



Board of Adjustment Regular Agenda

COUNCIL CHAMBERS BUILDING
CONFERENCE ROOM B-3
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301

THURSDAY, FEBRUARY 9, 2012
6:00 P.M.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES: December 8, 2011 Regular Meeting

IV. WITHDRAWALS AND CONTINUANCES

V. PUBLIC HEARING ITEMS

1. **VAR11-03:** A request by Santos Ugalde, representing the property owner Jesus Martinez, for a variance to reduce the accessory structure setback to 3 feet on the north where 13 feet is required in the R1-6 (Single Residence) zoning district. The site is located north of the northwest corner of 47th Drive and Bethany Home Road (6212 North 47th Drive). Staff Contact: Remigio Cordero, Planner (Cactus District).
2. **VAR11-06:** A request by Habitat for Humanity to reduce the side yard setbacks to 5 feet where 20 feet is required in the R-4 (Multiple Residence) zoning district. The site is located west of the northwest corner of 61st and Palmaire avenues (6112 West Palmaire Avenue). Staff Contact: Remigio Cordero, Planner (Ocotillo District).
3. **VAR11-07:** A request by Habitat for Humanity to reduce the side yard setbacks to 10 feet where 15 feet is required in the R-2 (Mixed Residence) zoning district. The site is located north of the northeast corner of 54th and State avenues (7315 North 54th Avenue). Staff Contact: Remigio Cordero, Planner (Ocotillo District).

VI. OTHER BUSINESS FROM THE FLOOR

VII. PLANNING STAFF COMMENTS AND SUGGESTIONS

The staff liaison will begin discussion with the Board regarding the start time of future Board of Adjustment meetings.

VIII. BOARD COMMENTS AND SUGGESTIONS

IX. ADJOURNMENT

The next Board of Adjustment meeting is scheduled for March 8, 2012.

FOR SPECIAL ACCOMMODATIONS



Please contact Diana Figueroa at (623) 930-2808 or dfigueroa@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)).

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
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301

THURSDAY, DECEMBER 8, 2011
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order at approximately 6:00 p.m.

II. ROLL CALL

Board Members Present: Chairperson Bert Schwind (Yucca), Vice Chair Jeff Blake (Mayoral), Cathy Cheshier (Cholla), Ryan Mander (Cactus), Jack Bethel (Barrel)

Board Members Absent: Douglas Berg (Sahuaro), Sandra Mendez (Ocotillo)

City Staff: Bill Luttrell, Senior Planner, Karen Stovall, Senior Planner, Remigio Cordero, Planner, Christopher Ferreira, Planning Intern, Paul Li, Assistant City Attorney, Diana Figueroa, Recording Secretary

III. APPROVAL OF MINUTES:

Chairperson Schwind called for a **MOTION** regarding the Minutes from the Regular Meeting of September 8, 2011. Board member Bethel made a **MOTION** to **APPROVE** the minutes as written. Board member Mander **SECONDED** the **MOTION, which was approved 5 to 0.**

Chairperson Schwind called for a **MOTION** regarding the Minutes of the Training Session of October 13, 2011. Board member Mander made a **MOTION** to **APPROVE** the minutes as written. Board member Bethel **SECONDED** the **MOTION, which was approved 5 to 0.**

IV. WITHDRAWALS AND CONTINUANCES

Chairperson Schwind asked staff if there were any requests for Withdrawals or Continuances. There were none.

V. PUBLIC HEARING ITEMS:

Chairperson Schwind called for the Public Hearing item.

VAR11-05: A request by Mark Lewis, representing John and Julia Philbrick, to reduce the rear yard setback to 7 feet where 16 feet is required in the

R1-6 PRD (Single Residence, Planned Residential Development) zoning district. The site is located at the south of the southwest corner of 58th Avenue and Arrowhead Lakes Drive (21542 North 58th Avenue). Staff Contact: Remigio Cordero, Planner (Cholla District).

Mr. Cordero stated this request to reduce the rear yard setback to seven feet. He said the property is located south of the southwest corner of 58th Avenue and Arrowhead Lakes Drive at 21542 North 58th Avenue. He said the property is approximately 9,100 square feet in size and is zoned R1-6. Mr. Cordero noted the odd shape of the lot is creating a hardship. Mr. Cordero said the applicant is requesting a variance in order to construct a 350 square foot attached patio.

Mr. Cordero included by stating the request appears to meet all four findings and should be approved with the stipulations in the staff report.

Chair Schwind called for questions from the Board.

Board member Bethel questioned the zoning of the property. Mr. Cordero explained the property was platted in 1985, however, the PRD was never recorded by the developer.

In response to a question from Board member Cheshier, Mr. Cordero clarified the proposed size of the patio was 350 square feet and will extend beyond the existing patio.

Board member Bethel expressed his concern with the close proximity of the patio to the lake. Mr. Cordero stated that staff has reviewed the site plan with regard to the setbacks. He added at the time of plan submittal, a city civil engineer will review the plans.

Chair Schwind called for the applicant's presentation.

Mr. Mark Lewis, 4037 West Blackhawk, representing the applicant, introduced himself and stated he was available for questions.

Board member Mander asked if there would be a fence or wall. Mr. Lewis explained there is an existing wall. He added the footing will actually be placed approximately 36 inches deeper to support the proposed patio.

Vice Chair Blake questioned the wall. Mr. Lewis stated the wall is approximately five feet from the lake's edge. The wall is approximately 8" thick.

Board member Cheshier asked if this would be designed with an engineer. Mr. Lewis said yes.

Chair Schwind opened the public hearing.

With no one wishing to speak, Chair Schwind closed the public hearing.

Chair Schwind called for any other questions or discussions from the Board. The Board had no questions; therefore, he asked Mr. Paul Li, Assistant City Attorney, to proceed with the findings.

Finding One. Chair Schwind called for a voice vote on Finding One. The Board responded with a 5 – 0 vote of “Aye”.

Finding Two. Chair Schwind called for a voice vote on Finding Two. The Board responded with a 5 – 0 vote of “Aye”.

Finding Three. Chair Schwind called for a voice vote on Finding Three. The Board responded with a 5 – 0 vote of “Aye”.

Finding Four. Chair Schwind called for a voice vote on Finding Four. The Board responded with a 5 – 0 vote of “Aye”.

Board member Blake made a MOTION to APPROVE VAR11-05 with the stipulations as noted in the staff report. Board member Cheshier seconded the MOTION.

Board members Bethel and Mander expressed their concern with the structure’s proximity to the lake.

Board member Cheshier was also concerned about how close the patio would be to the lake.

Mr. Cordero stated the city has a structural engineer. When the applicant submits his plans, one of the city’s plans examiners will review the plans.

Mr. Li asked that if based upon these findings, does the Board wish to grant a variance on **VAR11-05** subject to the stipulations as set forth by the Planning Department.

Board member Cheshier stated she is in favor of the request as she felt it met all four findings. In addition, staff is in support of this request and there has been no opposition from the neighborhood.

Chair Schwind polled the Board. They responded with a 5 – 0 vote of “Aye”. Case No. VAR11-05 was APPROVED 5 to 0.

VI. OTHER BUSINESS FROM THE FLOOR:

Chairperson Schwind called for Other Business. There was none.

VII. PLANNING STAFF REPORT:

Chairperson Schwind called for Staff Report. There was none.

VIII. BOARD COMMENTS AND SUGGESTIONS:

Chairperson Schwind called for Board Comments and Suggestions.

Board member Cheshier would like to discuss the possibility of changing the time the Board meets.

Mr. Luttrell stated this item will be added to a future agenda.

Chairperson Schwind stated he must resign from the Board of Adjustment due to medical conditions. The Board members wished him well.

IX. ADJOURNMENT:

With no further business, the meeting adjourned at approximately 6:50 p.m.

The next meeting is scheduled for January 12, 2012.

Respectfully Submitted,

Diana Figueroa, Recording Secretary



Planning Department Staff Report

DATE: February 9, 2012 **AGENDA ITEM:** 1

TO: Board of Adjustment

FROM: Tabitha Perry, Assistant Planning Director
PRESENTED BY: Remigio Cordero, Planner

SUBJECT: **VARIANCE APPLICATION VAR11-03: 6212 NORTH 47TH DRIVE**

REQUEST: Variance request to reduce the north side yard accessory structure setback to three feet where 13 feet is required in the R1-6 (Single Residence) zoning district.

APPLICANT/OWNER: Santos Ugalde / Jesus Martinez

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 denial of the variance request.

PROPOSED MOTION: Move to deny VAR11-03.

SUMMARY: The applicant is requesting a variance to have the north side yard setback reduce to three feet where 13 feet is required. The 13 foot setback is based on the wall on the north side of the existing accessory structure being 12 feet in height. This is for an existing 770 square foot accessory structure that was built without approvals or permits. The applicant has submitted for plan review with the Community Development Group. The plan review is on hold pending the outcome of this variance.

BOARD ACTION: Case No. VAR11-03 was _____ by _____, subject to staff report stipulations, and was seconded by Board member _____, with a _ to _ vote.

DETAILS OF REQUEST:

General Plan Designation:

MDR (Medium Density Residential 3.5 – 5 du / ac)

Property Location and Size:

The property is located north of the northwest corner of 47th Drive and Bethany Home Road and the lot size is approximately 9,849 square feet.

Zoning Ordinance Requirements:

Section 7.301(A) (2), Accessory Buildings:

R-1 Districts – For each foot over seven (7) feet in height, the setback for that portion of the building height over seven (7) feet in height shall be increased by two (2) feet.

Surrounding Land Use and Zoning:

North: Single family home, zoned R1-6.

East: Single family home, across 47th Drive, zoned R1-6.

South: Single family home, zoned R1-6.

West: Single family home, across public alley, zoned R-3 (Multiple Residence).

History:

- This subdivision was platted in 1948 in the County. The home was constructed in 1953 and is part of the Nancy Kay Annex subdivision. This subdivision was annexed into the City of Glendale in 1959.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Plan:

On October 17, 2011, the applicant mailed 62 notification letters to adjacent property owners and interested parties. The applicant received no response in regards to the request. The Planning Department received no response regarding the request. The applicant's Citizen Participation Final Report is attached.

Board of Adjustment Public Hearing:

A Notice of Public Hearing was published in *The Glendale Star* on January 19, 2011. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on January 20, 2011. The property was posted on January 20, 2011.

STAFF FINDINGS AND ANALYSIS:

The Board of Adjustment must make 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;**

There are no special circumstances or conditions applicable to this property. The physical characteristics of the property are consistent with the surrounding area. The applicant's lot is of adequate size and shape to locate an accessory building in such a manner where it could have met the ordinance accessory structure side yard setback to the north.

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;**

There are no special circumstances that would prohibit the full use of the property as enjoyed by others in the neighborhood. The accessory structure could have been designed and constructed to meet the required setback.

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

The variance is not the minimum necessary to alleviate a property hardship that does not exist. The applicant could have consulted with the Community Development Group to obtain the proper setback requirements for an accessory structure.

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

Granting this variance would not have a detrimental effect on the surrounding property owners or surrounding neighborhood. There is an adequate side yard setback that would allow storm water to runoff on the applicant's property. There are similar properties in the area that have structures similar to the applicant's.

RECOMMENDATION:

The variance request does not appear to meet findings one, two, and three, with finding four being debatable.

If the Board decides to grant the variance, it should be subject to the following stipulations:

1. Development shall be in conformance with applicable site plan, date-stamped December 22, 2011.
2. Within thirty days from the date of this hearing, the applicant shall submit construction plans to the City of Glendale and obtain approval of a building permit to relocate or remove the structure.
3. All mechanical equipment shall be ground mounted.
4. All utilities less than 69kv shall be placed underground.

- ATTACHMENTS:**
1. Applicant's Narrative, date stamped December 22, 2011.
 2. Applicant's Site Plan, Elevations, Date Stamped December 22, 2011.
 3. Citizen Participation Final Report (without mailing labels), approved December 22, 2011.
 4. Vicinity Zoning Map.
 5. Aerial Photograph, dated November, 2008.

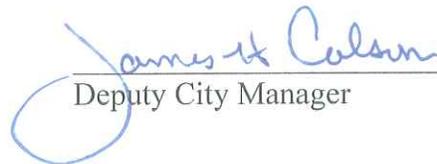
PROJECT MANAGER: Remigio Cordero, Planner (623) 930-2597
rcordero@glendaleaz.com

REVIEWED BY:



Planning Director

RC/df



Deputy City Manager

**Martinez Famly
Game Room Addition
Application No. SR11-0018
6212 N. 47th Dr.
Glendale, AZ 85301**

Mr. Jesus A. Martinez, is proposing to add a Game Room and Porch addition in area totaling 770.7 Square Feet. The property is situated within the Nancy Kay Annex Subdivision, Lot 1, with APN 146-24-010. The property is a flat rectangular shaped lot. It is approximately 82 Feet wide and 120 Feet deep and the lot fronts 47th Drive.

Mr. Martinez is requesting a variance from Zoning Section 7.301 to allow a decrease in side yard setbacks that would permit the construction of the Game Room addition. We are requesting a variance to allow a (3) feet side yard setback on the north side of the property due to wall height of 12 feet, 13 feet is the required setback for this property.

This request is made with the following justifications:

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

The width of Mr. Martinez property is 82 feet in width, and a (3) feet setback is required to allow the Game Room be constructed. This width created a special circumstance not self imposed by the property owner.

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

The Zoning Ordinance strict standards will not allow Mr. Martinez to build Game room addition to his home. Due to side yard setback requirement due to wall height limitations.

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

The variance is the minimum necessary to alleviate the hardship of the (3)feet plus a (2)feet to (1) foot ratio setback separation. The method of construction is a 1 Hour fire separation construction. Exterior walls are masonry construction.

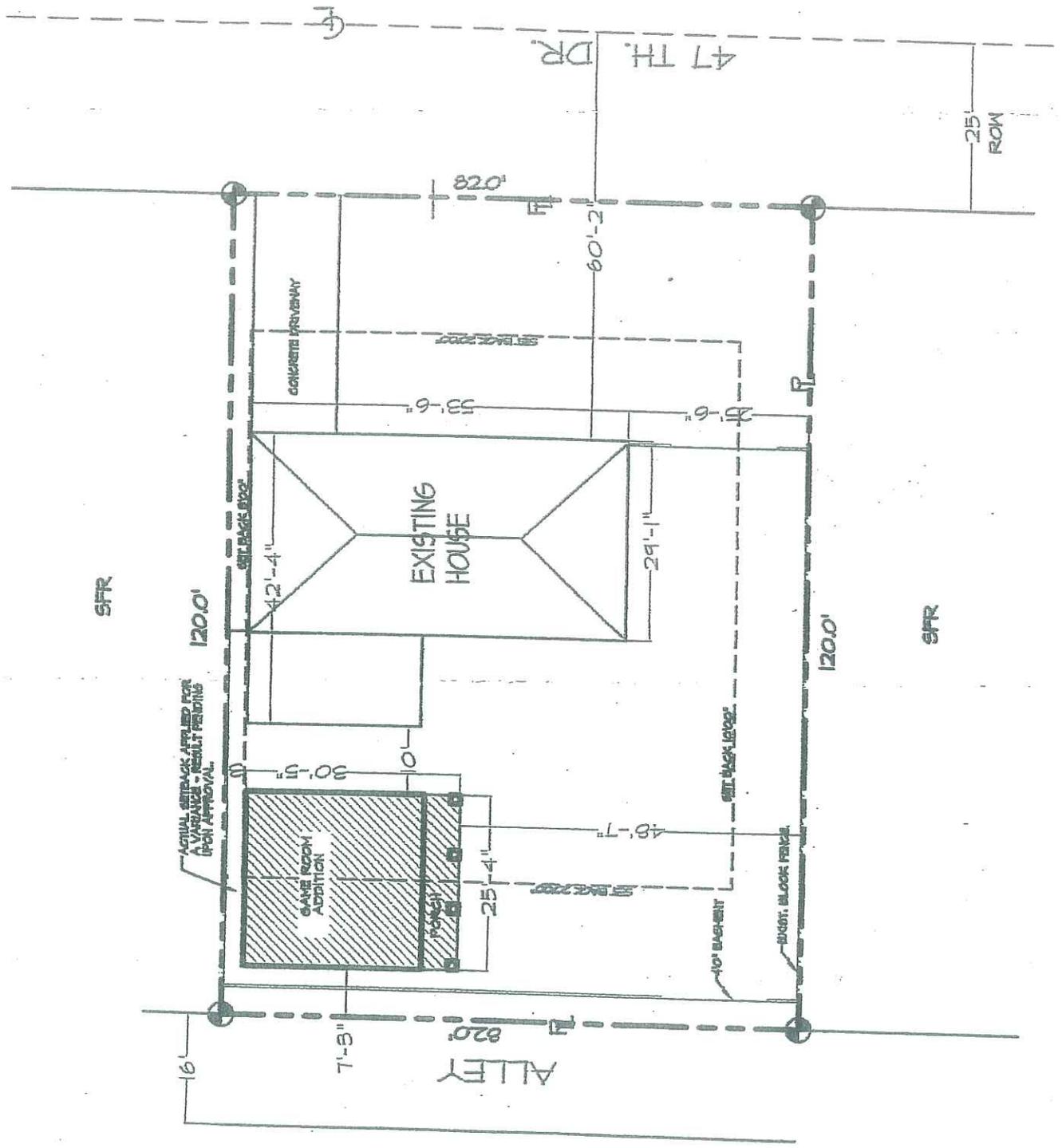
- 4. Granting the variance will not have a detrimental effect on the property, adjoining property. The surrounding neighborhood, or the city in general.**

The Game room addition will not be detrimental to neighborhood. There are many homes within this subdivision the have similar to or less than the applicants proposal.

