



Board of Adjustment Regular Agenda

COUNCIL CHAMBERS BUILDING
CONFERENCE ROOM B-3
OCTOBER 8, 2015
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: September 10, 2015 Regular Meeting
- IV. WITHDRAWALS AND CONTINUANCES
- V. PUBLIC HEARING ITEMS
 1. **VAR15-13:** A variance request by Norman Hurne to allow the construction of a sunroom addition to the rear of the residence that will be placed along the zero lot line like the rest of the existing home. The property is in the R-3 (Multiple Residence) zoning district, which has perimeter setbacks of twenty (20) feet; however, when the subdivision was developed in 1982, the side setbacks were at zero (0) feet and ten (10) feet. The site is located northeast of the northeast corner of 67th and Peoria Avenues (6411 West Christy Drive) and is in the Barrel District. Staff Contact: Martin Martell, Planner.
 2. **VAR15-14:** A variance request by Lydia Reyes, on behalf of the property owner Farzana Bafaiz, to allow the reduction of the street side yard setback from the required fifteen (15) feet to eight (8) feet for a property in the R-2 (Mixed Residence) zoning district. This will allow for a refurbishment of a vacant apartment unit that is encroaching into the required street side yard setback. The site is located northwest of the northwest corner of 51st and Glendale Avenues (5301 West Northview Avenue) and is in the Ocotillo District. Staff Contact: Martin Martell, Planner.
 3. **VAR15-15:** A variance request by Lydia Reyes, on behalf of the property owner Gregory Cantor, to allow for a reduction of the rear yard setback from the permitted twenty (20) feet to ten (10) feet on property located in the R1-8 PRD

(Single Residences, Planned Residential Development) zoning district. This will allow for an existing unauthorized addition that is located in the rear southwest portion of the existing residence, which was done by a previous homeowner. The site is located northwest of the northwest corner of 83rd Avenue and Camelback Road (5124 North 85th Avenue) and is in the Yucca District. Staff Contact: Martin Martell, Planner.

- VI. OTHER BUSINESS FROM THE FLOOR
- VII. PLANNING STAFF REPORT
- VIII. BOARD COMMENTS AND SUGGESTIONS
- IX. NEXT MEETING: November 12, 2015
- X. ADJOURNMENT

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)); 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.



Board of Adjustment Meeting Minutes

COUNCIL CHAMBERS BUILDING
CONFERENCE ROOM B-3
SEPTEMBER 10, 2015
4:00 P.M.

CALL TO ORDER

Chairperson Toops called the meeting to order at approximately 4:00pm.

ROLL CALL

Board members Blakely, Dietzman, Feiner, and Zarra, Vice Chairperson Vescio, and Chairperson Toops were present.

STAFF PRESENT

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

APPROVAL OF MINUTES

Chairperson Toops called for approval of the July 9, 2015 Regular Meeting Minutes.

Board member Zarra made a motion to approve the meeting minutes as written. Board member Blakely seconded the motion, which was approved unanimously.

WITHDRAWALS AND CONTINUANCES

Chairperson Toops asked if there were any Withdrawals or Continuances. There were none.

PUBLIC HEARING ITEMS

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

1. **VAR15-04:** A request by Harry White Jr. to allow an increase of the permitted maximum height of a front yard wrought iron/cmu wall from three (3) feet to six (6) feet on a property zoned R1-6 (Single Residence). The site is located at the southeast corner of Bethany Home Road and 72nd Avenue (5909 North 72nd Avenue) and is in the Yucca District. Staff Contact: Martin Martell, Planner.

Martin Martell, Planner, stated this is a variance request to allow an increase of the permitted maximum height of front yard fences or walls from 3' to 6' on a property in the R1-6 (Single Residence) Zoning District. He said the subject site is located on the southeast corner of Bethany Home Road and 72nd Avenue.

Mr. Martell said the property and the surrounding properties are single family residences that are zoned R1-6. He said Section 5.3180A of the Zoning Ordinance states that the maximum height permitted for front yard fences and walls is three feet.

He continued by stating on June 1, 2015, notification letters were mailed to adjacent property owners and interested parties. From these letters the applicant received three responses; two were in favor and one was indifferent. To date, Planning staff have received two inquires about the variance. One was concerned about traffic safety at the adjacent intersection and the other felt a 6' wall in the front yard is excessive.

Mr. Martell reviewed staff's findings.

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

He explained that currently the property is located next to a busy multi-lane arterial which has created safety concerns for the property owner in regards to his grandchildren and household pets in his front yard.

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;**

He said unlike the majority of homes within the R1-6 Zoning District, which are located next to a quiet residential street, this property is located next to a high speed multi-lane arterial.

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

The requested increase of the permitted front yard fences and wall height to 6' would alleviate the property owner's safety concerns for his grandchildren and pets.

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 wall height will practically be indiscernible from the street and the neighboring properties because the majority of this front yard wall will be a wrought iron view fence. Moreover, traffic safety at the adjacent intersection will be enhanced by the addition of a visibility triangle on the northwest corner of front yard wall.

In conclusion, 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 shall be subject to the following two stipulations with a revision to stipulation #2:

1. Development shall be in conformance with the narrative dated June 1, 2015.
2. A visibility triangle shall be provided in the northwest corner of the existing wall in front yard, set at a minimum of ten (10) feet from the west and north walls. The existing wall that is inside this visibility triangle shall be demolished and removed.

He stated he was available for questions.

Chairperson Toops asked for questions from the Board.

Board member Dietzman confirmed that a portion of the wall would be removed. Mr. Martell said yes.

Board member Dietzman asked if it would be block and/or wrought iron. Mr. Martell said it would be wrought iron placed in between the block posts.

Chairperson Toops called for the applicant.

Mr. Harry White, applicant, introduced himself, and stated he agreed with staff's presentation. He said he was available for questions.

Chairperson Toops opened the public hearing. With no one wishing to speak, he closed the public hearing.

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

Finding One. Chairperson Toops called for a voice vote on Finding One. The Board responded with a vote of 6 to 0 in favor.

Finding Two. Chairperson Toops called for a voice vote on Finding One. The Board responded with a vote of 6 to 0 in favor.

Finding Three. Chairperson Toops called for a voice vote on Finding One. The Board responded with a vote of 6 to 0 in favor.

