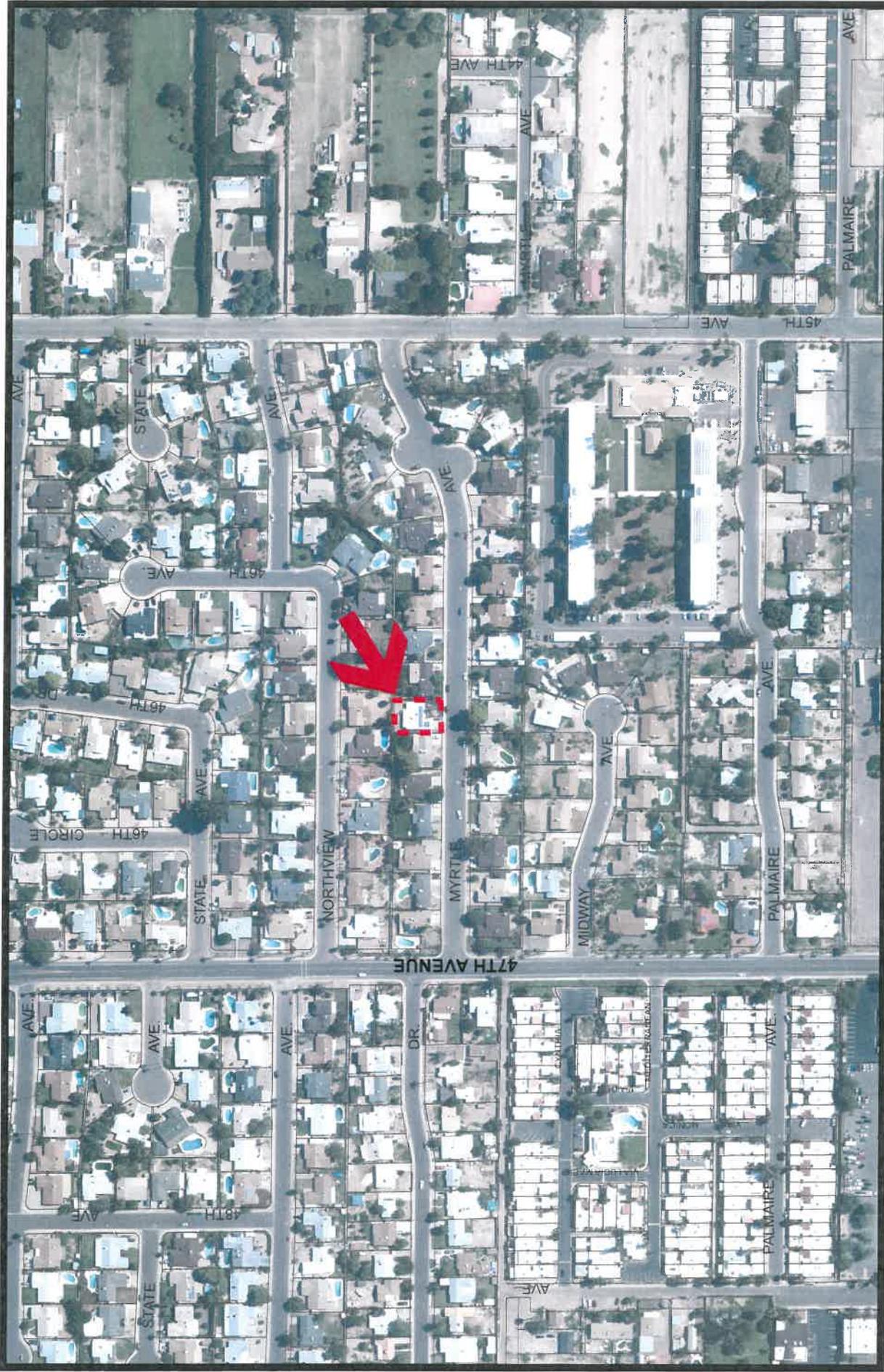
CASE NUMBER

VAR16-04



LOCATION

4616 W. MYRTLE AVENUE



Aerial Date: October 2014



CASE NUMBER
VAR16-04