DEC 22 2011



DEC 22 2011



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ACTUAL SETBACK APPLIED FOR A VARIANCE - RESULT FINDING (P/N APPROVAL)

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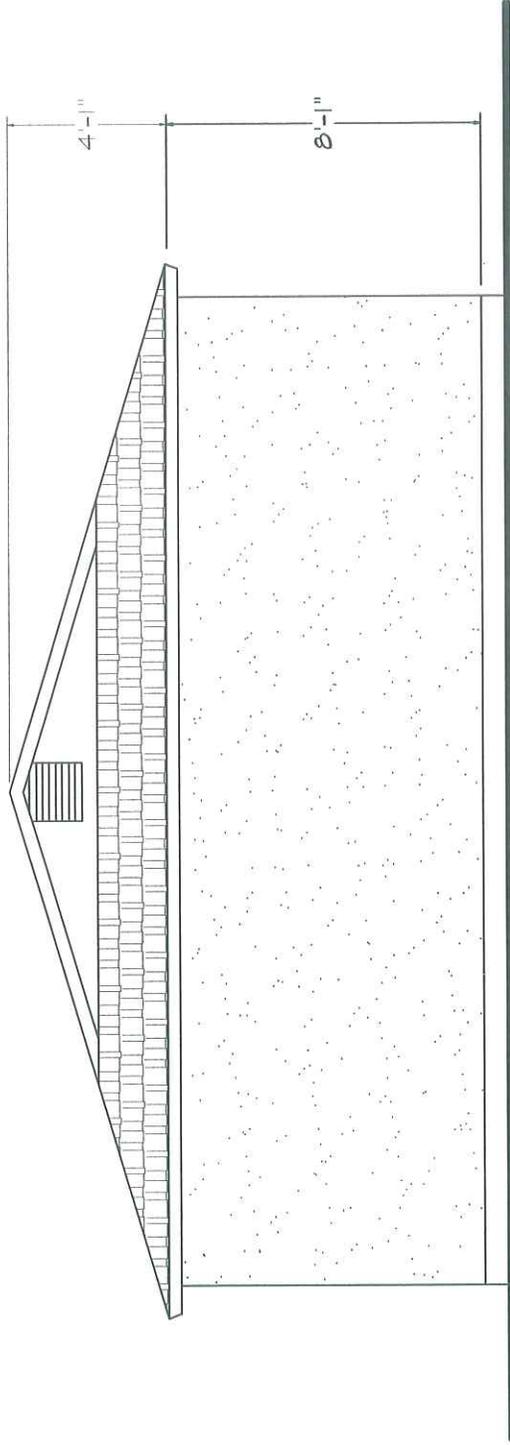
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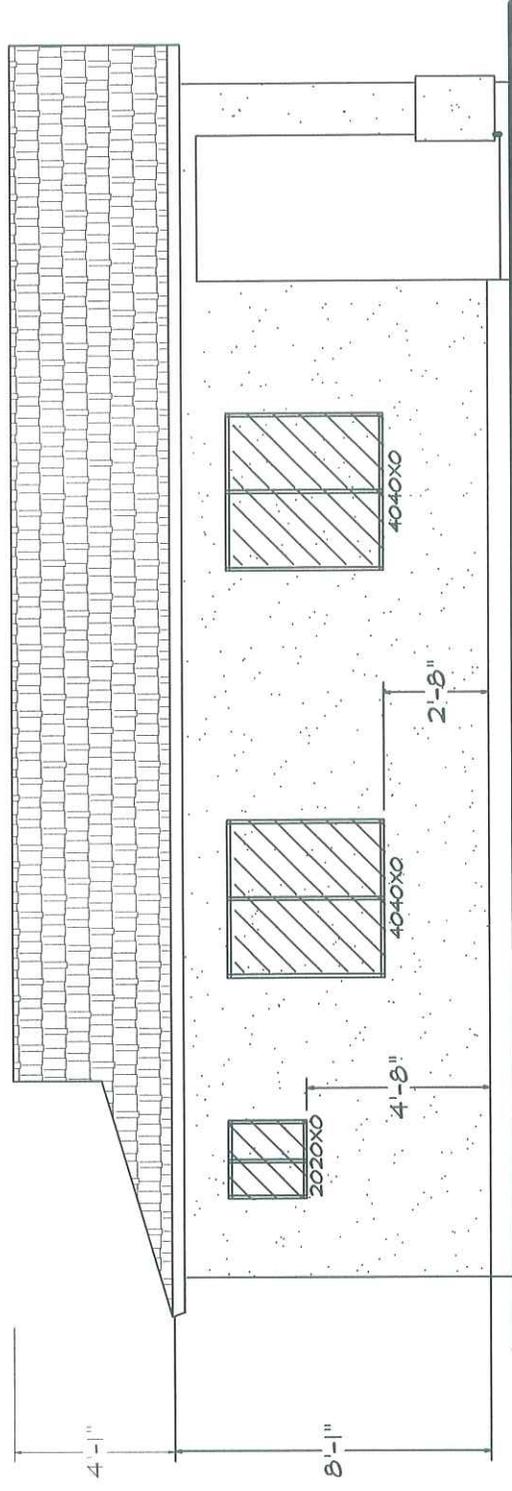
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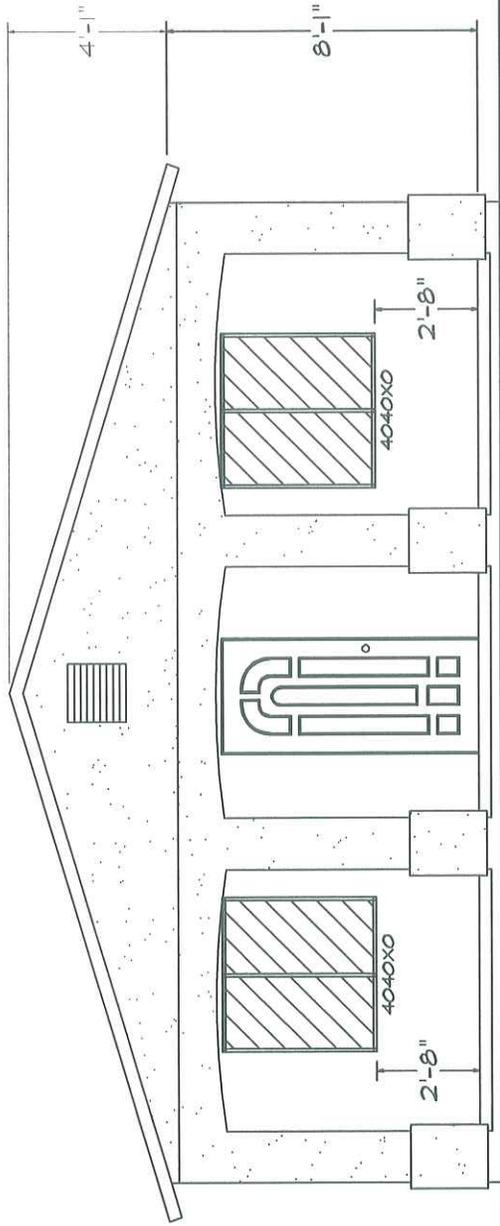
REAR ELEVATION (NORTH).

DEC 22 2011



LEFT ELEVATION.(WEST)

DEC 22 2011



FRONT ELEVATION (SOUTH).

DEC 22 2011

**CITIZEN
PARTICIPATION
PLAN
FINAL REPORT
VAR11-03**

MARTINEZ VARIANCE

**6212 N. 47th Dr.
Glendale, AZ 85301**

APPROVED

DEC 22 2011

**City of Glendale
Planning Department**

Amigji Corbino

PROYECT DESCRIPTION.

Mr. Jesus A. Martinez, is proposing to add a Game Room and Porch addition in area totaling 770.7 Square Feet. The property is situated within the Nancy Kay Annex Subdivision, Lot 1, with APN 146-24-010. The property is a flat rectangular shaped lot. It is approximately 82 Feet wide and 120 Feet deep and the lot fronts 47th Drive.

Mr. Martinez is requesting a variance from Zoning Section 7.301 to allow a decrease in side yard setbacks that would permit the construction of the Game Room addition. We are requesting a variance to allow a (3) feet side yard setback on the north side of the property due to wall height of 12.feet, 13 feet is the required setback for this property.

ELEMENTS OF CITIZEN PARTICIPATION PLAN

The City of Glendale Planning Department determined according to the notification area (Appendix # 1), was the same department who determined that a notification letter was the technique most appropriate public notice for this project. A map outlining the platform notification area is included.

Also provided in the plan was a list of the owners, other owners associations, stakeholders, and those additional notification according to list (Appendix # 2).

REPORTING DATES.

The notification letter was sent on October 17, 2011. (As shown by the receipt of the post office office annex # 3, and the notary public Annex # 4, since the sending of the letters, there has been no public comment on this application. the notice contained:

- 1 .- notification letter (Appendix # 5).
- 2.-petition site plan proposed by VAR11-03. (Annex # 6).
- 3 .- vecinity map (Annex # 7).

NOTIFICATION AREA.

A map of platforms with a description of the notification area as determined by the Planning Department is included in Annex # 1,. All owners and other stakeholders within the notification area was first reported
Class Mail

INDIVIDUALS NOTIFIED.

The following persons composed of residents, property owners, interested parties and notifications received notification letters to the public list (Appendix # 2).

MEETING DATES / LOCATION

It was determined that there was no need to schedule a neighborhood meeting to discuss the proposal. because there have been no comments on this proposal VAR11-03.

INDIVIDUALS NOTICED.

A total of sixty (61) persons included in the district of Cactus. None of the people took into account the list in the proceso.se attached (Appendix # 2).

PROJECT CONCERNS

During the fifteen (15) days of this notice estubo open to this day there has been no comment by the public.

PUBLIC NOTIFICATION LETTER

Attached please find a copy of the public notificacion letter. (Appendix # 5) at no additional cost communication techniques deemed appropriate.

MAILING LIST

A mailing list for each person notified in accordance with the Citizen Participation Plan is appended (Appendix # 2).

b) **Glendale Homeowners Associations and Registered Neighborhood Groups:**

Bethany Square Neighborhood

Robert Donaldson
6251 North 48th Avenue #1
Glendale, AZ 85301

Robin Curtis
6251 North 48th Avenue #4
Glendale, AZ 85301

c) **Interested Parties List:**

d) **Additional Notification List:**

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

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

Remigio Cordero, Planner
Planning Department
5850 W. Glendale Ave., Suite 212
Glendale, AZ 85301

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

			NEIGHBORHOOD NOTIFICATION LETTER	
	ADREESS			

✓ 13	6219 N	48 AVE.	DONALSON LES/ PAT TR.	
✓ 14	6218 N	47 DR	PIERCE LAURA	
✓ 15	6217 N	47 DR	NEGRETE CARMEN	
16	6218 N	47 AVE	MAGNESS WILLIAM R	
✓ 17	6211 N	48 AVE.	DONALSON LES/ PAT TR.	
✓ 18	6211 N	47 DR.	RAVEN NIKIKI	
19	6212 N	47 AVE	ECHERIVEL JOSE L / MARIA T.	
✓ 20	6203 N	48 AVE.	DONALSON LES/ PAT TR.	
✓ 21	6206 N	47 DR.	BANUELOS RUBEN	
✓ 22	6205 N	47 DR.	ROLAND LOUIS	

#2
2/4

GEORGIA KNOX
17214 N 66TH TER
GLENDALE AZ 85308

RONALD AND KAY LONGCOR
8022 W MONTEBELLO AVE
GLENDALE AZ 85303

TERRY LANE
6103 N 87TH LN
GLENDALE AZ 85305-2452

KATHLEEN LEWIS
7456 W AURORA DR
GLENDALE AZ 85308

MICKEY LUND
5708 W ROYAL PALM RD
GLENDALE AZ 85302

CHERI MCCLOSKEY
5336 W BECK LN
GLENDALE AZ 85306

CARRIE AND MITCH MEEK
6563 W PIUTE AVE
GLENDALE AZ 85308

DAVE TRISH
6773 W VIA MONTOYA DR
GLENDALE AZ 85310

BILL NORGREN
8608 W CAVALIER
GLENDALE AZ 85305

LAURA RAKOCZYNSKI
9403 N 50TH DR
GLENDALE AZ 85302

PATTY WYRICK
9626 N 58TH DR
GLENDALE AZ 85302

VALLEY PARTNERSHIP
5110 N 44th ST STE 200
PHOENIX AZ 85019

CHRIS REAKA
7536 W CAROLE LN
GLENDALE AZ 85303

CARLOS SANTA CRUZ
4631 WEST MONTEBELLO
GLENDALE, AZ 85301

CARLOS SANTA CRUZ
4631 WEST MONTEBELLO
GLENDALE, AZ 85301

RICHARD SCHWARTZ
8232 W MONTEBELLO AVE
GLENDALE AZ 85303

DIANA M SEGER
6132 W TOWNLEY AVE
GLENDALE AZ 85302

**INTERESTED PARTIES
NOTIFICATION LIST FOR
PROPOSED DEVELOPMENT -
CITY WIDE & CACTUS**

MEL SMITH
PO BOX 12572
GLENDALE AZ 85318

SUSAN FERRELL
4646 W KRALL ST
GLENDALE AZ 85301

KAREN ABORNE
7318 W GRIFFIN AVE
GLENDALE AZ 85303

HARRIET AGIUS
7132 W GROVERS AVE
GLENDALE AZ 85308

MARY SMITH
8968 W CITRUS WAY
GLENDALE AZ 89305

DOUG ATTIG
6066 N 84TH DR
GLENDALE AZ 85305

A.I. BABINEAU
4815 W COCHISE DR
GLENDALE AZ 85302

ROD BEAL
18869 N 71ST LN
GLENDALE AZ 85308

BOB BOHART
5603 W BELMONT
GLENDALE AZ 85301

CITY OF GLENDALE
NEIGHBORHOOD PARTNERSHIPS
5850 W GLENDALE AVE #270
GLENDALE AZ 85301

JOYCE CLARK
8628 W CAVALIER DR
GLENDALE AZ 85305

ALMON DAVIS
6005 W MONTE CRISTO AVE
GLENDALE AZ 85306

MIKE DEPINTO
6507 W SHAW BUTTE DR
GLENDALE AZ 85304-2414

DANIEL DREW
4502 W MORTEN AVE
GLENDALE AZ 85301

SAMANTHA JOHNSON
CBD DIVERSIFIED
3131 E CAMELBACK RD
STE 210
PHOENIX AZ 85016

TRISH EDWARDS
8626 N 53RD AVE
GLENDALE AZ 85302

JUDY FARR
6527 W HILL LN
GLENDALE AZ 85310

BARBARA FENNEMA
18033 N 83RD DR
PEORIA AZ 85382

THE ARIZONA REPUBLIC
17235 N 75TH AVE
STE A 100
GLENDALE AZ 85308

WILLIAM RAY
7305 W ANGELA DR
GLENDALE AZ 85308

MAGI SHRECK
10673 W RANCHO DR
GLENDALE AZ 85307

MARK GARRATT
7605 N 72ND AVE
GLENDALE AZ 85303

DENNIS GERHARD
10613 N 48TH AVE
GLENDALE AZ 85304

DIANE HAND
5349 W ACAPULCO
GLENDALE AZ 85306

MICHAEL SOCACIU
8574 W BERRIDGE LN
GLENDALE AZ 85305

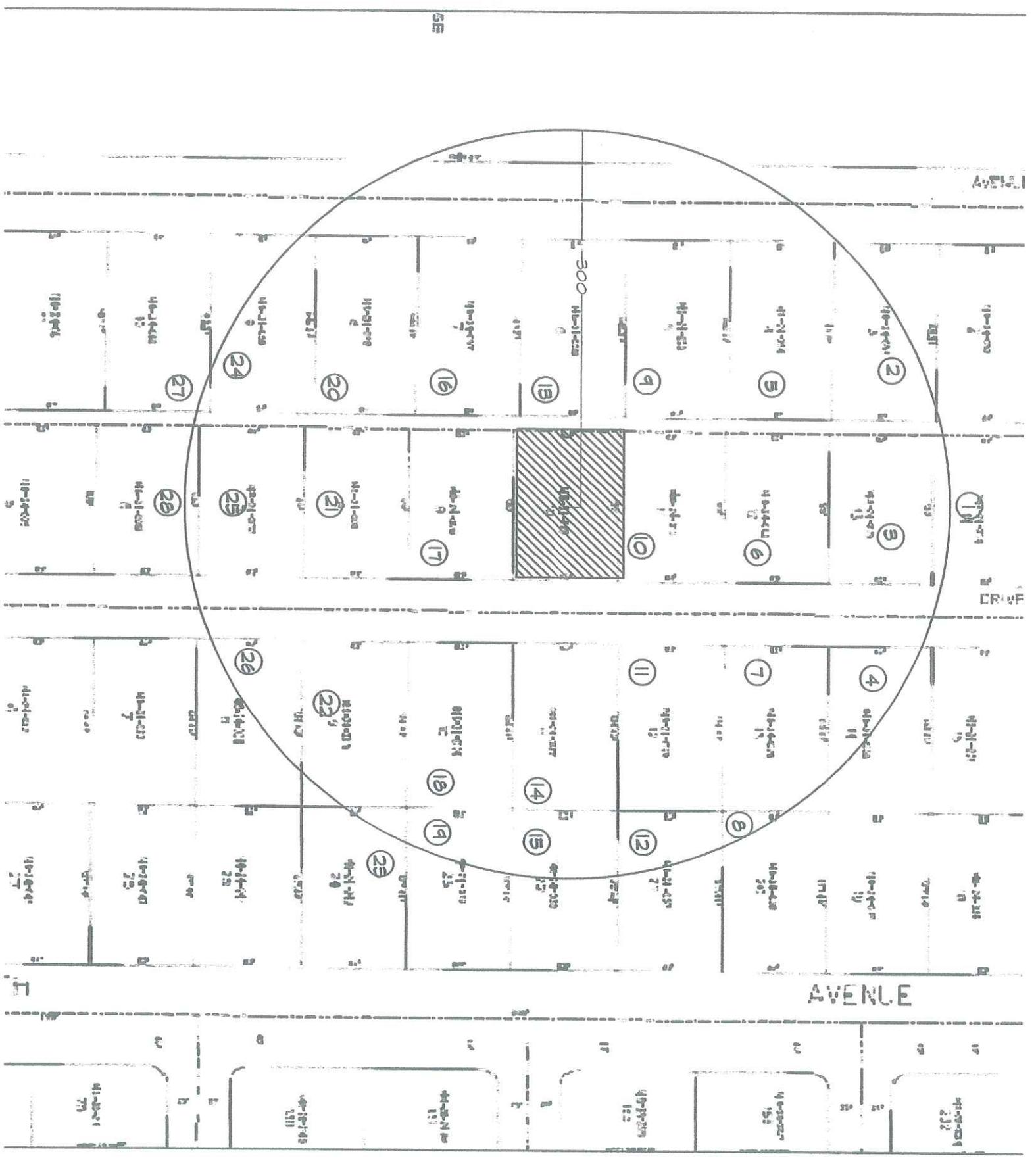
JOHN AND SUE JONES
18658 N 78TH DR
GLENDALE AZ 85308