Finding Four. Chairperson Toops called for a voice vote on Finding One. The Board responded with a vote of 6 to 0 in favor.

Mr. Romney asked, based on the findings, if the Board wished to grant variance VAR15-04, subject to the two stipulations set forth by the Planning Division.

Board member Zarra made a motion to approve VAR15-04 subject to stipulations listed in the staff report with a revision to Stipulation #2. Board member Blakely seconded the motion, which was approved with a vote of 6 to 0.

2. **VAR15-12:** A request by Sheldon Shaw, representing Jerry & Vickie Moyes, to allow a reduction of the side yard setback from the required fifty (50) feet to fifteen (15) feet and increase the allowable lot coverage from ten (10) percent to fifteen (15) percent in order to allow an addition to the existing residence in the A-1 (Agricultural) zoning district. The site is located southeast of the southeast corner of 67th Avenue and

Thunderbird Road (13327 North 65th Drive) and is in the Sahuaro District. Staff Contact: Martin Martell, Planner.

Martin Martell, Planner, said this is a variance request to allow a reduction in the side yard setback from a required 50' to 15' and an increase of the allowable lot coverage from 10% to 15%. If approved, an expansion of an attached garage will take place. Mr. Martell said the subject property is located on the north side of the cul-de-sac of 65th Drive, just south of Thunderbird Road.

Mr. Martell said the current zoning of the property is A-1, Agricultural. Section 5.106 – Agricultural District Development Standards, Table 1, states that side yards in this district are 50' and have allowable lot coverages of 10%. He said, if approved, a 1,042 square foot garage expansion will occur on the southeast corner of the property on the east side of the existing home.

Mr. Martell said Notification Letters were mailed out on May 1, 2015, to adjacent neighbors and interested parties. The applicant received one inquiry from a neighbor who was concerned about the height of this new garage addition. The applicant informed the neighbor that the new garage addition will maintain the same height as the existing garage, which is less than 20' in height. He said since the public notice was published Planning staff has received one comment by phone voicing their opposition of this variance on the grounds that it is excessive.

Mr. Martell reviewed staff's findings.

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

The subject properties lot size creates a special circumstance that's not imposed by the property owner.

Presently, the lot size of the property is 7 ½ acres, which is far less than the required lot size of 40 acres for parcels in this district. Thus, a 50' side yard setback and only 10% lot coverage 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 of the same classification in the same zoning district;**

Several other homes within a 500' radius have side yard setbacks of 15' and allowable lot coverage of 30% and the requested reduction of setbacks would be in keeping with other residences.

The strict application of the Zoning Ordinance would limit a property that is 32.5 acres less than what is standard in this district.

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

The requested side yard setback reduction and increase of the maximum lot coverage is the minimum necessary to construct the addition to the garage on this lot. This garage expansion will not impact the neighboring property to east because even with the side yard reduction there will still be 45' between the 2 properties.

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

The requested building setback and increase of the permitted lot coverage will be practically indiscernible from the street and neighboring properties, many of which reside in the SR-17 Zoning District which allow 15' setbacks and lot coverages of 30%.

Mr. Martell concluded by stating the variance request appears to meet all 4 findings and should be approved. If the Board decides to grant the variance, it shall be subject to the following stipulations:

1. Development shall be in conformance with the approved narrative and site plan, dated June 30, 2015.
2. The proposed garage addition shall be attached and constructed with the same material and colors as the existing home.

Mr. Martell said he was available for questions.

Chairperson Toops called for questions from the Board.

Board member Zarra asked for clarification in "excessive reduction in standards". Mr. Martell said that comment was received from someone who contacted the Planning Division. The caller did not identify himself.

In response to a question from Board member Feiner, Mr. Martell said this is the last remaining property zoned Agricultural.

Board member Dietzman asked if the properties on 65th Avenue were zoned Agricultural at one time. Mr. Martell said yes.

Chairperson Toops called for the applicant.

Mr. Sheldon Shaw, applicant, introduced himself stated he received one call regarding his email address. He explained the addition will not be visible from the street.

Board member Feiner asked if nearby property owners contact the city. Mr. Martell said those who did contact him did not indicate where they resided.

Board member Dietzman asked if there is a perimeter fence around the property. Mr. Martell said there is a six foot wall around the property.

Board member Dietzman asked if the garage would be 20 feet tall. Mr. Martell said it would be between 15 and 20 feet tall and match the existing building.

Chairperson Toops opened the public hearing. With no one wishing to speak, Chairperson Toops closed the public hearing.

Board member Dietzman asked if he would be building an addition garage for additional vehicles. Mr. Shaw said yes.

Board member discussed how approval of this request might impact the adjacent neighbor. Mr. Shaw indicated the most impacted neighbor is the property owner's daughter. She owns the adjacent home.

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

Finding One. Chairperson Toops called for a voice vote on Finding One. The Board responded with a vote of 5 to 1 (Feiner) in favor.

Finding Two. Chairperson Toops called for a voice vote on Finding One. The Board responded with a vote of 5 to 1 (Feiner) in favor.

Finding Three. Chairperson Toops called for a voice vote on Finding One. The Board responded with a vote of 4 to 2 (Vescio, Dietzman) in favor.

Finding Four. Chairperson Toops called for a voice vote on Finding One. The Board responded with a vote of 5 to 1 (Feiner) in favor.

Mr. Romney asked, based on the findings, if the Board wished to grant variance VAR15-12, subject to the two stipulations set forth by the Planning Division.

BOARD MEMBER ZARRA MADE A MOTION TO APPROVE VAR15-12 SUBJECT TO STIPULATIONS LISTED IN THE STAFF REPORT. BOARD MEMBER BLAKELY SECONDED THE MOTION, WHICH WAS APPROVED WITH A VOTE OF 4 TO 2 (FEINER, DIETZMAN).

OTHER BUSINESS FROM THE FLOOR

Chairperson Toops called for Other Business From The Floor. There was none.

PLANNING STAFF REPORT

Chairperson Toops called for the Planning Staff Report. There was none.

BOARD COMMENTS AND SUGGESTIONS

Chairperson Toops called for Board Comments and Suggestions. There were none.

NEXT MEETING: October 8, 2015

ADJOURNMENT

Chairperson Toops called for a motion to adjourn.

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

THE MEETING CONCLUDED AT 4:34pm.