ARLINE YZQUIERDO
8525 N 52ND DR
GLENDALE AZ 85302

DEBRA KIST
5643 W MOUNTAIN VIEW RD
GLENDALE AZ 85302

JOHN KOLODZIEJ
6258 N 88TH LN
GLENDALE AZ 85308

#2
5/4



December 1, 2011

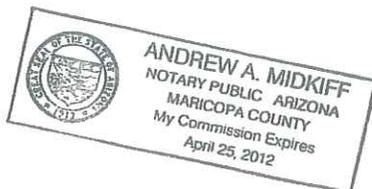
To Whom It May Concern:

I, Jesús Alejandro Nieto Martinez. the owner of the property at 6212 N. 47th Dr. Glendale, Arizona. I am the person that sent the correspondence by mail to process the paperwork, to get a permit to allow me to keep constructing and remodeling. In the next page I will be providing you with the address were I sent the letters.

Sincerely,

Jesús A Nieto Martínez
Jesus Alejandro Nieto Martinez

State of Arizona County of Maricopa
Acknowledged before me on this 1st day of DECEMBER 2011



Notary Public

A handwritten signature in black ink, appearing to read "Andrew A. Midkiff", written over a horizontal line.

October 17, 2011

NOTIFICATION LETTER

Jesus Alejandro Nieto Martinez
6212 N. 47th Dr.
Glendale, Az. 85301
Phone # 369-3567

Subject:

Dear Neighbor

This letter is to inform you that I am applying for (variance) application with the city of Glendale.

The property is located at 6212 N. 47th Dr. in the Cactus.

Is proposing to add a Game rom and porch addition in area totaling 770-7 square feet the property is situated within the Nancy Kay Annex subdivision Lot 1 with apn 146-24-010. the property is a flat rectangular shaped lot. It is approximately 82 feet wide and 120 feet deep and the lot fronts 47th Drive.

I am requesting a variance from zoning section 7,301 to allow a decrease in the accessory in side yard setbacks that would permit the construction of the game room addition. We are requesting a variance to allow a (3) feet side yard setback on the North and West side of the property due to wall heingt of (8) feet. Where (3) feet is required.

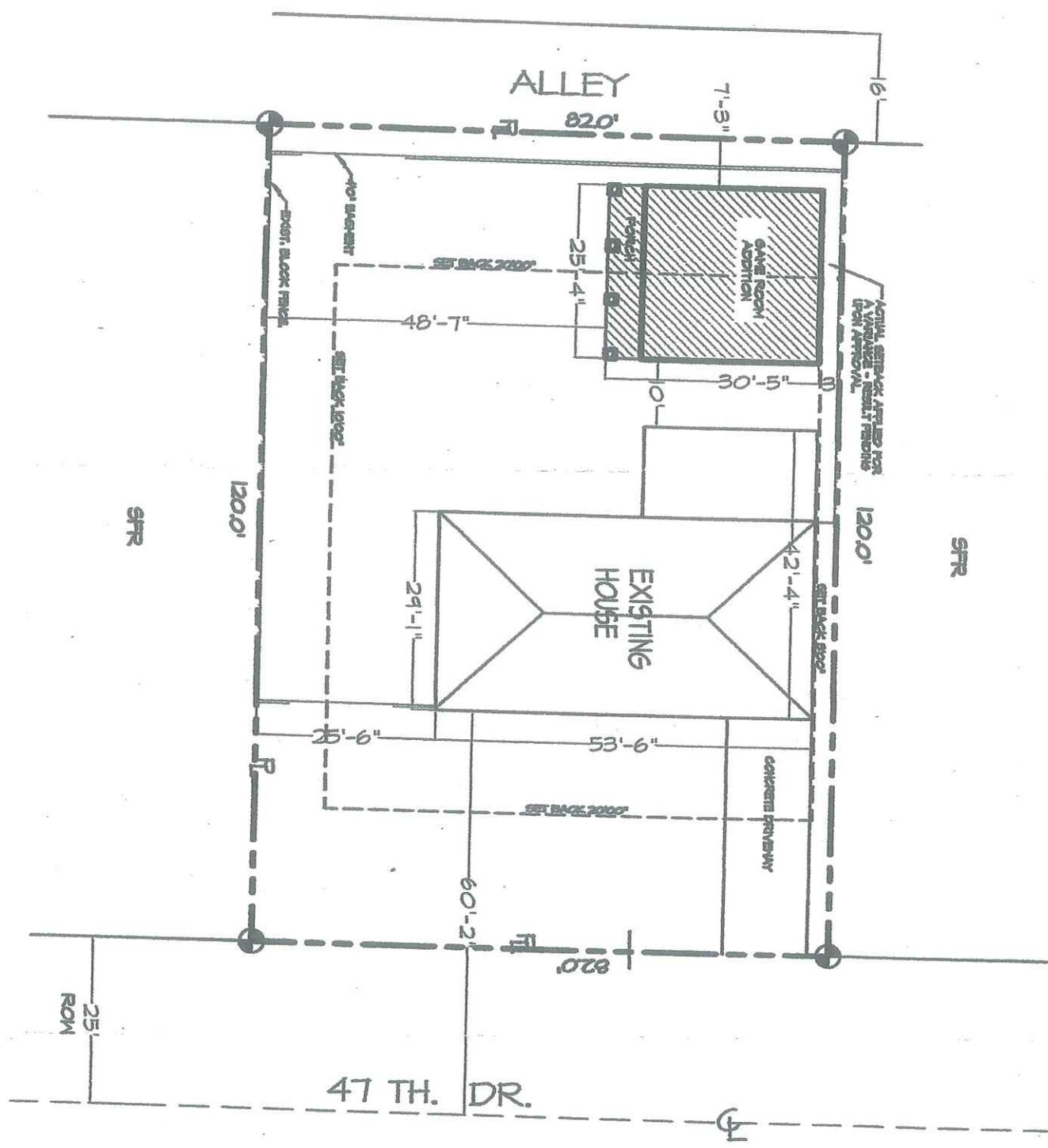
I have included a site plan with this letter for your review.

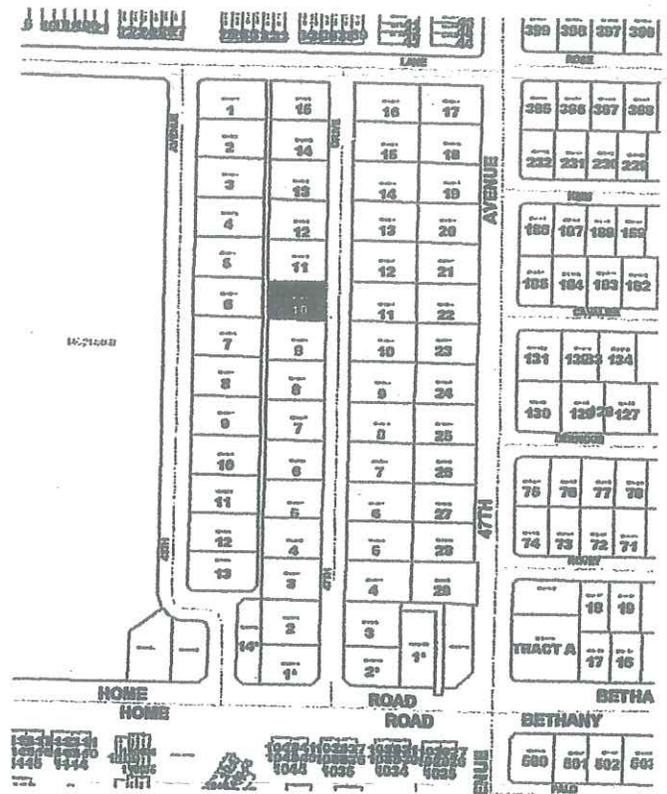
Encouraged to be sent no later than October 27, 2011. Please write, email to alexnietomtz@hotmail.com. or call me at the contact Sr. Remigio Cordero, with the City of Glendale planning Department at (623) 930-2597.

Sincerely,

Jesus Alejandro Nieto Martinez.

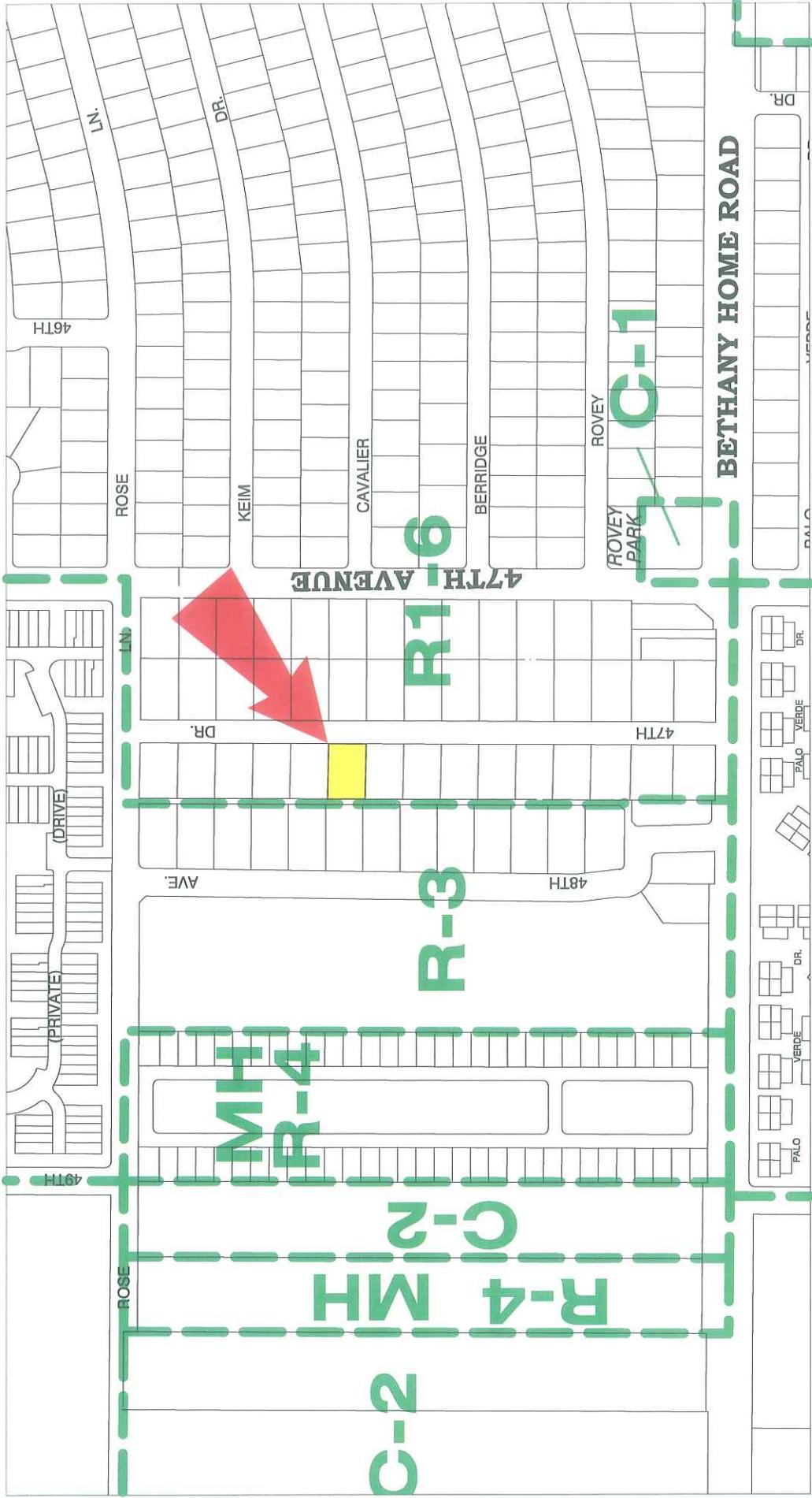
Jesus A Nieto Mtz





VECINITY MAP
NOT TO SCALE

ADDRESS:
JESUS ALEJANDRO MARTINEZ,
6212 TH. 47 DR.



REQUEST

VARIANCE TO REDUCE THE ACCESSORY STRUCTURE SETBACK TO 3' WHERE 13' IS REQUIRED IN THE R1-6 (SINGLE RESIDENCE) ZONING DISTRICT.

CASE NUMBER

VAR11-03



LOCATION
6212 N. 47TH DRIVE



Case Number
VAR11-03



Aerial Date: November, 2008



Planning Department Staff Report

DATE: February 9, 2012 **AGENDA ITEM:** 2

TO: Board of Adjustment

FROM: Tabitha Perry, Assistant Planning Director
PRESENTED BY: Remigio Cordero, Planner

SUBJECT: **VARIANCE APPLICATION VAR11-06: HABITAT FOR HUMANITY – 6112 WEST PALMAIRE AVENUE**

REQUEST: Reduce the side yard setbacks to 5 feet where 20 feet is required in the R-4 (Multiple Residence) zoning district.

APPLICANT/OWNER: Habitat for Humanity.

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 stipulations.

PROPOSED MOTION: Move to approve VAR011-06 subject to stipulations.

SUMMARY: The applicant is requesting a variance to construct a 2,030 square-foot home on a vacant lot.

BOARD ACTION: Case No. VAR11-06 was _____ by _____, subject to staff report stipulations, and was seconded by Board member _____, with a _ to _ vote.

DETAILS OF REQUEST:

General Plan Designation:

8-12 (Medium High Density Residential 8 – 12 dwelling units per acre).

Property Location and Size:

The property is located west of the northwest corner of 61st and Palmaire avenues. The lot dimensions are 45 feet wide by 170 feet deep, and the property is approximately 7,650 square feet in size.

Zoning Ordinance Requirements:

Section 5.430 - R-4 (Multiple Residence) - Table 2:

Minimum perimeter yard setback: 20 feet.

Surrounding Land Use and Zoning:

North: Vacant land, zoned R-4.

East: Single-family residence, zoned R-4.

South: Single-family residence, across Palmaire Avenue, zoned R-4.

West: Single-family residence, zoned R-4.

History:

- The property is part of the Hadsell's Addition, which was platted in Maricopa County in 1893.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Plan:

On November 21, 2011, the applicant mailed 62 notification letters to adjacent property owners and interested parties. The applicant did not receive any response regarding the request. The Planning Department did not receive any response regarding the request either. The applicant's Citizen Participation Final Report is attached.

Board of Adjustment Public Hearing:

A Notice of Public Hearing was published in *The Glendale Star* on January 19, 2012. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on January 20, 2012. The property was posted on January 20, 2012.

STAFF FINDINGS AND ANALYSIS:

The Board of Adjustment must make 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 45 foot width of the lot creates a special circumstance not self-imposed by the property owner. The construction of a new home requires some level of relief based on the setback requirement. The setback requirement would not allow for a new home to be constructed on this lot. The surrounding neighborhood is developed with a variety of side-yard setbacks, many do not meet the current R-4 perimeter setbacks.

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;**

The strict application of the Zoning Ordinance would limit the property to 20 foot side yard setbacks and would eliminate the possibility of constructing a new home due to the total width. Several of the properties in the neighborhood have setbacks that are similar to those proposed by Habitat for Humanity.

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

The requested side setbacks are the minimum necessary to construct a single-family residential home on the lot. The front and rear setbacks, maximum lot coverage, and minimum lot depth are in conformance with current R-4 zoning requirements.

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 building setbacks are consistent with other properties in the surrounding area and will not detrimentally affect any neighboring properties.

RECOMMENDATION:

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 stipulations:

1. Development shall be in conformance with the site plan, floor plan, and elevations date-stamped December 9, 2011.
2. All mechanical equipment shall be ground mounted.
3. All utilities less than 69kv shall be placed underground.

ATTACHMENTS:

1. Applicant's Narrative, date stamped December 9, 2011.
2. Site Plan, Elevations, and Floor Plan, date-stamped December 9, 2011.
3. Citizen Participation Final Report (without mailing labels), approved December 9, 2011.
4. Vicinity Zoning Map.
5. Aerial Photograph, dated November, 2008.

PROJECT MANAGER:

Remigio Cordero, Planner (623) 930-2597
rcordero@glendaleaz.com

REVIEWED BY:



Planning Director

RC/df



Deputy City Manager

PROJECT DESCRIPTION

Habitat for Humanity Central Arizona owns a 7,650 square foot lot situated at 6112 West Palmaire Avenue, Glendale, Arizona 85301. The property is situated in the Hadsells Subdivision. The property is a flat, rectangular shaped lot. It is approximately 45 feet wide by 170.6 feet deep. The property fronts Palmaire Avenue on the south. A plat map is included following.



Habitat for Humanity Central Arizona is an affiliate of Habitat for Humanity International, a worldwide organization with one main goal of eliminating substandard housing. Habitat, with the help of donated money and volunteer labor, builds affordable homes and sells them to qualified low-income buyers with the help of a no interest loan. The buyers not only put in work hours on their own homes, but on the Habitat homes of their neighbors as well.

Habitat has already built, renovated and repaired over 825 homes in the metro Phoenix area. We have served families in Avondale, Apache Junction, Chandler, Gilbert, Guadalupe, Glendale, Mesa, Peoria, Phoenix, Surprise and Tempe. These new and renovated homes and the associated 825 families who live in them have had a positive impact on communities all over the

PROJECT NARRATIVE
6112 WEST PALMAIRE AVENUE

valley. Many people do not realize that we build and renovate energy efficient stucco homes for stable working people who are legal residents and have good credit. These families pay for their homes. It is not a give away program. If you would like to see the quality of our homes you may visit our website at www.habitatcaz.org.

The property is located on the north side of Palmar Avenue, three (3) parcels west of 61st Avenue. The majority of parcels in the area are zoned R-4, Multiple Residence Zoning District. Several of the lots are improved with single-family residential development similar to the development proposed by Habitat for Humanity. Development standards within this District require that minimum net lot areas are at least 6,000 square feet, with a minimum width of sixty (60) feet and a minimum depth of ninety-four (94) feet. Front, side, and rear setbacks are twenty (20) feet, with a maximum lot coverage of 50.00%.

Habitat for Humanity Central Arizona is requesting a variance to allow a decrease in setbacks that would permit the construction of a single-family residence. We are requesting a variance to allow a five (5) foot side yard setback on both the east and west sides where a twenty (20) foot side yard setback is required for both in the R-4, Multiple Residence Zoning District. We are also requesting a variance to account for the fact that the minimum lot width allowed in this zoning district is sixty (60) feet while our lot width is forty-five (45) feet. Habitat for Humanity is proposing to construct a 1,336 square foot single-family residence. The home planned is Habitat Model MM1336. The home will be single story and include three (3) bedrooms, two (2) bathrooms, contain a two (2) car garage and will be constructed of frame and stucco.

Square footages of Model MM1336 are as follows:

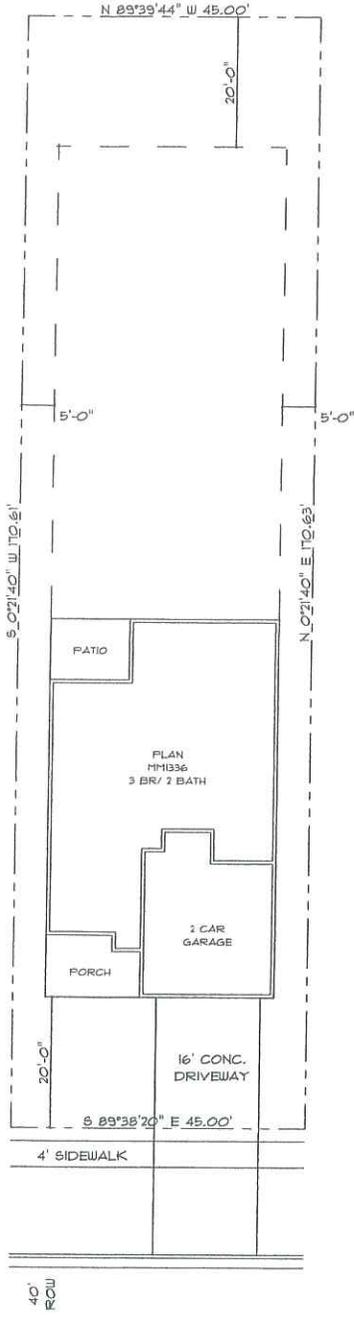
House	1,336	Square Feet
Two Car Garage	457	Square Feet
Front Patio	112	Square Feet
Rear Patio	<u>125</u>	<u>Square Feet</u>
Total Square Footage	2,030	Square Feet

The home will be 15'9" in height, well below the maximum allowable height as outlined in the R-4, Multi Family Residential Zoning District.

A site plan is included on the following page.

DEC 09 2011

PROJECT NARRATIVE
6112 WEST PALMAIRE AVENUE

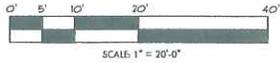


**CURRENT R-4
 SETBACK REQUIREMENTS:**
 FRONT: 20'
 REAR: 20'
 SIDES: 20'

REQUESTED SETBACKS:
 FRONT: 20'
 REAR: 20'
 SIDES: 5'

BUILDING SQ FOOTAGE
 LIVABLE 1,336 SQ FT
 PATIO 112 SQ FT
 PORCH 125 SQ FT
 GARAGE 457 SQ FT
 TOTAL 2,030 SQ FT

DEC 09 2011



W PALMAIRE AVE

HABITAT FOR HUMANITY CENTRAL ARIZONA 9133 NW GRAND AVENUE SUITE 1 PEORIA, ARIZONA 85345 OFFICE (623)583-2417 FAX (623)583-2705 ROC 251891 CONTACT: JAMIE COLBY OFFICE (623)583-2417 X 120 CELL (623)243-0342 FAX (623)583-2705 JAMIE@HABITATCAZ.ORG	HADSSELLS SUBDIVISION		GLENDALE, ARIZONA	DATE: OCTOBER 19, 2011
	LOT NUMBER: 23			
	ADDRESS: 6112 W PALMAIRE AVE, GLENDALE, AZ 85301			
	PARCEL NUMBER: 143-37-023			
	LOT SQUARE FOOTAGE: 7,650 sq ft		LOT COVERAGE: 26.6%	
	HOUSE PLAN: MM1336		ELEVATION: C	
	ZONING: R-4			

FINDINGS OF A VARIANCE

Pursuant to the requirements of the City of Glendale Planning Department, Habitat for Humanity Central Arizona must provide evidence that the following findings are met:

- 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 side setbacks required in the R-4, Multiple Residence Zoning District are not typical of single-family residential development, and further, not typical of existing development in the area. The majority of the surrounding area development contains a variety of setbacks that do not meet the current zoning requirements. The existing homes in the neighborhood are enjoying setbacks less than the twenty (20) feet required. In addition, the lot width of 45 feet is under the minimum lots width of sixty (60) feet but is typical of surrounding area lots in the area.

- 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;**

The strict application of the Zoning Ordinance would limit the property to twenty (20) foot side setbacks and limit the type of housing product to a total width of just five (5) feet. The majority of the properties in the neighborhood have setbacks that are similar to those proposed by Habitat for Humanity Central Arizona.

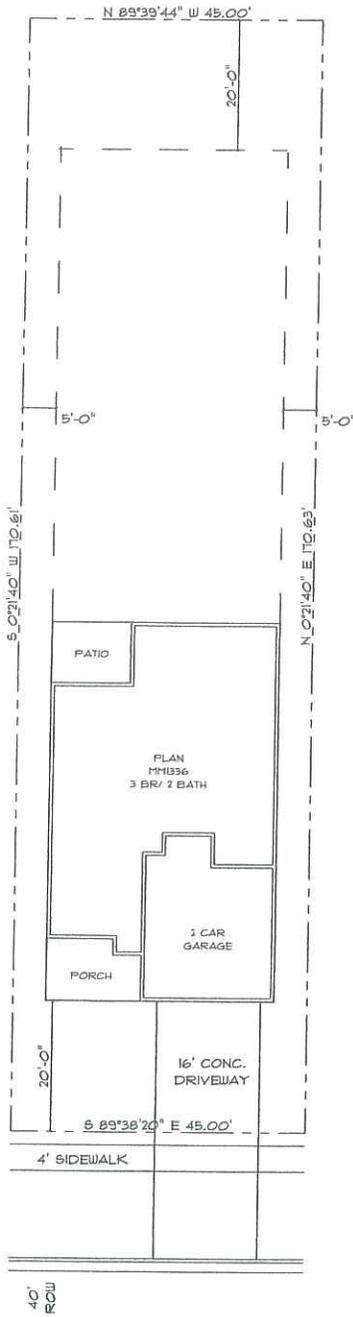
- 3. The variance is the minimum necessary to alleviate the property hardship; and**

The requested side setbacks are the minimum necessary to construct a typically sized single-family residential home on the lot. The front and rear setbacks, as well as the minimum lot width, depth, and size are in conformance with current R-4 zoning requirements.

- 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 building setbacks are consistent with other properties in the surrounding area and will not detrimentally affect any neighboring properties.

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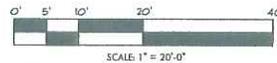


DEC 09 2011

CURRENT R-4
SETBACK REQUIREMENTS:
FRONT: 20'
REAR: 20'
SIDES: 20'

REQUESTED SETBACKS:
FRONT: 20'
REAR: 20'
SIDES: 5'

BUILDING SQ FOOTAGE
LIVABLE 1,336 SQ FT
PATIO 112 SQ FT
PORCH 125 SQ FT
GARAGE 451 SQ FT
TOTAL 2,030 SQ FT



W PALMAIRE AVE

HABITAT FOR HUMANITY CENTRAL ARIZONA 9133 NW GRAND AVENUE SUITE 1 PEORIA, ARIZONA 85345 OFFICE (623)583-2417 FAX (623)583-2705 ROC 251891 CONTACT: JAMIE COLBY OFFICE (623)583-2417 X 120 CELL (623)243-0342 FAX (623)583-2705 JAMIE@HABITATCAZ.ORG	HADSSELLS SUBDIVISION		GLENDALE, ARIZONA	DATE: OCTOBER 19, 2011
	LOT NUMBER: 23			
	ADDRESS: 6112 W PALMAIRE AVE, GLENDALE, AZ 85301			
	PARCEL NUMBER: 143-37-023			
	LOT SQUARE FOOTAGE: 7,650 sq ft		LOT COVERAGE: 26.6%	
	HOUSE PLAN: MM1336		ELEVATION: C	
	ZONING: R-4			

Habitat for Humanity
 183 NW 69th Avenue, Fort Lauderdale, FL 33309
 Office: 954-555-2411 Fax: 954-555-2105
 PROJECT LOCATION: CITY OF APACHE JUNCTION, ARIZONA

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED FOR USE BY:
CDLOOKS
 DRAWINGS PREPARED BY:
 PHOENIX, ARIZONA (602) 941-8209

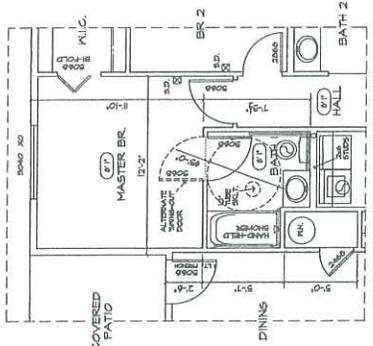
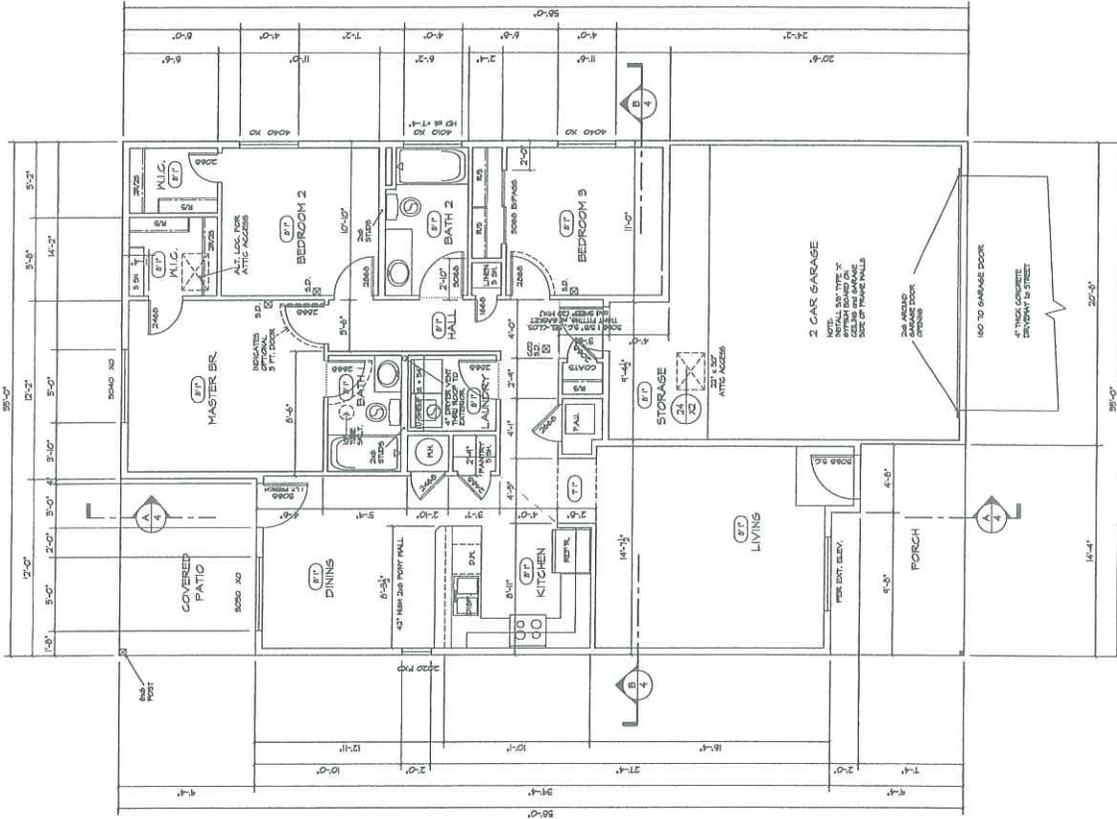
REVISION / DATE
 1-3-09 ARCHITECTURE
 1-3-09 ARCHITECTURE

THIS PROJECT IS FINANCED BY:
Habitat for Humanity
 183 NW 69th Avenue, Fort Lauderdale, FL 33309
 Office: 954-555-2411 Fax: 954-555-2105

CITY OF APACHE JUNCTION, ARIZONA
 OFFICIAL SEAL

DATE: 1-3-09
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 PLAN: MM-1336
 SHEET: 3

FLOOR PLAN
 DETACHED SINGLE FAMILY RES.
 25 FT. WIDE, 3 BR., 2 BA., ONE STORY



OPT! ACCESSIBLE BATH

- GENERAL NOTES:**
- READ SPECIFICATIONS AND INSTRUCTIONS; SHEET #1 OF THESE PLANS FOR ADDITIONAL INFORMATION.
 - ALL DIMENSIONS AND CROSS SECTIONS FOR FINISH SURFACES UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS AND WALLS SEPARATING LIVABLE AREAS FROM GARAGE SHALL BE 2x4 STUDS AT MAX 16" O.C. UNLESS OTHERWISE NOTED.
 - INTERIOR PARTITIONS SHALL BE 2x4 STUDS AT MAX 16" O.C. UNLESS OTHERWISE NOTED.
 - HEAD OF ALL WINDOWS AS NOTED UNLESS SHOWN ON ELEVATION.
 - REFER TO EXTERIOR ELEVATIONS FOR # OF LIGHTS/ROOM.
 - DOWNSPLOM OPENINGS IN EXTERIOR WALLS SHALL BE 1/2" MINIMUM CLEARANCE FROM FINISH SURFACE TO THE BOTTOM OF THE DOWNSPLOM.
 - SIZE YARD SETBACK EACH SIDE OF BUILDING SHALL BE MINIMUM 5'-0". REFER TO PLOT PLAN.
 - FROM ALL ROOMS PROVIDE ACCESS TO A TELEPHONE LINE.
 - ENTER VENT: IF HANDBUILT COVERED HOSE AND VENT; OTHERWISE, AS SHOWN ON PLAN.
 - PROVIDE ALL EXTERIOR WALLS AND ROOFING WITH WEATHER RESISTIVE BARRIER (WRB).
 - IN ALL PARTITIONS AND WALLS PROVIDE WRB.
 - IN ATTACHMENT OF ORIGINAL "SUBMITTALS" FOR PERMITS, PROVIDE WRB AS SHOWN TO PERMITS.
 - GLASS AND OTHER MATERIALS TO HAVE 5/16" MINIMUM THICKNESS UNLESS OTHERWISE NOTED.
 - PROVIDE 1/2" MINIMUM CLEARANCE FROM FINISH SURFACE TO THE BOTTOM OF THE DOWNSPLOM.
 - PROVIDE 1/2" MINIMUM CLEARANCE FROM FINISH SURFACE TO THE BOTTOM OF THE DOWNSPLOM.
 - PROVIDE 1/2" MINIMUM CLEARANCE FROM FINISH SURFACE TO THE BOTTOM OF THE DOWNSPLOM.
 - PROVIDE 1/2" MINIMUM CLEARANCE FROM FINISH SURFACE TO THE BOTTOM OF THE DOWNSPLOM.