DRAFT



Planning Division Staff Report

DATE: October 8, 2015 **AGENDA ITEM:** 1

TO: Board of Adjustment

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

SUBJECT: **VARIANCE (VAR) APPLICATION VAR15-13: SUNROOM ADDITION – 6411 WEST CHRISTY DRIVE**

REQUEST: Variance to allow the construction of a sunroom addition to the rear of the residence that will be placed along the zero-lot line in the R-3 (Multiple Residence) Zoning District.

APPLICANT/OWNER: Norman & Ruth Hurne.

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 VAR15-13 subject to stipulations.

SUMMARY: The applicant is requesting a variance to allow the construction of a 315 square foot sunroom addition to the rear of the residence that will be placed along the zero-lot line similar to the existing home. Currently, the property is in the R-3 Zoning District, which has perimeter setbacks of twenty (20) feet; however, when the property was developed the side setbacks were at zero (0) feet and ten (10) feet for this subdivision.

BOARD ACTION: Board member _____ **MADE a MOTION** to _____
Case No. VAR15-13, subject to staff report stipulations. Board member _____
SECONDED the MOTION. The **MOTION** was _____ with a vote of _____ to _____

DETAILS OF REQUEST:

General Plan Designation:

5 - 8 du/ac (Medium-High Density Residential 5-8 du/ac).

Property Location and Size:

The subject site is located east of the northeast corner of Peoria and 67th Avenues. Residentially zoned properties surround the site. The lot dimensions are 45 feet wide by 112.5 feet deep and the property is 5,062.5 square feet in size.

Zoning Ordinance Requirements:

Section 5.426: R-3 (Multiple Residence, Development Standards) Table 2:

- Minimum Perimeter Setback – 20 feet (Setbacks increase 1 foot to 1 foot ratio for buildings over 20 feet in height).

Surrounding Land Use and Zoning:

North: Multi-Family Residence, zoned R-3.

East: Multi-Family Residence, zoned R-3.

South: Multi-Family Residence, zoned R-3.

West: Multi-Family Residence, zoned R-3.

History:

- The subdivision was rezoned from A-1 (Agricultural) to R-3 on January 7, 1982, to allow the development of 166 detached garden homes.
- The property is part of the Montara Subdivision, which was platted on February 10, 1982, and the home was constructed in 1983.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On August 1, 2015, notification letters were mailed to adjacent property owners and interested parties. During the three week notification period the applicant received no responses. To date, Planning Staff received three inquiries regarding this request. The respondents wanted to know why they were being contacted and two respondents needed more details about the proposal. 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 September 17, 2015. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on September 18, 2015. The property was posted on September 23, 2015.

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;**

Although this property is in the R-3 Zoning District with current perimeter setbacks of twenty (20) feet, this property was developed during a time when the side yard setbacks were zero (0) feet and ten (10) feet for the entire subdivision.

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 current twenty (20) foot perimeter setback is unrealistic for properties that are only forty-five (45) feet wide. If we abide by the strict application of the Zoning Ordinance, this property would only allow for a structure that is five (5) feet wide.

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

The requested side yard setback reduction is the minimum necessary to construct the addition to the home. The reduced side yard setback will not impact the residential property to the west because the majority of the applicant's home is presently on the zero (0) lot line. Furthermore, the neighboring property, to the west, is buffered by a ten (10) foot side yard setback on their lot.

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 setback decrease will be practically indiscernible from the street and the neighboring properties since the addition will be located in the rear of the home. Moreover, the new addition's west wall will be flush with the existing west wall of the home which is currently placed on the zero (0) lot line.

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 stipulations:

1. Development shall be in conformance with the narrative, site plan, and floor plan, dated August 18, 2015.
2. The west and south walls of the new addition shall be fire rated and there shall be no openings on the wall that is along the west property line.
3. The proposed addition shall be attached and constructed with the same material(s) and color(s) as the existing home.

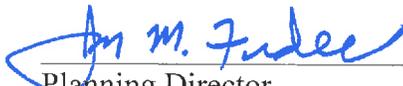
ATTACHMENTS:

1. Applicant's Narrative, date stamped August 18, 2015.
2. Applicant's Site and Floor Plans, date stamped August 18, 2015.
3. Approved Citizen Participation Final Report (without mailing labels), dated approved August 21, 2015.
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 Department Director