(X, Y) INDICATED HEIGHT OF ROOF.

LIVABLE	1936 SQ. FT.
LIVING / STORAGE	1257 SQ. FT.
ENTRY PORCH	112 SQ. FT.
COVERED PATIO	112 SQ. FT.
maximum TOTAL (under roof)	2030 SQ. FT.

FLOOR PLAN

1/4" = 1'-0" (printed on 24"x36" SHEET)
 1/8" = 1'-0" (printed on 11"x17" SHEET)

NOTE: REFER TO INDIVIDUAL EXTERIOR ELEVATION AT FRONT WALL, PORCH AND ENTRY PORCH.

DEC 09 2011

CITIZEN PARTICIPATION FINAL REPORT

HABITAT FOR HUMANITY CENTRAL ARIZONA

6112 WEST PALMAIRE AVENUE

GLENDALE, ARIZONA 85301



PREPARED BY:

TANA NICHOLS

DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT

DECEMBER 7, 2011

APPROVED

DEC 09 2011

City of Glendale
Planning Department

Kenneth Cochran

PROJECT DESCRIPTION

Habitat for Humanity Central Arizona owns a 7,650 square foot lot situated at 6112 West Palмира Avenue, Glendale, Arizona 85301. The property is situated in the Hadsells Subdivision. The property is a flat, rectangular shaped lot. It is approximately 45 feet wide by 170.6 feet deep. The property fronts Palмира Avenue on the south. A plat map is included following.



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**6112 WEST PALMAIRE AVENUE
CITIZENS PARTICIPATION FINAL REPORT**

stable working people who are legal residents and have good credit. These families pay for their homes. It is not a give away program. If you would like to see the quality of our homes you may visit our website at www.habitatcaz.org.

The property is located on the north side of Palmar Avenue, three (3) parcels west of 61st Avenue. The majority of parcels in the area are zoned R-4, Multiple Residence Zoning District. Several of the lots are improved with single-family residential development similar to the development proposed by Habitat for Humanity. Development standards within this District require that minimum net lot areas are at least 6,000 square feet, with a minimum width of sixty (60) feet and a minimum depth of ninety-four (94) feet. Front, side, and rear setbacks are twenty (20) feet, with a maximum lot coverage of 50.00%.

Habitat for Humanity Central Arizona is requesting a variance to allow a decrease in setbacks that would permit the construction of a single-family residence. We are requesting a variance to allow a five (5) foot side yard setback on both the east and west sides where a twenty (20) foot side yard setback is required for both in the R-4, Multiple Residence Zoning District. We are also requesting a variance to account for the fact that the minimum lot width allowed in this zoning district is sixty (60) feet while our lot width is forty-five (45) feet. Habitat for Humanity is proposing to construct a 1,336 square foot single-family residence. The home planned is Habitat Model MM1336. The home will be single story and include three (3) bedrooms, two (2) bathrooms, contain a two (2) car garage and will be constructed of frame and stucco.

Square footages of Model MM1336 are as follows:

House	1,336	Square Feet
Two Car Garage	457	Square Feet
Front Patio	112	Square Feet
Rear Patio	<u>125</u>	<u>Square Feet</u>
Total Square Footage	2,030	Square Feet

The home will be 15'9" in height, well below the maximum allowable height as outlined in the R-4, Multi Family Residential Zoning District.

A site plan is included on the following page.

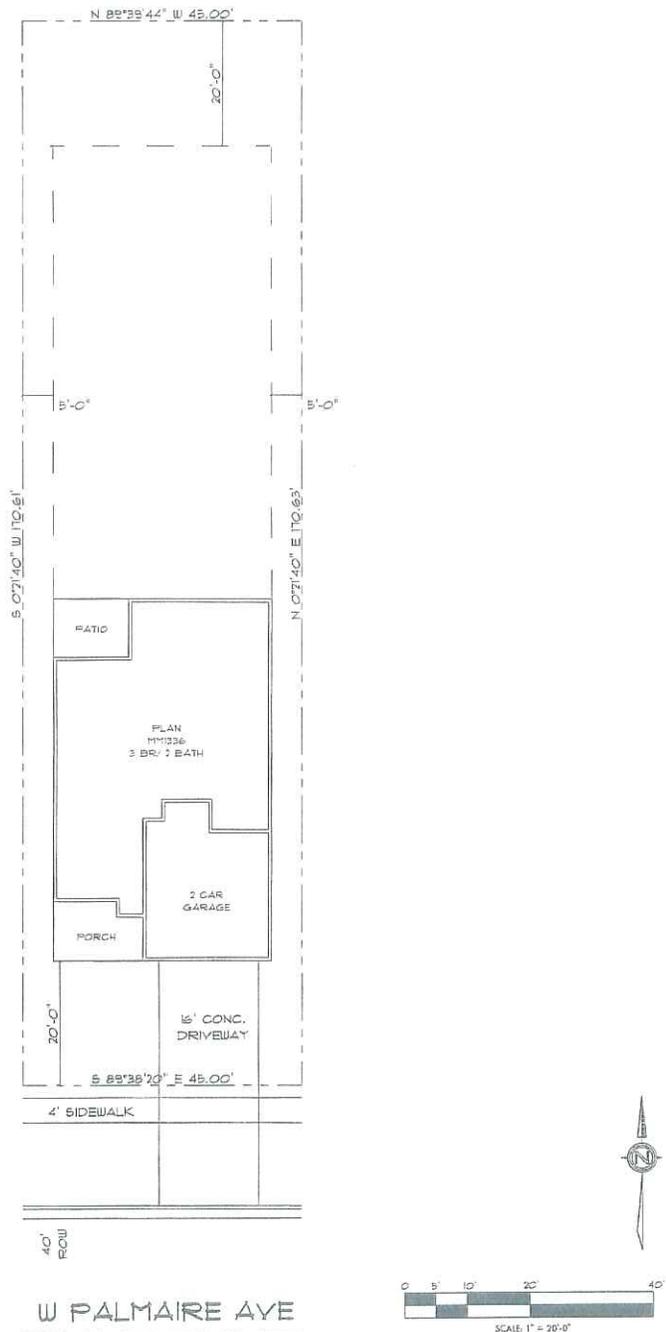
6112 WEST PALMAIRE AVENUE
CITIZENS PARTICIPATION FINAL REPORT

CURRENT R-4
SETBACK REQUIREMENTS:
FRONT: 20'
REAR: 20'
SIDES: 20'

REQUESTED SETBACKS:
FRONT: 20'
REAR: 20'
SIDES: 5'

BUILDING SQ FOOTAGE

LIVABLE	1,336 SQ FT
PATIO	112 SQ FT
PORCH	125 SQ FT
GARAGE	457 SQ FT
TOTAL	2,030 SQ FT



HABITAT FOR HUMANITY CENTRAL ARIZONA 9133 NW GRAND AVENUE SUITE 1 PEORIA, ARIZONA 85345 OFFICE (623)583-2417 FAX (623)583-2705 ROC 251891 CONTACT: JAMIE COLBY OFFICE (623)583-2417 X.120 CELL (623)243-0342 FAX (623)583-2705 JAMIE@HABITATCAZ.ORG	HADSELLS SUBDIVISION		GLENDALE, ARIZONA	DATE: OCTOBER 15, 2011
	LOT NUMBER: 23			
	ADDRESS: 6112 W PALMAIRE AVE, GLENDALE, AZ 85301			
	PARCEL NUMBER: 143-37-023			
	LOT SQUARE FOOTAGE: 7,650 sq ft		LOT COVERAGE: 26.6%	
	HOUSE PLAN: MM1336		ELEVATION: C	
	ZONING: R-4			

ELEMENTS OF CITIZEN PARTICIPATION PLAN

The City of Glendale Planning Department specified the notification area. It was determined that a notification letter was the most appropriate public notification technique for this project. A plat map outlining the notification area was included. Also provided in the plan was a listing of property owners, other homeowners associations, interested parties, and additional notification individuals. Items addressed in the plan include individuals affected directly or indirectly, possible project concerns, project contact information, amendment notification techniques, citizen participation status, and scheduling.

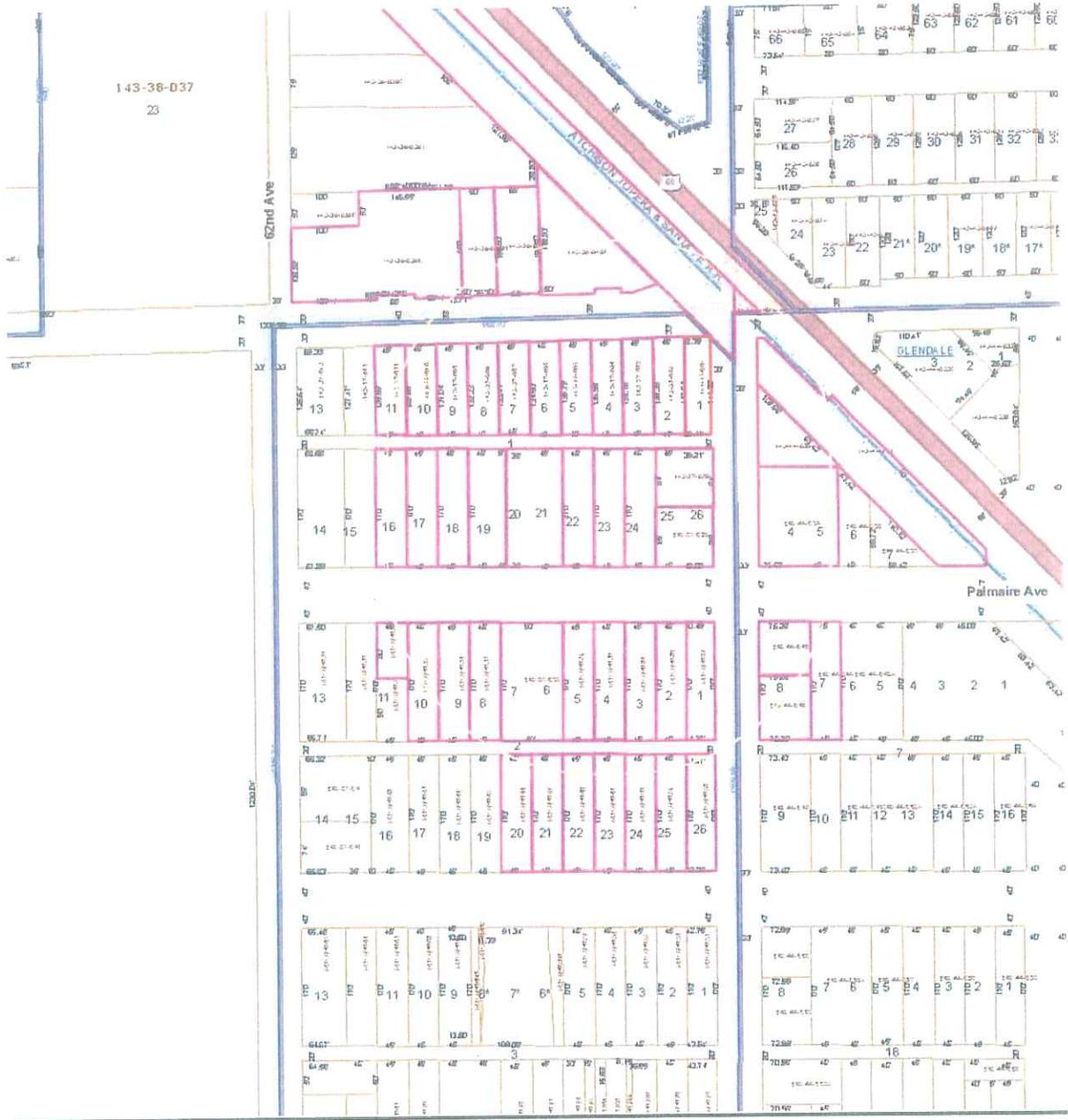
NOTIFICATION DATES

The Citizen Participation Plan was submitted to the City of Glendale on October 28, 2011. The plan was approved by the City of Glendale's Development Review Team on November 21, 2011. Public notification letters were forwarded to all pertinent parties on November 21, 2011. December 6, 2011 was the deadline to receive citizen input. No revisions to the plan were required and the Citizen Participation Final Report was forwarded December 7, 2011.

NOTIFICATION AREA

A plat map with an outline of the notification area as determined appropriate by the Planning Department is included following. All property owners and other interested parties within this notification area were notified by First Class Mail.

6112 WEST PALMAIRE AVENUE
CITIZENS PARTICIPATION FINAL REPORT



INDIVIDUALS NOTIFIED

The following individuals comprised of residents, property owners, interested parties, and additional notifications received public notifications letters.

6112 WEST PALMAIRE AVENUE
CITIZENS PARTICIPATION FINAL REPORT

**INTERESTED PARTIES
NOTIFICATION LIST FOR
PROPOSED DEVELOPMENT -
CITY WIDE & OCOTILLO**

CITY OF GLENDALE NEIGHBORHOOD PARTNERSHIPS 5850 W GLENDALE AVE #270 GLENDALE AZ 85301	RON PROTHERO 6316 W KEIM DR GLENDALE AZ 85301	
KAREN ABORNE 7318 W GRIFFIN AVE GLENDALE AZ 85303	HARRIET AGIUS 7132 W GROVERS AVE GLENDALE AZ 85308	LAURA RAKOCZYNSKI 9403 N 50TH DR GLENDALE AZ 85302
DOUG ATTIG 6066 N 84TH DR GLENDALE AZ 85305	A.I. BABINEAU 4815 W COCHISE DR GLENDALE AZ 85302	ROD BEAL 18869 N 71ST LN GLENDALE AZ 85308
BOB BOHART 5603 W BELMONT GLENDALE AZ 85301	JOYCE CLARK 8628 W CAVALIER DR GLENDALE AZ 85305	TOM TRAW 6024 N 83RD AVE GLENDALE AZ 85303
ALMON DAVIS 6005 W MONTE CRISTO AVE GLENDALE AZ 85306	MIKE DEPINTO 6507 W SHAW BUTTE DR GLENDALE AZ 85304-2414	DANIEL DREW 4502 W MORTEN AVE GLENDALE AZ 85301
SAMANTHA JOHNSON CBD DIVERSIFIED 3131 E CAMELBACK RD STE 210 PHOENIX AZ 85016	TRISH EDWARDS 8626 N 53RD AVE GLENDALE AZ 85302	JUDY FARR 6527 W HILL LN GLENDALE AZ 85310
BARBARA FENNEMA 18033 N 83RD DR PEORIA AZ 85382	SUSAN FERRELL 4646 W KRALL ST GLENDALE AZ 85301	DON TATE 6735 W ROBIN LN GLENDALE AZ 85310
B GARLAND 5012 N 64TH DR GLENDALE AZ 85301	MARK GARRATT 7605 N 72ND AVE GLENDALE AZ 85303	DENNIS GERHARD 10613 N 48TH AVE GLENDALE AZ 85304
DIANE HAND 5349 W ACAPULCO GLENDALE AZ 85306	MICHAEL SOCACIU 8574 W BERRIDGE LN GLENDALE AZ 85305	JOHN AND SUE JONES 18658 N 78TH DR GLENDALE AZ 85308

6112 WEST PALMAIRE AVENUE
CITIZENS PARTICIPATION FINAL REPORT

ARLINE YZQUIERDO
8525 N 52ND DR
GLENDALE AZ 85302

DEBRA KIST
5643 W MOUNTAIN VIEW RD
GLENDALE AZ 85302

JOHN KOLODZIEJ
6258 N 88TH LN
GLENDALE AZ 85308

GEORGIA KNOX
17214 N 66TH TER
GLENDALE AZ 85308

RONALD AND KAY
LONGCOR
8022 W MONTEBELLO AVE
GLENDALE AZ 85303

TERRY LANE
6103 N 87TH LN
GLENDALE AZ 85305-2452

KATHLEEN LEWIS
7456 W AURORA DR
GLENDALE AZ 85308

MICKEY LUND
5708 W ROYAL PALM RD
GLENDALE AZ 85302

CHERI MCCLOSKEY
5336 W BECK LN
GLENDALE AZ 85306

CARRIE AND MITCH MEEK
6563 W PIUTE AVE
GLENDALE AZ 85308

DAVE TRISH
6773 W VIA MONTOYA DR
GLENDALE AZ 85310

BILL NORGREN
8608 W CAVALIER
GLENDALE AZ 85305

LAURA RAKOCZYNSKI
9403 N 50TH DR
GLENDALE AZ 85302

PATTY WYRICK
9626 N 58TH DR
GLENDALE AZ 85302

VALLEY PARTNERSHIP
5110 N 44TH ST
SUITE 200
PHOENIX AZ 85019

CHRIS REAKA
7536 W CAROLE LN
GLENDALE AZ 85303

THE ARIZONA REPUBLIC
17235 N 75TH AVE
STE A 100
GLENDALE AZ 85308

WILLIAM RAY
7305 W ANGELA DR
GLENDALE AZ 85308

RICHARD SCHWARTZ
8232 W MONTEBELLO AVE
GLENDALE AZ 85303

DIANA M SEGER
6132 W TOWNLEY AVE
GLENDALE AZ 85302

DAVE TRISH
6773 W VIA MONTOYA DR
GLENDALE AZ 85310

MARY SMITH
8968 W CITRUS WAY
GLENDALE AZ 89305

MEL SMITH
PO BOX 12572
GLENDALE AZ 85318

MAGI SHRECK
10673 W RANCHO DR
GLENDALE AZ 85307

CITY OF GLENDALE MAYOR'S
OFFICE
MAYOR SCRUGGS
5850 W GLENDALE AVE
GLENDALE AZ 85301

GLENDALE CITY COUNCIL OFFICE
COUNCIL MEMBER ALVAREZ
5850 W GLENDALE AVENUE
GLENDALE AZ 85301

REMIGIO CORDER, PLANNER
PLANNING DEPARTMENT
CITY OF GLENDALE
5850 W GLENDALE AVE, #212
GLENDALE AZ 85301

**6112 WEST PALMAIRE AVENUE
CITIZENS PARTICIPATION FINAL REPORT**

DIANA FIGUEROA, SR SECRETARY
PLANNING DEPARTMENT
CITY OF GLENDALE
5850 W GLENDALE AVE, #212
GLENDALE, AZ 85301

SANDOVAL FAUSTO J
4613 E VERNON AVE
PHOENIX AZ 85008
14337003

SANDOVAL FAUSTO J
6111 W MYRTLE AVE
GLENDALE AZ 85301
14337004

SANDOVAL FAUSTO J
6111 W MYRTLE AVE
GLENDALE AZ 85301
14337005

MARQUEZ EZEQUIEL/SILVIA
15593 N GIL BALCOME ST
SURPRISE AZ 85374
14337022

UTT BONNIE C
6106 W PALMAIRE
GLENDALE AZ 85301
14337024

ROSELL ALBERT/LORI
3386 BELGROVE CIR
SAN JOSE CA 95148
14337029

MORALES JOSE S JR/BLANCA E
7569 W OCOTILLO RD
GLENDALE AZ 85303
14337030

MORALES JOSE S JR/BLANCA E
7569 W OCOTILLO RD
GLENDALE AZ 85303
14337031

MEETING DATES/LOCATION

It was determined that it was unnecessary to schedule a meeting to discuss the proposal.