**Project narrative for Variance request on 6411 W
Christy Dr Glendale, AZ 85304**

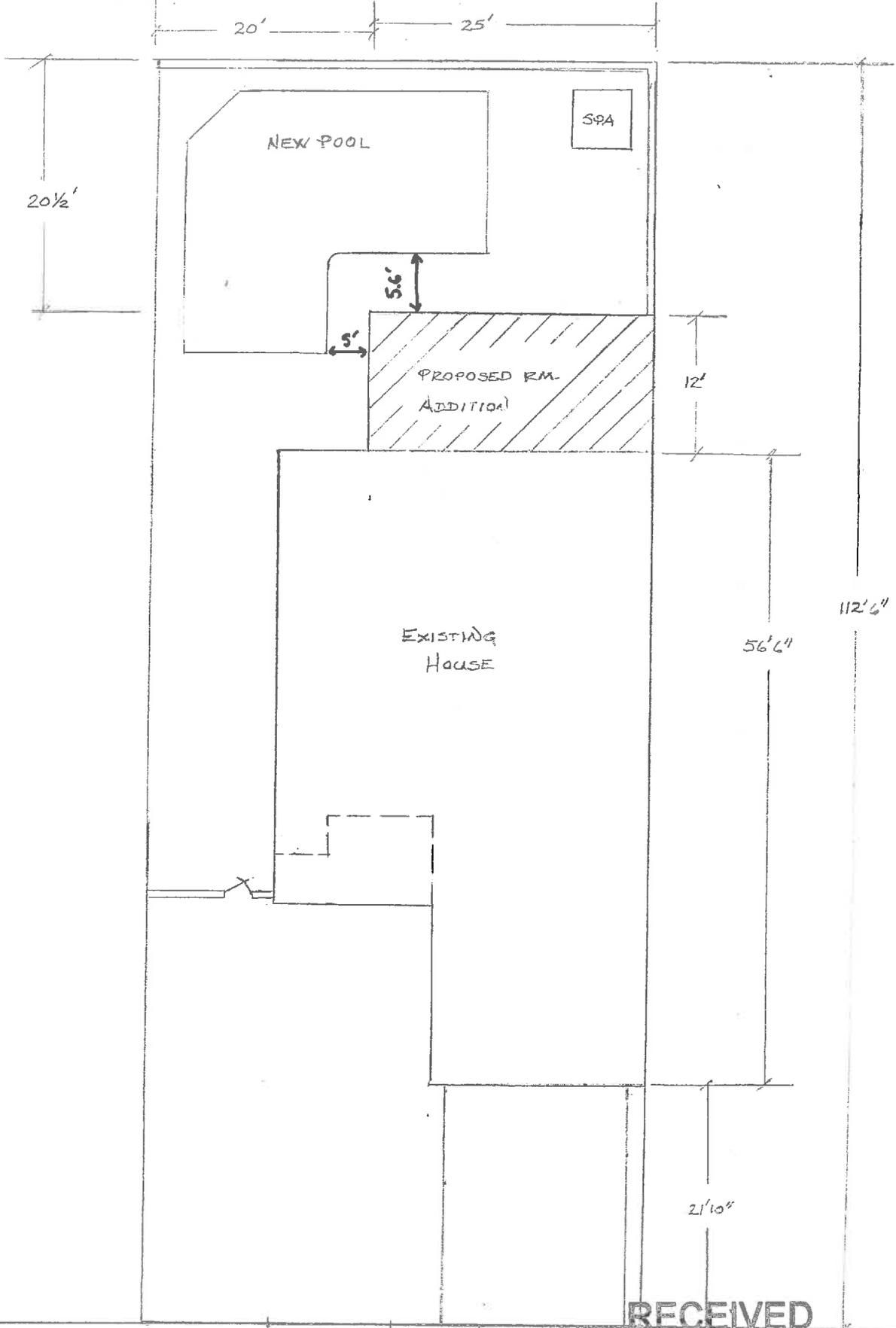
I would like to add a room on the back of my current home. This new room is to be 315 Sq.ft.with measurements of 24 ft. x 12 ft. connected directly to the home. The distance from the property line would be 20 ft. from the back wall and 20ft. from the side wall however, just like the home; the new addition would be placed on the zero lot line. Requiring a Variance to be granted by the City of Glendale.

Thank you for your Consideration,



Norman Hurne

RECEIVED
AUG 18 2015
Glendale Planning Dept.



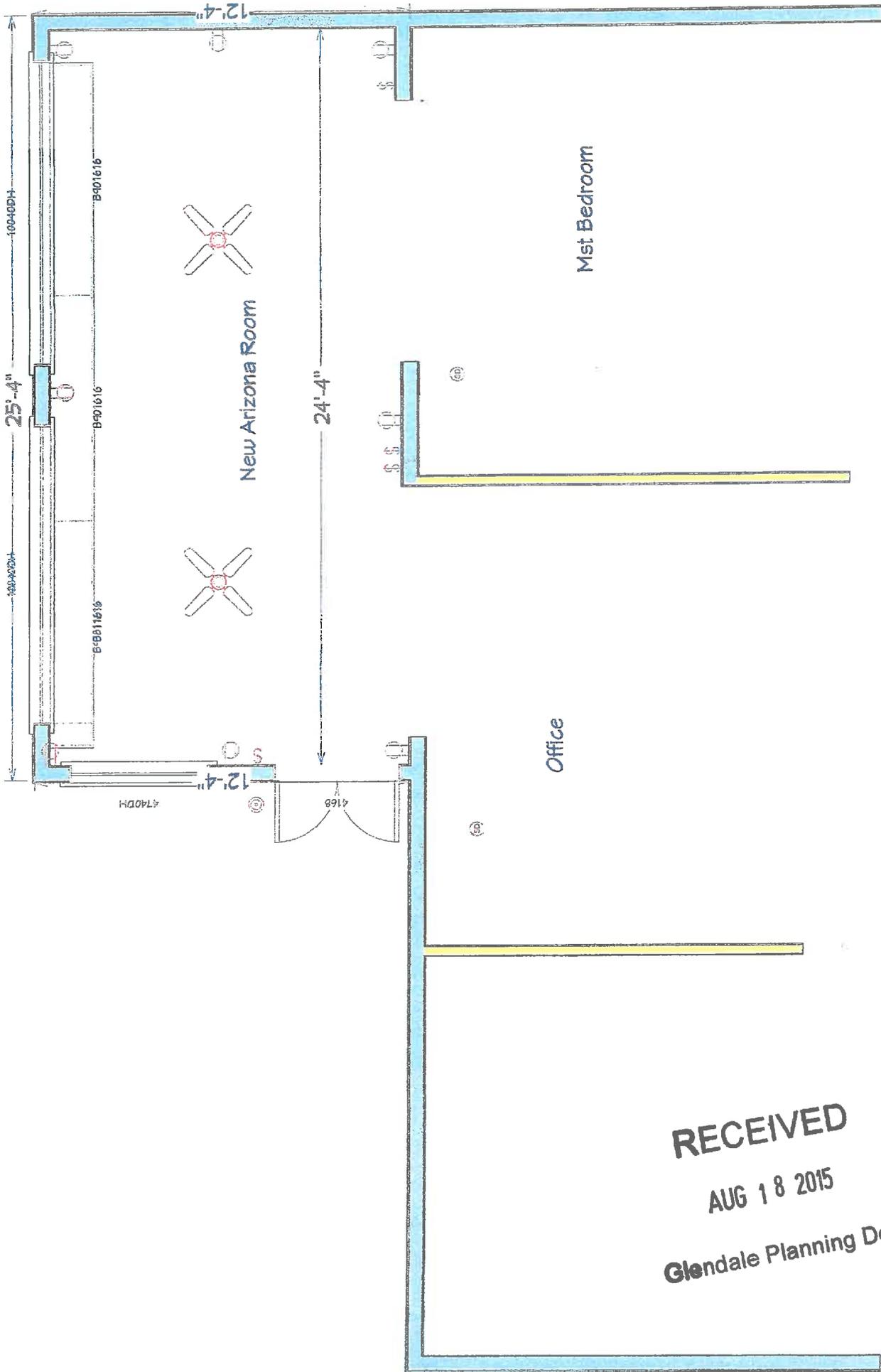
RECEIVED

6411 W. CHRISTY DR.

AUG 18 2015

W. CHRISTY DR.

Glendale Planning Dept.



RECEIVED
 AUG 18 2015
 Glendale Planning Dept.

Citizen Participation Final Report

Sunroom Addition Setback Variance
6411 W. Christy Dr.
Glendale, Az. 85304

Case # SR15-0084
Variance # VAR15-13

Prepared By:

Norman L. Hurne

August 21, 2015

APPROVED

Mark Marshall
SIGNATURE

21 AUG 15
DATE

Hurne Variance Description

Case # SR15-0084

Variance # VAR15-13

We are requesting a variance to reduce the building setback requirements for a proposed 315 sq. ft. sunroom addition to the south side of the existing home. The distance from the property line would be 20 ft. from the back south fence wall and 20 ft. from the east fence wall. However, just like the home, the new addition would be placed on the zero lot line.

All of the surrounding residential lots were built under a different zoning requirement at the time of development, which allowed for the homes to be built along the zero lot lines. This zoning was changed to an R3 zoning district 3 years after they were completed. To allow for this room addition to be placed along the zero lot line, a variance to the current setbacks is required.

The subject property is located at 6411 W. Christy Dr. This could indirectly affect the residence to the west side of the property. We have proposed no windows on the west wall of this addition, so as not to affect any privacy concerns for our west side neighbors.

Hurne Variance Citizen Participation Plan Elements August 16, 2015

Case # SR15-0084
Variance # VAR15-13

The Hurne 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 proposed addition to the residence was being located. The information was sent for review to the surrounding property owners within a 500' radius. This also included how and who to contact with any concerns, questions or comments.

The citizen participation notification letters were delivered to the City planning department for verification on July 23rd, 2015 and mailed out on August 1st, 2015. This participation plan had a time schedule of 3 weeks to respond to the mailed notification information.

The total number of Notification letters was 208. This included homeowner associations, neighborhood groups, interested parties, surrounding property owners and additional notification list addresses as provided by the City planning dept. (As of this date, 10 letters were returned as "unable to deliver or forward".)

The only question or concern that was received during this 3 week response period the Notification letter generated was "What was going on at this property", as relayed by project planner Martin Martell. His reply was to explain the details of the project, to further clarification.

Attachments:

- Outlined Map (adjacent property owners)
- List of property owners
- List of interested parties
- Citizen participation letter
- Site plan
- Appendix A (Complete mailing list)

RECOMMENDED NEIGHBORHOOD NOTIFICATION AREA

NAME OF REQUEST:

SUNROOM ADDITION

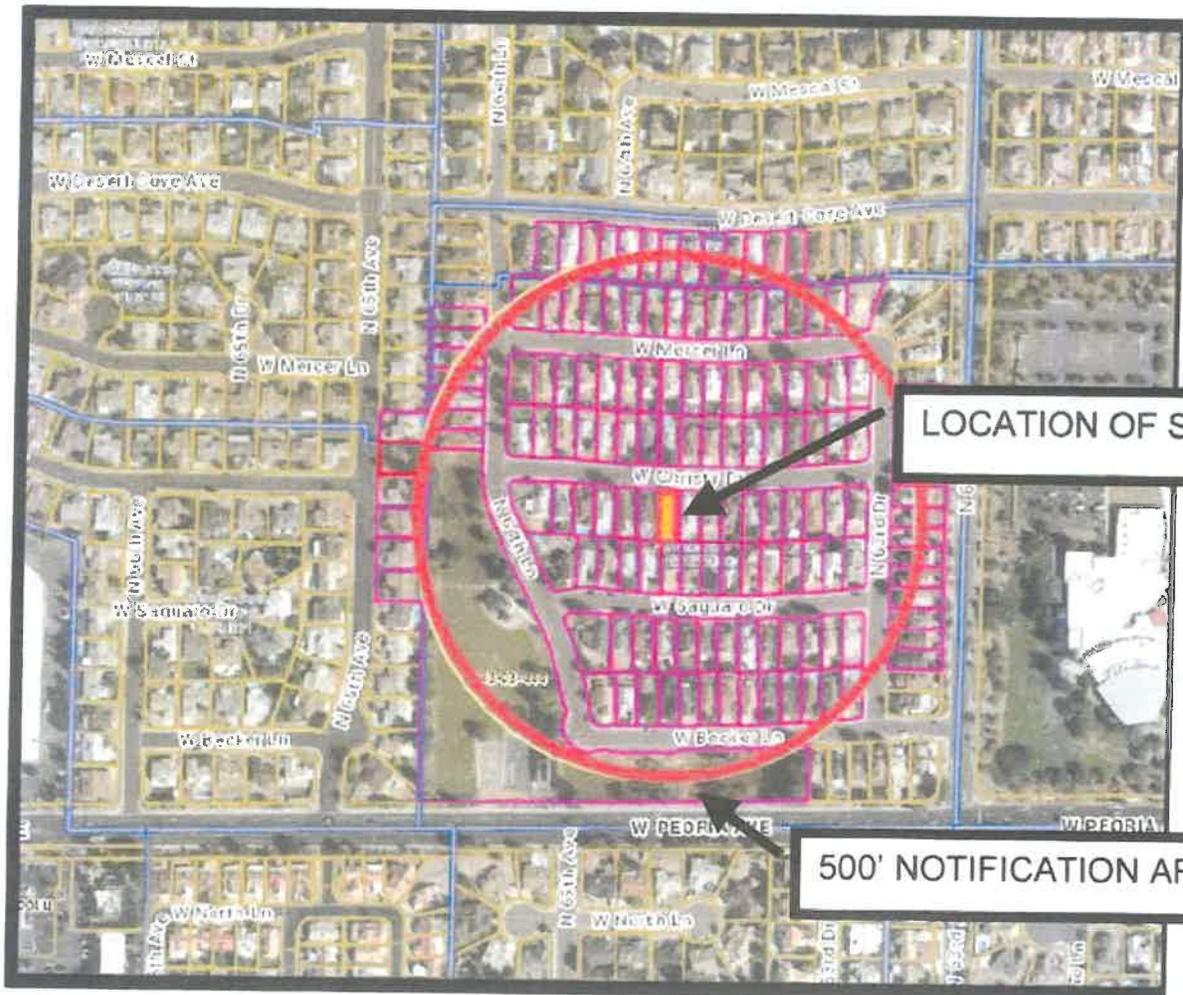
LOCATION:

6411 West Christy Drive

The applicant is requesting the approval of a variance to allow for an addition to the southwest corner of the rear of the home along the zero lot line like the rest of the west side of the home.