INDIVIDUALS NOTICED

A total of eight (8) property owners, fifty (50) individuals included in the Ocotillo District, and four (4) additional notification individuals were forwarded a public notification letter. None of the individuals noticed participated in the process.

PROJECT CONCERNS

During the fifteen (15) day citizen input period, no project concerns, issues, or problems were raised.

PUBLIC NOTIFICATION LETTER

A copy of the public notification letter is included following. No additional notification techniques were deemed appropriate.



November 21, 2011

Re: 6112 West Palmar Avenue, Glendale, Arizona 85301
Parcel No. 143-37-023

Dear Neighbor:

This letter is to inform you that Habitat for Humanity Central Arizona affiliate is applying for a variance with the City of Glendale. The property is located at 6112 West Palmar Avenue, Glendale, Arizona 85301.

The purpose of a variance is to create equity by allowing deviations from the Zoning Ordinance Development Standards.

Habitat for Humanity is requesting a variance to allow a decrease in setbacks that would permit the construction of a single-family residence. We are requesting a variance to allow a forty-five (45) foot wide lot where a sixty (60) foot width lot minimum is required. We are also requesting a variance to allow a five (5) foot side setback on each side where twenty (20) feet on each side is required in the R-4, Multiple Residence District. This is necessary because Habitat for Humanity would like to construct a 1,336 square foot, single story, single-family residence. The home planned is Habitat Model MM1336.

Habitat for Humanity Central Arizona is an affiliate of Habitat for Humanity International, a worldwide organization with one main goal of eliminating substandard housing. Habitat, with the help of donated money and volunteer labor, builds affordable homes and sells them to qualified low-income buyers with the help of a no interest loan. The buyers not only put in work hours on their own homes, but on the Habitat homes of their neighbors as well.

Habitat has already built, renovated and repaired over 825 homes in the metro Phoenix area. We have served families in Avondale, Apache Junction, Chandler, Gilbert, Guadalupe, Glendale, Mesa, Peoria, Phoenix, Surprise and Tempe. These new and renovated homes and the associated 825 families who live in them have had a positive impact on communities all over the valley. Many people do not realize that we build and renovate energy efficient stucco homes for stable working people who are legal residents and have good credit. These families pay for their homes. It is not a give away program. If you would like to see the quality of our homes you may visit our website at www.habitatcaz.org

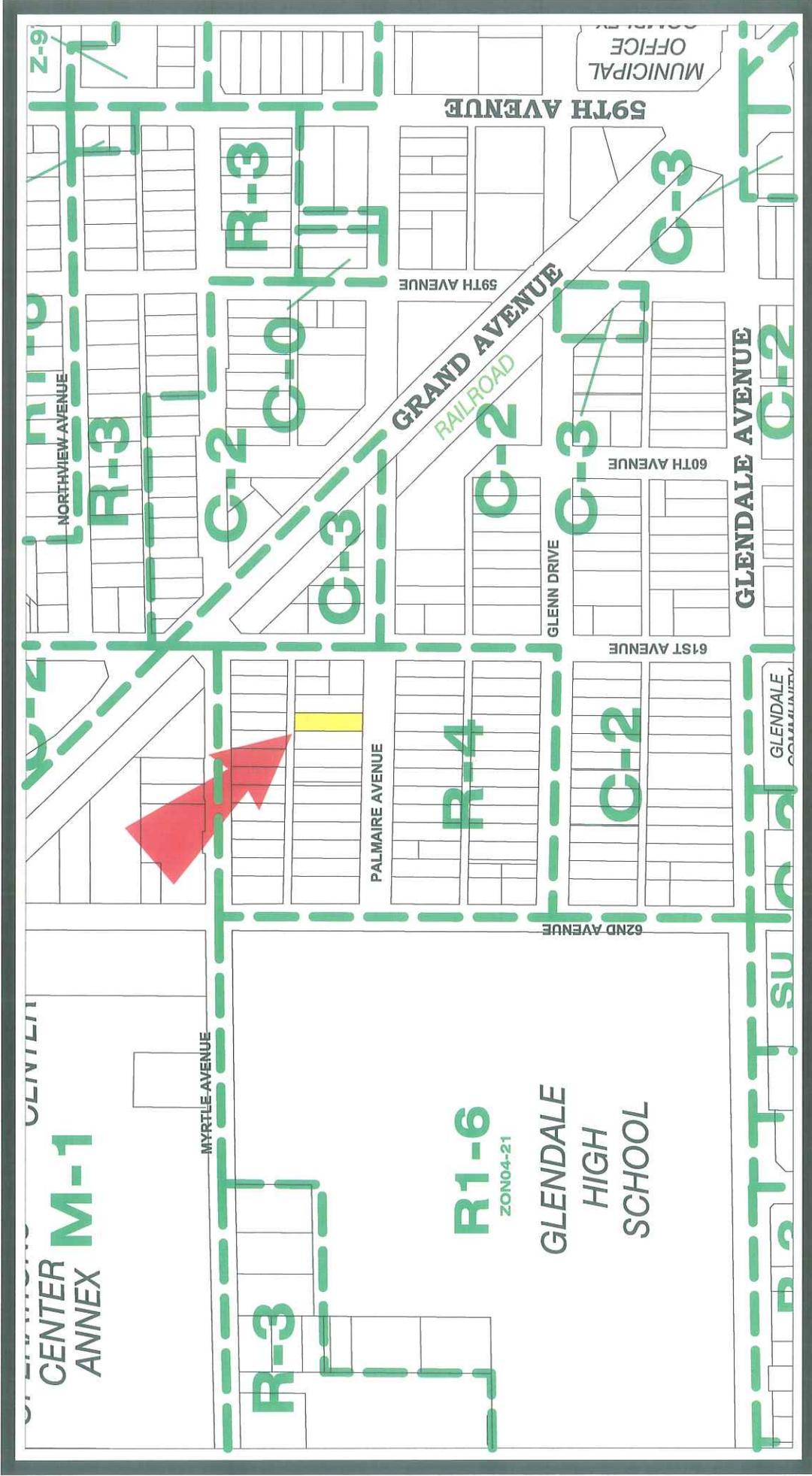
I have included a site plan with this letter for your review. Please provide any comments to this variance request by December 5, 2011. You may contact me at the address or phone number shown below. You may also contact Remigio Cordero with the City of Glendale Planning Department at 623.930.2957.

Sincerely,

Tana Nichols
Director of Land Acquisition and Development

Encl. Site Plan





CASE NUMBER
VAR11-06



LOCATION
6112 W. PALMAIRE AVENUE

REQUEST

VARIANCES TO REDUCE THE SIDE YARD SETBACKS TO 5' WHERE 20' IS REQUIRED IN THE R-4 (MULTIPLE RESIDENCE) ZONING DISTRICT.



Case Number
VAR11-06





Planning Department Staff Report

DATE: February 9, 2012 **AGENDA ITEM:** 3

TO: Board of Adjustment

FROM: Tabitha Perry, Assistant Planning Director
PRESENTED BY: Remigio Cordero, Planner

SUBJECT: **VARIANCE APPLICATION VAR11-07: HABITAT FOR HUMANITY – 7315 NORTH 54TH AVENUE**

REQUEST: Reduce the side yard setbacks to 10 feet where 15 feet is required in the R-2 (Mixed Residence) zoning district.

APPLICANT/OWNER: Habitat for Humanity.

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 stipulations.

PROPOSED MOTION: Move to approve VAR011-07 subject to stipulations.

SUMMARY: The applicant is requesting a variance to construct a 2,030 square-foot home on a vacant lot.

BOARD ACTION: Case No. VAR11-07 was _____ by _____, subject to staff report stipulations, and was seconded by Board member _____, with a _ to _ vote.

DETAILS OF REQUEST:

General Plan Designation:

3.5 – 5 (Medium Density Residential 3 – 5 dwelling units per acre).

Property Location and Size:

The property is located east of the northeast corner of 54th and State avenues. The lot dimensions are 55 feet wide by 129 feet deep, and the property is approximately 7,640 square feet in size.

Zoning Ordinance Requirements:

Section 5.410 - R-2 (Mixed Residence) Table 2:
Minimum perimeter yard setback: 15 feet.

Surrounding Land Use and Zoning:

North: Single-family residence, zoned R-2.

East: Single-family residence, zoned R-2.

South: Single-family residence, zoned R-2.

West: Single-family residence, across 54th Avenue, zoned R-2.

History:

- The property is part of the Cook and White Addition Amended Subdivision, which was platted in the City in 1945.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Plan:

On November 21, 2011, the applicant mailed 59 notification letters to adjacent property owners and interested parties. The applicant did not receive any response regarding the request. The Planning Department did not receive any response regarding the request either. The applicant's Citizen Participation Final Report is attached.

Board of Adjustment Public Hearing:

A Notice of Public Hearing was published in *The Glendale Star* on January 19, 2012. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on January 20, 2012. The property was posted on January 20, 2012.

STAFF FINDINGS AND ANALYSIS:

The Board of Adjustment must make 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 55 foot width of the lot creates a special circumstance not self-imposed by the property owner. The construction of a new home requires some level of relief based on the setback requirement. The setback requirement would only allow for a 25-foot home to be built. A 25-foot wide home would not allow the applicant to provide amenities such as a garage and patios to the new home. The surrounding neighborhood is developed with a variety of side-yard setbacks; many do not meet the current R-2 perimeter setbacks.

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;**

The strict application of the Zoning Ordinance would limit the property to 15 foot side yard setbacks and limit the type of housing product due to total width. Several of the properties in the neighborhood have setbacks that are similar to those proposed by Habitat for Humanity.

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

The requested side yard setbacks are the minimum necessary to construct a single-family residential home on the lot. The front and rear yard setbacks, maximum lot coverage, and minimum lot depth are in conformance with current R-2 zoning requirements.

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 building setbacks are consistent with other properties in the surrounding area and will not detrimentally affect any neighboring properties.

RECOMMENDATION:

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 stipulations:

1. Development shall be in conformance with the site plan, floor plan, and elevations date-stamped December 9, 2012.
2. All mechanical equipment shall be ground mounted.
3. All utilities less than 69kv shall be placed underground.

ATTACHMENTS:

1. Applicant's Narrative, date stamped December 9, 2011.
2. Site Plan, Elevations, and Floor Plan, date-stamped December 9, 2011.
3. Citizen Participation Final Report (without mailing labels), approved December 9, 2011.
4. Vicinity Zoning Map.
5. Aerial Photograph, dated November, 2008.

PROJECT MANAGER:

Remigio Cordero, Planner (623) 930-2597
rcordero@glendaleaz.com

REVIEWED BY:



Planning Director

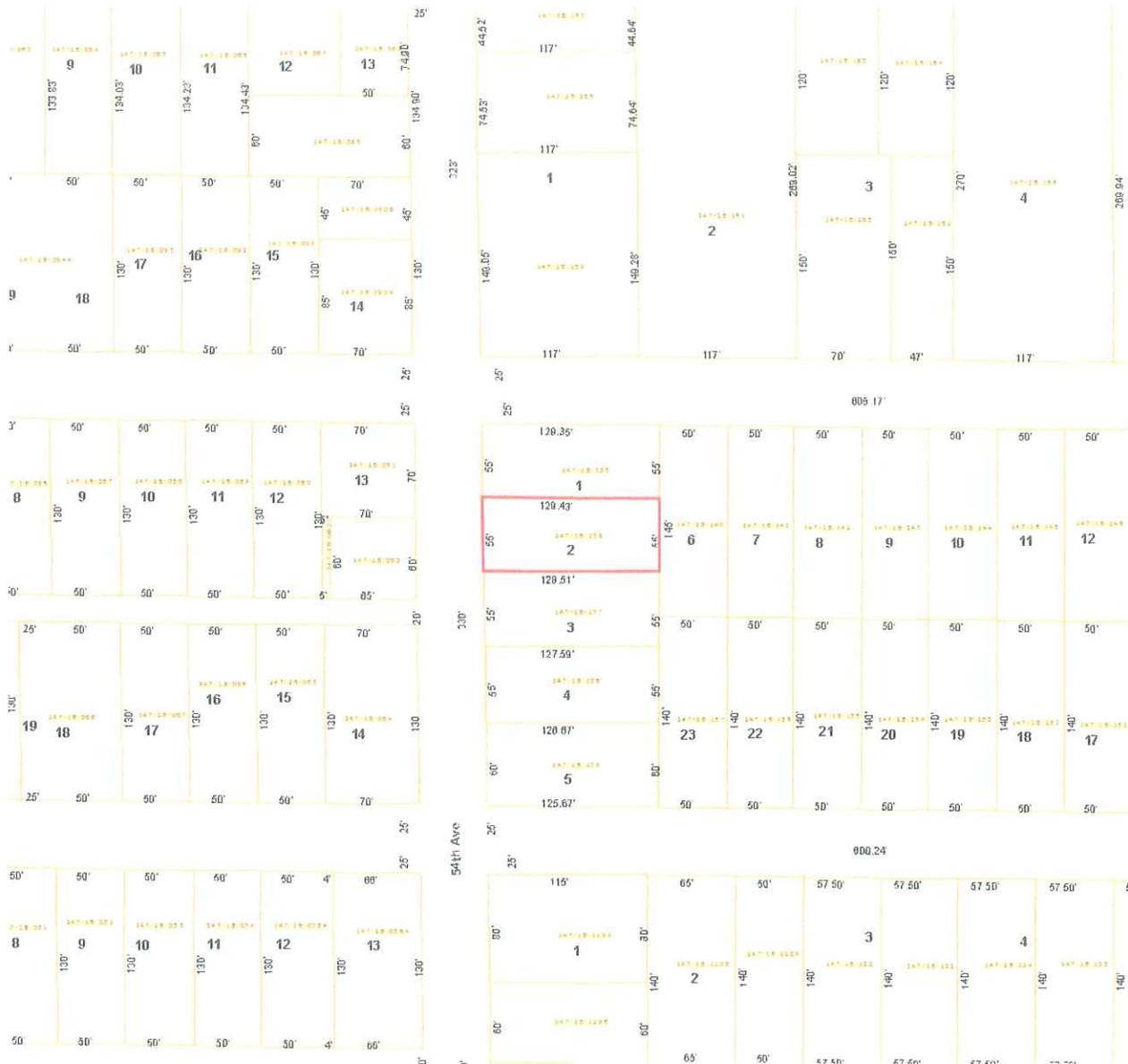
RC/df



Deputy City Manager

PROJECT DESCRIPTION

Habitat for Humanity Central Arizona owns a 7,055 square foot lot situated at 7315 North 54th Avenue, Glendale, Arizona 85301. The property is situated in the Cook and White Addition Amended. The property is a flat, rectangular shaped lot. It is approximately 55 feet wide by 128 feet deep. The property fronts 54th Avenue on the west. A plat map is included following.



Habitat for Humanity Central Arizona is an affiliate of Habitat for Humanity International, a worldwide organization with one main goal of eliminating substandard housing. Habitat, with the help of donated money and volunteer labor, builds affordable homes and sells them to qualified low-income buyers with the help of a no interest loan. The buyers not only put in work hours on their own homes, but on the Habitat homes of their neighbors as well.

PROJECT NARRATIVE
7315 NORTH 54TH AVENUE

Habitat has already built, renovated and repaired over 825 homes in the metro Phoenix area. We have served families in Avondale, Apache Junction, Chandler, Gilbert, Guadalupe, Glendale, Mesa, Peoria, Phoenix, Surprise and Tempe. These new and renovated homes and the associated 825 families who live in them have had a positive impact on communities all over the valley. Many people do not realize that we build and renovate energy efficient stucco homes for stable working people who are legal residents and have good credit. These families pay for their homes. It is not a give away program. If you would like to see the quality of our homes you may visit our website at www.habitatcaz.org.

The property is located on the east side of 54th Avenue, two (2) parcels south of Gardenia Avenue. The majority of parcels in the area are zoned R-2, Multiple Residence Zoning District. Several of the lots are improved with single-family residential development similar to the development proposed by Habitat for Humanity. Development standards within this District require that minimum net lot areas are at least 10,000 square feet, with a minimum width of sixty (60) feet and a minimum depth of ninety-four (94) feet. Front, side, and rear setbacks are fifteen (15) feet, with a maximum lot coverage of 50.00%.

Habitat for Humanity Central Arizona is requesting a variance to allow a decrease in setbacks that would permit the construction of a single-family residence. We are requesting a variance to allow a ten (10) foot side yard setback on both the north and south sides where a fifteen (15) foot side yard setback is required for both in the R-2, Multiple Residence Zoning District. Habitat for Humanity is proposing to construct a 1,336 square foot single-family residence. The home planned is Habitat Model MM1336. The home will be single story and include three (3) bedrooms, two (2) bathrooms, contain a two (2) car garage and will be constructed of frame and stucco.

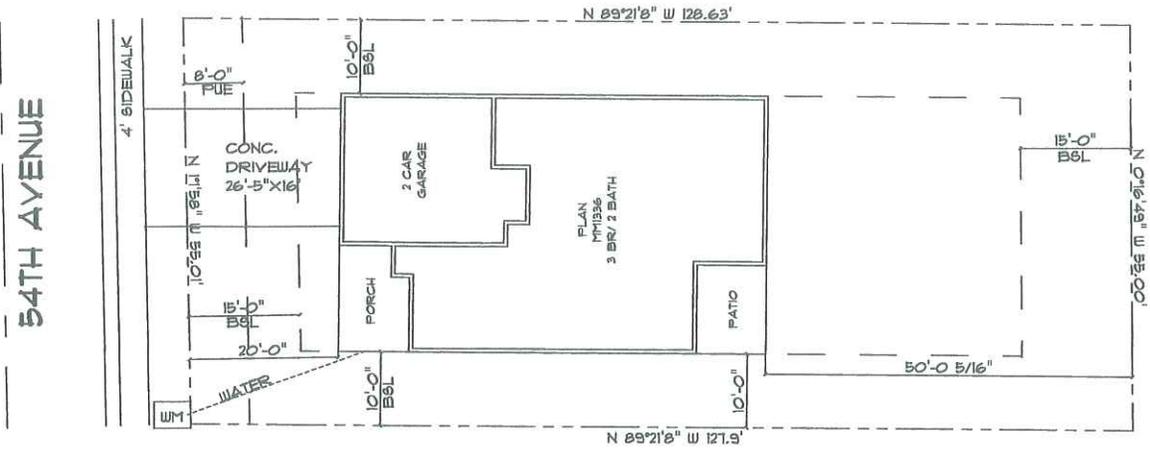
Square footages of Model MM1336 are as follows:

House	1,336	Square Feet
Two Car Garage	457	Square Feet
Front Patio	112	Square Feet
Rear Patio	<u>125</u>	<u>Square Feet</u>
Total Square Footage	2,030	Square Feet

The home will be 15'9" in height, well below the maximum allowable height as outlined in the R-2, Multi Family Residential Zoning District.

A site plan is included on the following page.

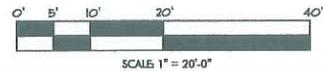
PLOT PLAN



CURRENT R-2
SETBACK REQUIREMENTS:
FRONT: 15'
REAR: 15'
SIDES: 15'

REQUESTED
SETBACK REQUIREMENTS:
FRONT: 15'
REAR: 15'
SIDES: 10'

BUILDING SQ FOOTAGE:
LIVABLE: 1,336 SQ FT
PATIO: 112 SQ FT
PORCH: 125 SQ FT
GARAGE: 451 SQ FT
TOTAL: 2,030 SQ FT



HABITAT FOR HUMANITY
CENTRAL ARIZONA
9133 NW GRAND AVENUE SUITE 1
PEORIA, ARIZONA 85345
OFFICE (623)583-2417
FAX (623)583-2705
ROC 251891

CONTACT:
JAMIE MACFARLANE
OFFICE (623)583-2417 X 120
CELL (623)243-0342
FAX (623)583-2705
JAMIE@HABITATCAZ.ORG

COOK & WHITE ADD AMD

GLENDALE, ARIZONA

DATE 10/28/2011

LOT NUMBER: 2

ADDRESS: 7315 N 54TH AVENUE

PARCEL NUMBER: 147-18-136

LOT SQUARE FOOTAGE: 7,640 SQ FT

HOUSE PLAN: MM1336

ELEVATION: C

ZONING: R-2

FINDINGS OF A VARIANCE

Pursuant to the requirements of the City of Glendale Planning Department, Habitat for Humanity Central Arizona must provide evidence that the following findings are met:

- 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 side setbacks required in the R-2, Multiple Residence Zoning District are not typical of single-family residential development, and further, not typical of existing development in the area. The majority of the surrounding area development contains a variety of setbacks that do not meet the current zoning requirements. The existing homes in the neighborhood are enjoying setbacks less than the fifteen (15) feet required.

- 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;**

The strict application of the Zoning Ordinance would limit the property to fifteen (15) foot side setbacks and limit the type of housing product to a total width of just twenty-five (25) feet. The majority of the properties in the neighborhood have setbacks that are similar to those proposed by Habitat for Humanity Central Arizona.

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

The requested side setbacks are the minimum necessary to construct a typically sized single-family residential home on the lot. The front and rear setbacks, as well as the minimum lot width, depth, and size are in conformance with current R-2 zoning requirements.

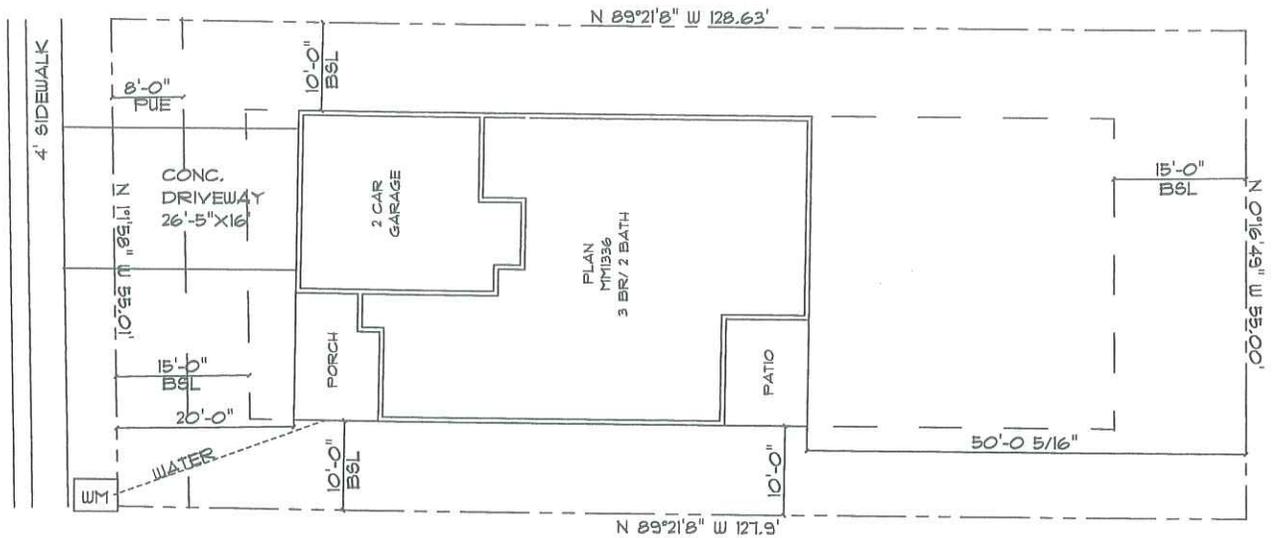
- 4. Granting the variance will not have a detrimental effect on the property, adjoining property, the surrounding neighborhood, or the City in general.**

The requested building setbacks are consistent with other properties in the surrounding area and will not detrimentally affect any neighboring properties.

PLOT PLAN

DEC 09 2011

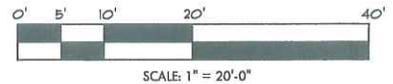
54TH AVENUE



**CURRENT R-2
SETBACK REQUIREMENTS:**
 FRONT: 15'
 REAR: 15'
 SIDES: 15'

**REQUESTED
SETBACK REQUIREMENTS:**
 FRONT: 15'
 REAR: 15'
 SIDES: 10'

BUILDING SQ FOOTAGE:
 LIVABLE: 1,336 SQ FT
 PATIO: 112 SQ FT
 PORCH: 125 SQ FT
 GARAGE: 451 SQ FT
 TOTAL: 2,030 SQ FT



HABITAT FOR HUMANITY
 CENTRAL ARIZONA
 9133 NW GRAND AVENUE SUITE 1
 PEORIA, ARIZONA 85345
 OFFICE (623)583-2417
 FAX (623)583-2705
 ROC 251891

CONTACT:
 JAMIE MACFARLANE
 OFFICE (623)583-2417 X 120
 CELL (623)243-0342
 FAX (623)583-2705
 JAMIE@HABITATCAZ.ORG

COOK & WHITE ADD AMD

GLENDALE, ARIZONA

DATE: 10/28/2011

LOT NUMBER: 2

ADDRESS: 7315 N 54TH AVENUE

PARCEL NUMBER: 147-18-136

LOT SQUARE FOOTAGE: 7,640 SQ FT

HOUSE PLAN: MM1336

ELEVATION: C

ZONING: R-2

Habitat for Humanity
 4933 N. GRAND AVENUE, PHOENIX, AZ 85018
 OFFICE: 602-958-3417 FAX: 602-958-3705
 PROJECT LOCATION:
 CITY OF AVAHOE JUNCTION, ARIZONA

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED FOR THE CITY OF AVAHOE JUNCTION, ARIZONA

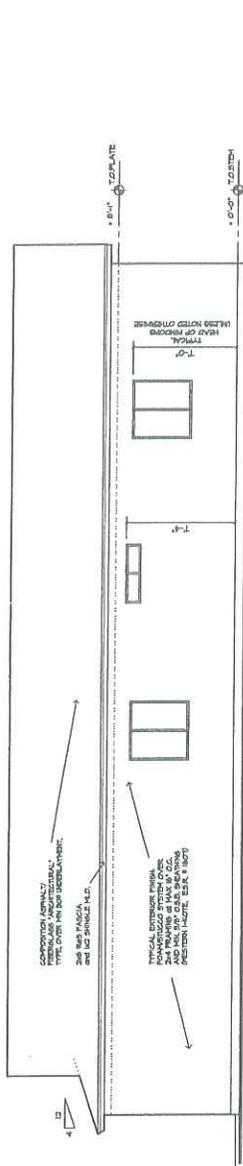
35 FT. WIDE, 3 BR. / 2 BA. ONE STORY DETACHED SINGLE FAMILY RES. EXTR. ELEVATIONS 'D'

FILE: MM-1336-01
 DATE: 9-30-10
 BY: MANKER

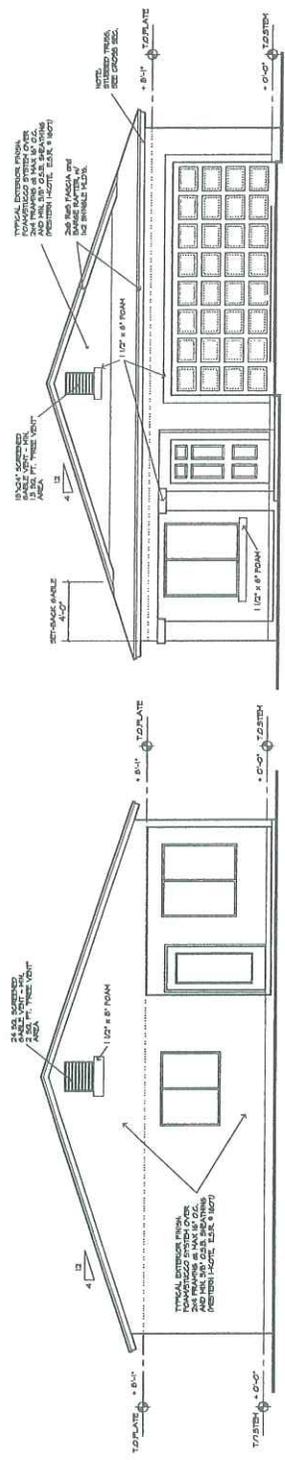
PLAN: MM-1336
 SHEET: D1

REVISION / DATE
 1-2-10 MOVE DRAWING FROM

DRAWINGS PREPARED BY: **CPD LOOKS**
 PHOENIX, ARIZONA (602) 941-4120

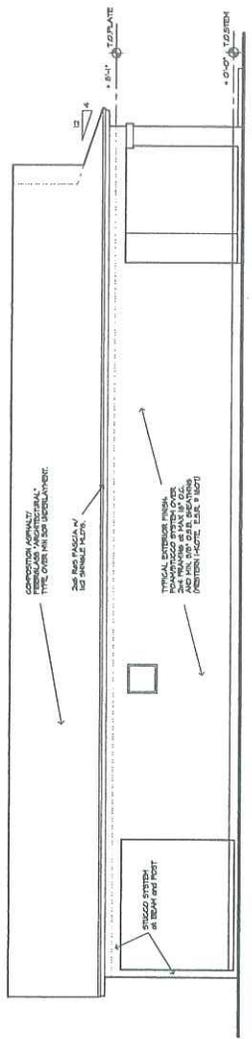


RIGHT SIDE



FRONT

REAR



LEFT SIDE

EXTERIOR ELEVATION 'D'
 1/4" = 1'-0" (printed on 22"x34" SHEET)
 1/8" = 1'-0" (printed on 11"x17" SHEET)

DEC 09 2011

CITIZEN PARTICIPATION FINAL REPORT

HABITAT FOR HUMANITY CENTRAL ARIZONA

7315 NORTH 54TH AVENUE

GLENDALE, ARIZONA 85301



PREPARED BY:

TANA NICHOLS

DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT

DECEMBER 7, 2011

APPROVED

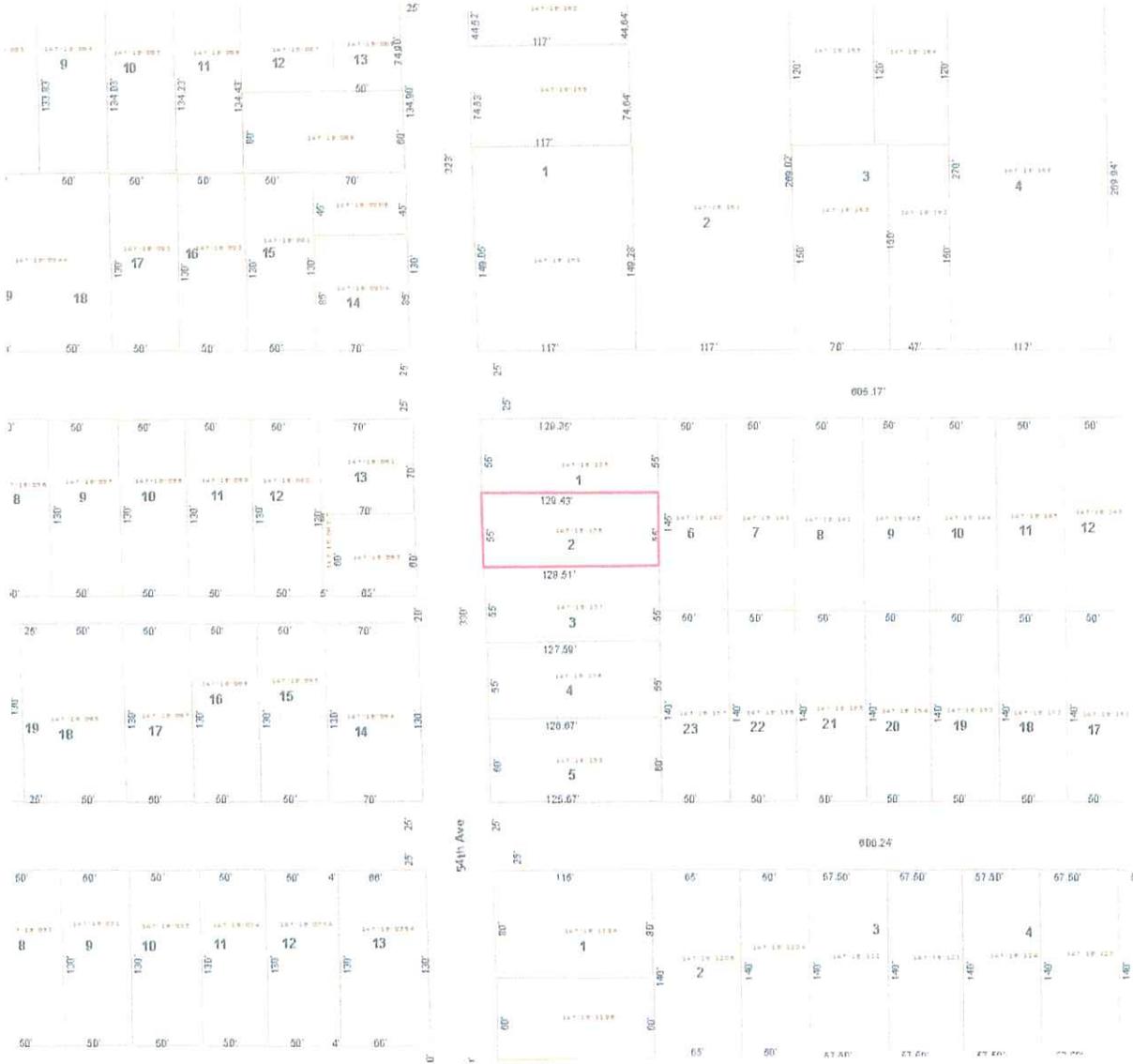
DEC 09 2011

City of Glendale
Planning Department

Resingio Cochino

PROJECT DESCRIPTION

Habitat for Humanity Central Arizona owns a 7,055 square foot lot situated at 7315 North 54th Avenue, Glendale, Arizona 85301. The property is situated in the Cook and White Addition Amended. The property is a flat, rectangular shaped lot. It is approximately 55 feet wide by 128 feet deep. The property fronts 54th Avenue on the west. A plat map is included following.