ZONING DISTRICT: R-3

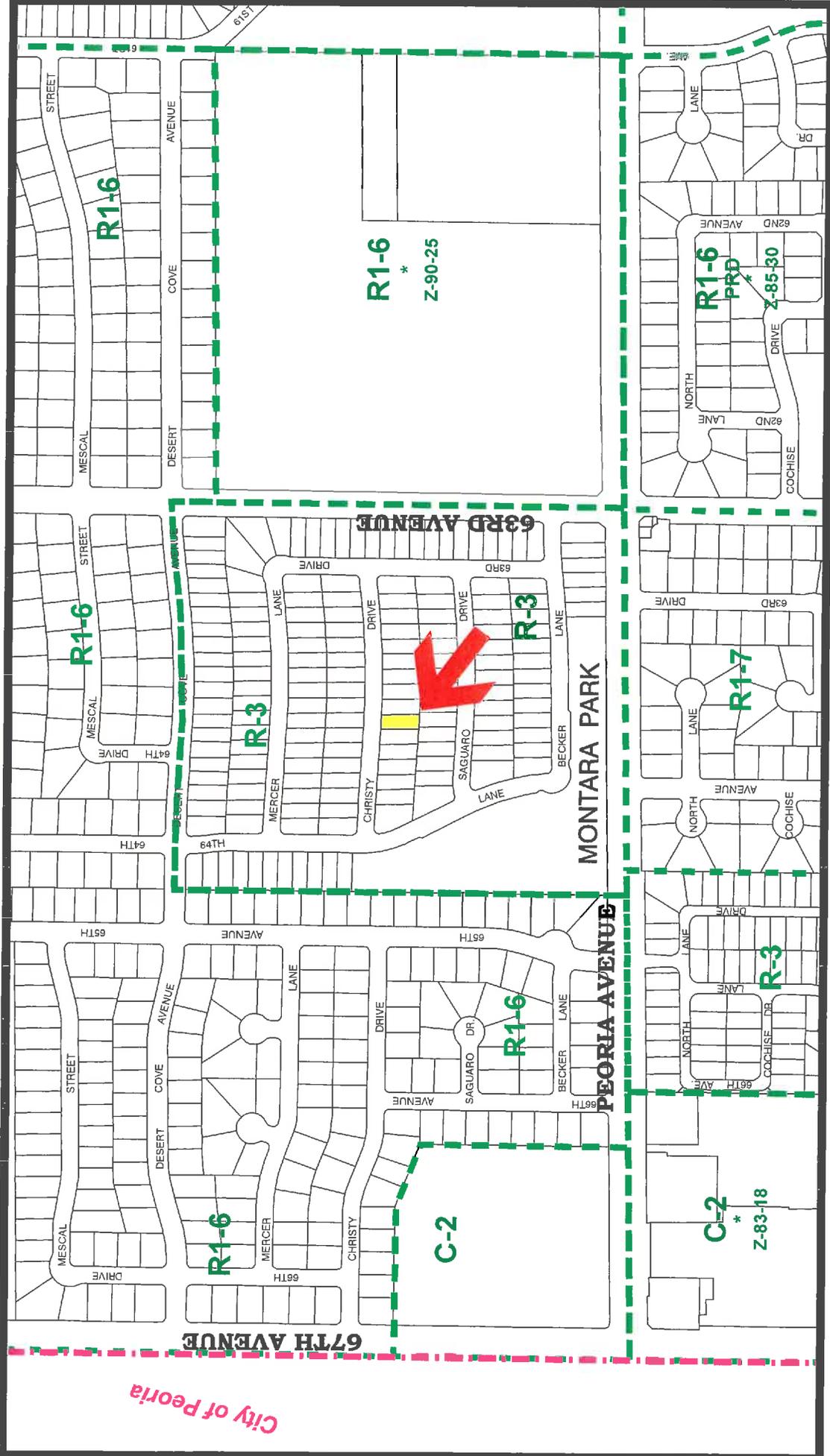
COUNCIL DISTRICT: Barrel



LOCATION OF SITE

500' NOTIFICATION AREA

City of Peoria



CASE NUMBER
 VAR15-13



REQUEST

A VARIANCE TO ALLOW THE CONSTRUCTION OF A SUNROOM ADDITION TO THE REAR OF THE RESIDENCE THAT WILL BE PLACED ALONG THE ZERO LOT LINE IN THE R-3 (MULTIPLE RESIDENCE) ZONING DISTRICT.

LOCATION

6411 W. Christy Drive



Aerial Date: October 2014



CASE NUMBER
VAR15-13





Planning Division Staff Report

DATE: October 8, 2015 **AGENDA ITEM:** 2

TO: Board of Adjustment

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

SUBJECT: **VARIANCE (VAR) APPLICATION VAR15-14: BAFAIZ
VARIANCE – 5301 WEST NORTHVIEW AVENUE**

REQUEST: Variance to allow a reduction of the street side yard setback from the permitted fifteen (15) feet to eight (8) feet for a property in the R-2 (Mixed Residences) Zoning District.

APPLICANT/OWNER: Lydia Reyes on behalf of Farzana Bafaiz.

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 VAR15-14 subject to stipulations.

SUMMARY: Since the apartment unit has been unoccupied for over a year and thus has lost its legal non-conforming status, the applicant is requesting a variance to reduce the street side yard setback to eight (8) feet for a property in the R-2 Zoning District. This will allow this former apartment unit to be occupied as an apartment again. The 484 square foot apartment unit is eight (8) feet from the eastern property line adjacent to 53rd Avenue and was developed before the current zoning ordinance came into effect.

BOARD ACTION: Board member _____ **MADE** a **MOTION** to _____
Case No. VAR15-14, subject to staff report stipulations. Board member _____
SECONDED the **MOTION**. The **MOTION** was _____ with a vote of _____ to _____

DETAILS OF REQUEST:

General Plan Designation:

3.5- 5 du/ac (Medium Density Residential 3.5-5 du/ac).

Property Location and Size:

The subject site is located north of the northwest corner of Myrtle and 53rd Avenues. The lot dimensions are 109.29 feet wide by 140 feet deep and the property is 15,300.6 square feet in size.

Zoning Ordinance Requirements:

Section 5.410: R-2 (Multiple Residence, Development Standards) Table 2:

- Minimum Perimeter Setback – 15 feet (Setbacks increase 1 foot to 1 foot ratio for buildings over 20 feet in height).

Surrounding Land Use and Zoning:

North: Mixed Residence, zoned R-2.

East: Multi-Family Residence Mobile Home, zoned R-4 MH.

South: Mixed Residence, zoned R-2.

West: Mixed Residence, zoned R-2.

History:

- The property was platted as Lot No. 5 of Parcel No. 5 of the Cook & White Addition on February 5, 1945.
- The buildings on the property were constructed in 1945.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On July 23, 2015, notification letters were mailed to adjacent property owners and interested parties. During the three week notification period the applicant received no responses. To date, Planning Staff has received no inquiries regarding this request. 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 September 17, 2015. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on September 18, 2015. The property was posted on September 23, 2015.

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;**

Although this property is in the R-2 Zoning District with current perimeter setbacks of fifteen (15) feet, this property was developed during a time when it was permissible to place a structure eight (8) from a property line.

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 current fifteen (15) foot perimeter setback would deprive the property owner the opportunity to revitalize and use an otherwise derelict and abandoned structure.

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

The requested street side yard setback reduction is the minimum necessary to revitalize and use the unoccupied structure that is within the side yard setback as an apartment unit.

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

The reduced street side yard setback will not impact the surrounding properties, since the structure has been on the property for many years. Moreover, renovation of this blighted unit and property will help improve the quality of life for the tenants living on the site and enhance the neighborhood.

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 narrative and site plan, date stamped August 18, 2015.
2. The entire property shall be in compliance with the City's Landscape Ordinance requirements.
3. All screening walls and fences on the property shall be repaired and restored.
4. The building color that will be used for the apartment unit shall match the body color and trim color of the other apartment units found on the property.

ATTACHMENTS:

1. Applicant's Narrative, date stamped August 18, 2015.
2. Applicant's Site Plan, date stamped August 18, 2015.
3. Approved Citizen Participation Final Report (without mailing labels), approved August 17, 2015.
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 Department Director

BAFAIZ NARRATIVE

Mr. Farzana Bafaiz has recently purchased this property known as "Northview Apartments" located at 5301 W Northview Avenue in the Ocotillo District. His intention with this purchase is to make all the necessary improvements to bring all of the buildings on the property back to code.

The current zoning of the property is R-2 (Mixed Residential), which only allows street side yard setback of 15 feet. Currently, one of the four apartments on the property is only eight feet from street side property line. Since this structure is within 15 foot side yard setback Mr. Bafaiz is requesting a variance to allow the refurbishment of this last unit, which has been vacant for some time.

If variance is granted, permits will be submitted to Building Department to have this last unit approved as an apartment as soon as possible. This will allow us to beautify the building so that it will match the rest of the structures on this property, thereby improving the quality of life for the tenants of the units and the residents of the neighborhood.

RECEIVED
AUG 18 2015
Glendale Planning Dept.



PARCEL NUMBER:
147-18-111

ZONING:
R-2

NORTHVIEW'S REMODEL

5301 W NORTHVIEW AVE
GLENDALE, AZ 85301

SEAL:

REVISIONS:

PROJECT NO.:
DATE: JUL-2015
DRAWN BY: PEDRO
CHECKED BY: LR
FILE NAME: NORTHVIEW

S-P

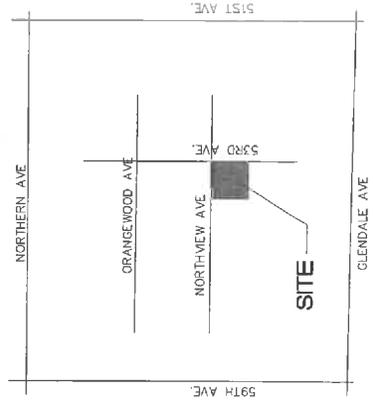
PROJECT INFORMATION

PROJECT: NORTHVIEW'S REMODEL
OWNER: THAT CITY 02 LLC
PROJECT ADDRESS: 5331 W NORTHVIEW AVE
GLENDALE, ARIZONA 85301
SUBDIVISION: COOK & WHITE ADD AMD
PARCEL No.: 147-18-111
LOT NUMBER: 5
ZONING DISTRICT: R-2

LOT AREA: 17,269 SQ. FT.
EXISTING APARTMENT #1: 1,581 S.F.
EXISTING APARTMENT #2: 546 S.F.
EXISTING APARTMENT #3: 480 S.F.
EXISTING APARTMENT #4: 504 S.F.
TOTAL UNDER ROOF: 3,121 S.F.

LOT COVERAGE:
ALLOWED: 50% (8,634.5 S.F.)
PROVIDED: 18% (3,121 S.F.)

SETBACKS REQUIRED:
FRONT: 15'
REAR: 15'
LEFT SIDE: 15'
RIGHT SIDE: 15'