Habitat for Humanity Central Arizona is an affiliate of Habitat for Humanity International, a worldwide organization with one main goal of eliminating substandard housing. Habitat, with the help of donated money and volunteer labor, builds affordable homes and sells them to qualified low-income buyers with the help of a no interest loan. The buyers not only put in work hours on their own homes, but on the Habitat homes of their neighbors as well.

Habitat has already built, renovated and repaired over 825 homes in the metro Phoenix area. We have served families in Avondale, Apache Junction, Chandler, Gilbert, Guadalupe, Glendale, Mesa, Peoria, Phoenix, Surprise and Tempe. These new and renovated homes and the associated 825 families who live in them have had a positive impact on communities all over the valley. Many people do not realize that we build and renovate energy efficient stucco homes for stable working people who are legal residents and have good credit. These families pay for their homes. It is not a give away program. If you would like to see the quality of our homes you may visit our website at www.habitatcaz.org.

The property is located on the east side of 54th Avenue, two (2) parcels south of Gardenia Avenue. The majority of parcels in the area are zoned R-2, Multiple Residence Zoning District. Several of the lots are improved with single-family residential development similar to the development proposed by Habitat for Humanity. Development standards within this District require that minimum net lot areas are at least 10,000 square feet, with a minimum width of sixty (60) feet and a minimum depth of ninety-four (94) feet. Front, side, and rear setbacks are fifteen (15) feet, with a maximum lot coverage of 50.00%.

Habitat for Humanity Central Arizona is requesting a variance to allow a decrease in setbacks that would permit the construction of a single-family residence. We are requesting a variance to allow a ten (10) foot side yard setback on both the north and south sides where a fifteen (15) foot side yard setback is required for both in the R-2, Multiple Residence Zoning District. Habitat for Humanity is proposing to construct a 1,336 square foot single-family residence. The home planned is Habitat Model MM1336. The home will be single story and include three (3) bedrooms, two (2) bathrooms, contain a two (2) car garage and will be constructed of frame and stucco.

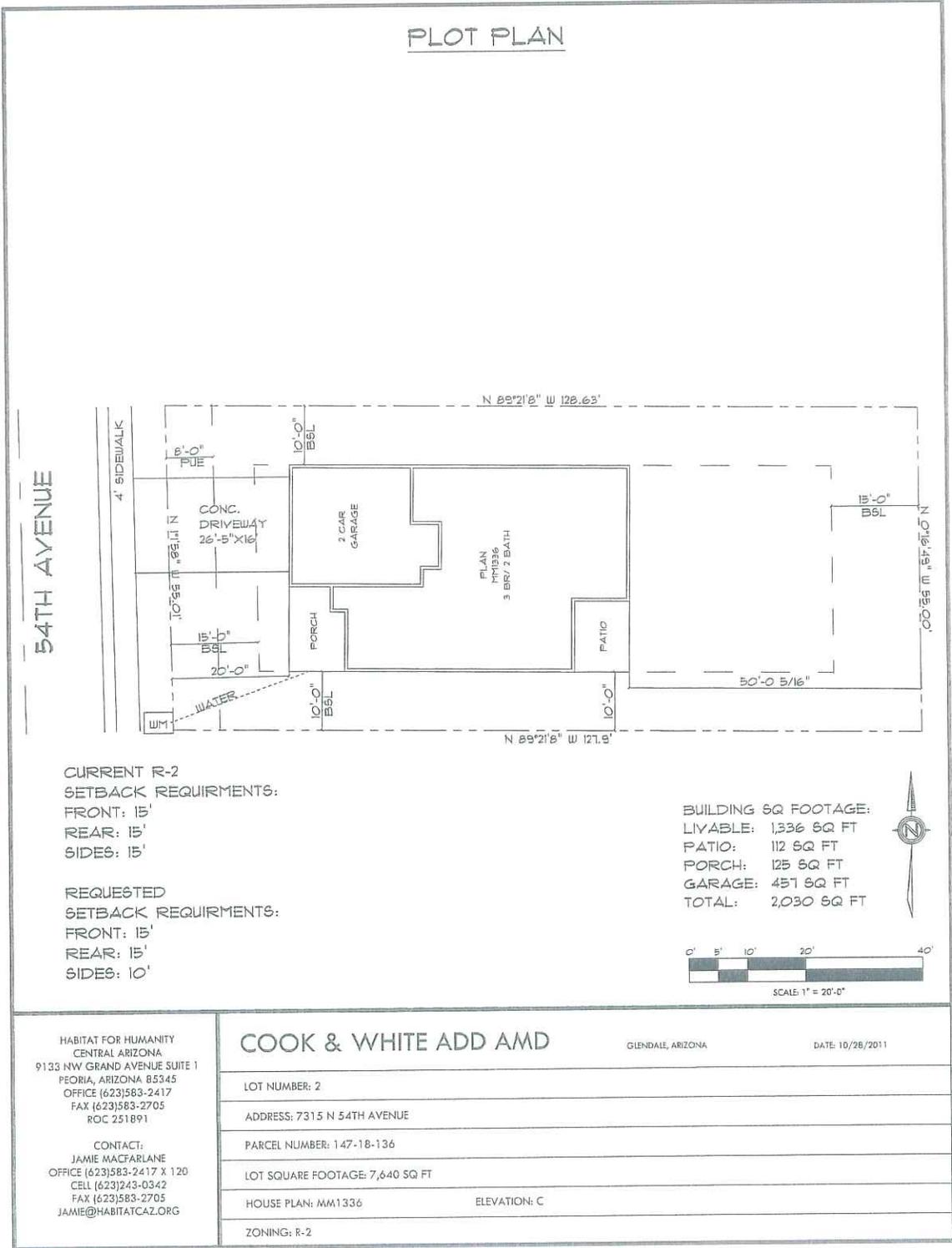
Square footages of Model MM1336 are as follows:

House	1,336 Square Feet
Two Car Garage	457 Square Feet
Front Patio	112 Square Feet
Rear Patio	<u>125 Square Feet</u>
Total Square Footage	2,030 Square Feet

The home will be 15'9" in height, well below the maximum allowable height as outlined in the R-2, Multi Family Residential Zoning District.

A site plan is included on the following page.

**7315 NORTH 54TH AVENUE
CITIZENS PARTICIPATION FINAL REPORT**



ELEMENTS OF CITIZEN PARTICIPATION PLAN

The City of Glendale Planning Department specified the notification area. It was determined that a notification letter was the most appropriate public notification technique for this project. A plat map outlining the notification area was included. Also provided in the plan was a listing of property owners, other homeowners associations, interested parties, and additional notification individuals. Items addressed in the plan include individuals affected directly or indirectly, possible project concerns, project contact information, amendment notification techniques, citizen participation status, and scheduling.

NOTIFICATION DATES

The Citizen Participation Plan was submitted to the City of Glendale on October 28, 2011. The plan was approved by the City of Glendale's Development Review Team on November 21, 2011. Public notification letters were forwarded to all pertinent parties on November 21, 2011. December 6, 2011 was the deadline to receive citizen input. No revisions to the plan were required and the Citizen Participation Final Report was forwarded December 7, 2011.

NOTIFICATION AREA

A plat map with an outline of the notification area as determined appropriate by the Planning Department is included following. All property owners and other interested parties within this notification area were notified by First Class Mail.

**7315 NORTH 54TH AVENUE
CITIZENS PARTICIPATION FINAL REPORT**



INDIVIDUALS NOTIFIED

The following individuals comprised of residents, property owners, interested parties, and additional notifications received public notifications letters.

**7315 NORTH 54TH AVENUE
CITIZENS PARTICIPATION FINAL REPORT**

**INTERESTED PARTIES
NOTIFICATION LIST FOR
PROPOSED DEVELOPMENT -
CITY WIDE & OCOTILLO**

CITY OF GLENDALE
NEIGHBORHOOD PARTNERSHIPS
5850 W GLENDALE AVE #270
GLENDALE AZ 85301

RON PROTHERO
6316 W KEIM DR
GLENDALE AZ 85301

KAREN ABORNE
7318 W GRIFFIN AVE
GLENDALE AZ 85303

HARRIET AGIUS
7132 W GROVERS AVE
GLENDALE AZ 85308

LAURA RAKOCZYNSKI
9403 N 50TH DR
GLENDALE AZ 85302

DOUG ATTIG
6066 N 84TH DR
GLENDALE AZ 85305

A.I. BABINEAU
4815 W COCHISE DR
GLENDALE AZ 85302

ROD BEAL
18869 N 71ST LN
GLENDALE AZ 85308

BOB BOHART
5603 W BELMONT
GLENDALE AZ 85301

JOYCE CLARK
8628 W CAVALIER DR
GLENDALE AZ 85305

TOM TRAW
6024 N 83RD AVE
GLENDALE AZ 85303

ALMON DAVIS
6005 W MONTE CRISTO AVE
GLENDALE AZ 85306

MIKE DEPINTO
6507 W SHAW BUTTE DR
GLENDALE AZ 85304-2414

DANIEL DREW
4502 W MORTEN AVE
GLENDALE AZ 85301

SAMANTHA JOHNSON
CBD DIVERSIFIED
3131 E CAMELBACK RD
STE 210
PHOENIX AZ 85016

TRISH EDWARDS
8626 N 53RD AVE
GLENDALE AZ 85302

JUDY FARR
6527 W HILL LN
GLENDALE AZ 85310

BARBARA FENNEMA
18033 N 83RD DR
PEORIA AZ 85382

SUSAN FERRELL
4646 W KRALL ST
GLENDALE AZ 85301

DON TATE
6735 W ROBIN LN
GLENDALE AZ 85310

B GARLAND
5012 N 64TH DR
GLENDALE AZ 85301

MARK GARRATT
7605 N 72ND AVE
GLENDALE AZ 85303

DENNIS GERHARD
10613 N 48TH AVE
GLENDALE AZ 85304

DIANE HAND
5349 W ACAPULCO
GLENDALE AZ 85306

MICHAEL SOCACIU
8574 W BERRIDGE LN
GLENDALE AZ 85305

JOHN AND SUE JONES
18658 N 78TH DR
GLENDALE AZ 85308

7315 NORTH 54TH AVENUE
CITIZENS PARTICIPATION FINAL REPORT

ARLINE YZQUIERDO
8525 N 52ND DR
GLENDALE AZ 85302

DEBRA KIST
5643 W MOUNTAIN VIEW RD
GLENDALE AZ 85302

JOHN KOLODZIEJ
6258 N 88TH LN
GLENDALE AZ 85308

GEORGIA KNOX
17214 N 66TH TER
GLENDALE AZ 85308

RONALD AND KAY LONGCOR
8022 W MONTEBELLO AVE
GLENDALE AZ 85303

TERRY LANE
6103 N 87TH LN
GLENDALE AZ 85305-2452

KATHLEEN LEWIS
7456 W AURORA DR
GLENDALE AZ 85308

MICKEY LUND
5708 W ROYAL PALM RD
GLENDALE AZ 85302

CHERI MCCLOSKEY
5336 W BECK LN
GLENDALE AZ 85306

CARRIE AND MITCH MEEK
6563 W PIUTE AVE
GLENDALE AZ 85308

DAVE TRISH
6773 W VIA MONTOYA DR
GLENDALE AZ 85310

BILL NORNGREN
8608 W CAVALIER
GLENDALE AZ 85305

LAURA RAKOCZYNSKI
9403 N 50TH DR
GLENDALE AZ 85302

PATTY WYRICK
9626 N 58TH DR
GLENDALE AZ 85302

VALLEY PARTNERSHIP
5110 N 44TH ST
SUITE 200
PHOENIX AZ 85019

CHRIS REAKA
7536 W CAROLE LN
GLENDALE AZ 85303

THE ARIZONA REPUBLIC
17235 N 75TH AVE
STE A 100
GLENDALE AZ 85308

WILLIAM RAY
7305 W ANGELA DR
GLENDALE AZ 85308

RICHARD SCHWARTZ
8232 W MONTEBELLO AVE
GLENDALE AZ 85303

DIANA M SEGER
6132 W TOWNLEY AVE
GLENDALE AZ 85302

DAVE TRISH
6773 W VIA MONTOYA DR
GLENDALE AZ 85310

MARY SMITH
8968 W CITRUS WAY
GLENDALE AZ 89305

MEL SMITH
PO BOX 12572
GLENDALE AZ 85318

MAGI SHRECK
10673 W RANCHO DR
GLENDALE AZ 85307

CITY OF GLENDALE MAYOR'S
OFFICE
MAYOR SCRUGGS
5850 W GLENDALE AVE
GLENDALE AZ 85301

GLENDALE CITY COUNCIL OFFICE
COUNCIL MEMBER ALVAREZ
5850 W GLENDALE AVENUE
GLENDALE AZ 85301

REMIGIO CORDER, PLANNER
PLANNING DEPARTMENT
CITY OF GLENDALE
5850 W GLENDALE AVE, #212
GLENDALE AZ 85301

**7315 NORTH 54TH AVENUE
CITIZENS PARTICIPATION FINAL REPORT**

DIANA FIGUEROA, SR
SECRETARY
PLANNING DEPARTMENT
CITY OF GLENDALE
5850 W GLENDALE AVE, #212
GLENDALE, AZ 85301
RODRIGUEZ, DAMARIS/BURGESS,
VINCENT
202 SECOND AVENUE EAST
BUCKEYE, ARIZONA 85326
147-18-063

ARREOLA RAUL/RAMONA
12214 W FLANAGAN ST
AVONDALE AZ 85323
147-18-137

VILLALOBOS CIPRIANO P
7319 N 54TH AVENUE
GLENDALE AZ 85301
147-18-135

MARQUEZ NICK L & CANDACE
5401 W GARDENIA
GLENDALE AZ 85301
147-18-061

JLK REAL ESTATE INVESTMENT COF
6730 E MCDOWELL RD STE 136
SCOTTSDALE AZ 85257
147-18-062

MEETING DATES/LOCATION

It was determined that it was unnecessary to schedule a meeting to discuss the proposal.

INDIVIDUALS NOTICED

A total of five (5) property owners, fifty (50) individuals included in the Ocotillo District, and four (4) additional notification individuals were forwarded a public notification letter. None of the individuals noticed participated in the process.

PROJECT CONCERNS

During the fifteen (15) day citizen input period, no project concerns, issues, or problems were raised.

PUBLIC NOTIFICATION LETTER

A copy of the public notification letter is included following. No additional notification techniques were deemed appropriate.



November 21, 2011

Re: 7315 North 54th Avenue, Glendale, Arizona 85301
Parcel No. 147-16-136

Dear Neighbor:

This letter is to inform you that Habitat for Humanity Central Arizona affiliate is applying for a variance with the City of Glendale. The property is located at 7315 North 54th Avenue, Glendale, Arizona 85301.

The purpose of a variance is to create equity by allowing deviations from the Zoning Ordinance Development Standards.

Habitat for Humanity is requesting a variance to allow a decrease in setbacks that would permit the construction of a single-family residence. We are requesting a variance to allow a ten (10) foot side setback on each side where fifteen (15) feet on each side is required in the R-2, Multiple Residence District. This is necessary because Habitat for Humanity would like to construct a 1,336 square foot, single story, single-family residence. The home planned is Habitat Model MM1336.

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I have included a site plan with this letter for your review. Please provide any comments to this variance request by December 5, 2011. You may contact me at the address or phone number shown below. You may also contact Remigio Cordero with the City of Glendale Planning Department at 623.930.2597.

Sincerely,

Tana Nichols
Director of Land Acquisition and Development

Encl: Site Plan





REQUEST
VARIANCES TO REDUCE THE SIDE YARD SETBACKS TO 10' WHERE 15' IS REQUIRED IN THE R-2 (MIXED RESIDENCE) ZONING DISTRICT.

CASE NUMBER
VAR11-07

LOCATION
7315 N. 54TH AVENUE





Case Number
VAR11-07

Aerial Date: November, 2008