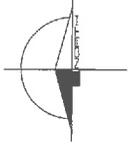
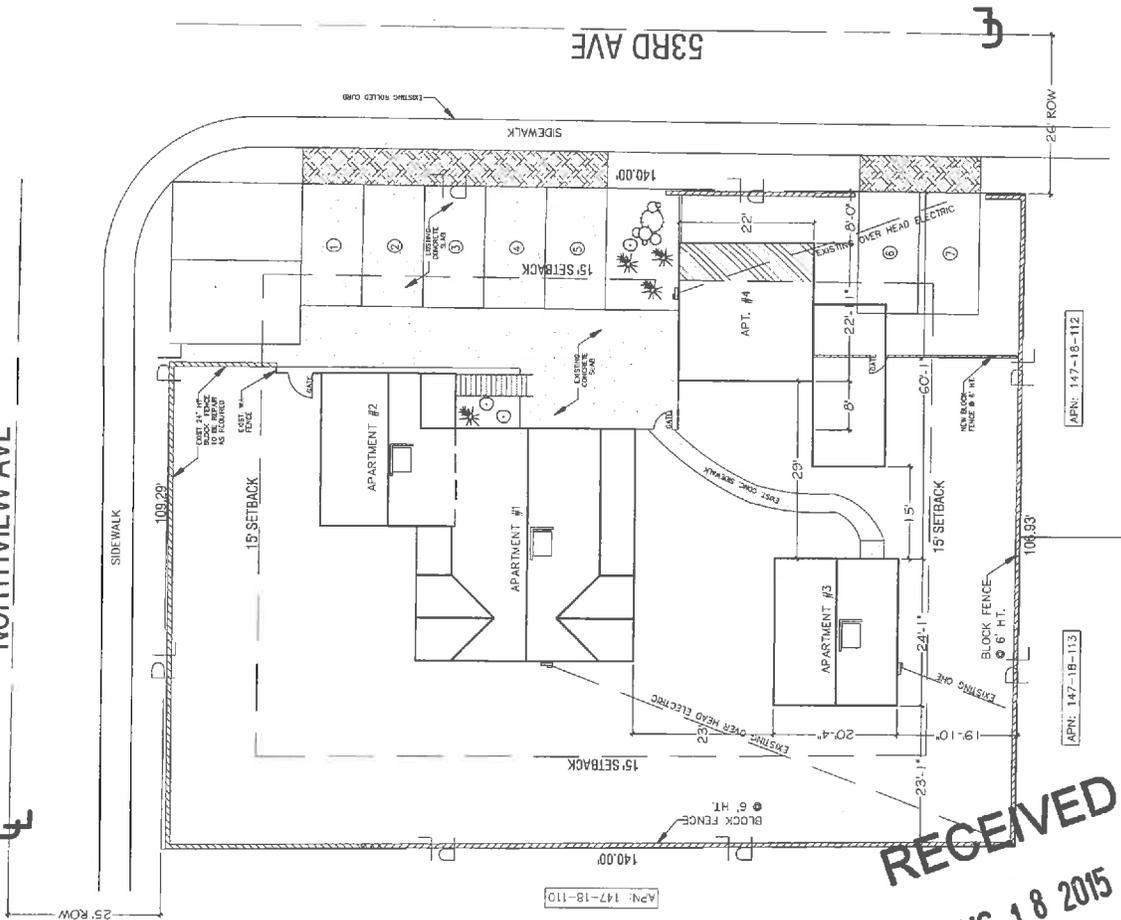


VICINITY MAP

NOT TO SCALE

SITE PLAN

1" = 30' - 0"



RECEIVED
AUG 18 2015

Glendale Planning Dept.

CITIZEN PARTICIPATION FINAL REPORT

BAFAIZ VARIANCE

5301 W NORTHVIEW AVE

GLENDALE, AZ 85301

CASE # SR15-0009

PREPARED BY:

LYDIA REYES

ARCHITECTURAL DESIGN GROUP LLC

August 12, 2015

APPROVED

Mark Marshall
SIGNATURE

Planning Div. 17 Aug 15
DATE

BAFAIZ VARIANCE DESCRIPTION

CASE# SR15-0009

Mr. Farzana Bafaiz is requesting a variance to reduce the required R-2 (Mixed Residential) zoning district street side yard setback from 15' to 8' at a recently purchased property known as "Northview Apartments" located at 5301 W Northview Avenue in the Ocotillo District. His intention with this purchase was to make all the necessary improvements to bring all of the buildings on the property back to code including the refurbishment of the last unit which is encroaching into the required setback and which is being vacant for some time.

If variance is granted, permits will be submitted to Building Department to have this last unit approved as an apartment as soon as possible. This will allow us to beautify the building so that it will match the rest of the structures on this property, thereby improving the quality of life for the tenants of the units and the residents of the neighborhood.

BAFAIZ VARIANCE CITIZEN PARTICIPATION PLAN ELEMENTS

CASE # SR15-0009

Mr. Bafaiz variance request 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 encroachment into the setback was located on the property. The information was sent for review to the surrounding property owners within 300' radius. This included who to contact with any concerns, questions or comments.

The citizen participation notification letter was delivered to the city planning department for verification on July 16, 2015 and mailed out on July 23, 2015.

The Citizen Participation Plan had a time schedule 3 weeks to respond to the mailed notification information

The total number of Notification letters was 101. This included homeowners associations, neighborhood groups, interested parties, surrounding property owners and additional notification list addresses provided by City Planning Department. (There were 9 letters returned as "unable to forward or insufficient address").

There was no concerns or questions received during the 3 weeks respond time.

Attachments:

- Outlined Map (adjacent property owners)
- List of HOA's, neighborhood groups, interested parties and additional notification list.
- Citizen Participation Letter dated July 16, 2015
- Site Plan
- Appendix A (complete mailing list)

RECOMMENDED NEIGHBORHOOD NOTIFICATION AREA	
NAME OF REQUEST:	BAFAIZ VARIANCE
LOCATION:	5301 West Northview Avenue
The applicant is requesting the approval of a variance to reduce the required street side yard setback from 15 feet to 8 feet.	
ZONING DISTRICT: R-2	COUNCIL DISTRICT: Ocotillo



500' NOTIFICATION AREA

July 16, 2015

Lydia Reyes
Architectural Design Group LLC
501 E Plaza Cir Ste 501A
Litchfield Park, AZ 85340
(602)628-9473
Lydia2@cox.net

RE: Variance to Reduce the Required R-2 (Mixed Residential) Zoning District Street Side Yard Setback

Dear Neighbor:

This letter is to inform you that Mr. Farzana Bafaiz has recently purchased this property known as "Northview Apartments" located at 5301 W Northview Avenue in the Ocotillo District. His intention with this purchase is to make all the necessary improvements to bring all of the buildings on the property back to code.

The current zoning of the property is R-2 (Mixed Residential), which only allows street side yard setback of 15 feet. Currently, one of the four apartments on the property is only eight feet from street side property line. Since this structure is within 15 foot side yard setback Mr. Bafaiz is requesting a variance to allow the refurbishment of this last unit, which has been vacant for some time.

If variance is granted, permits will be submitted to Building Department to have this last unit approved as an apartment as soon as possible. This will allow us to beautify the building so that it will match the rest of the structures on this property, thereby improving the quality of life for the tenants of the units and the residents of the neighborhood.

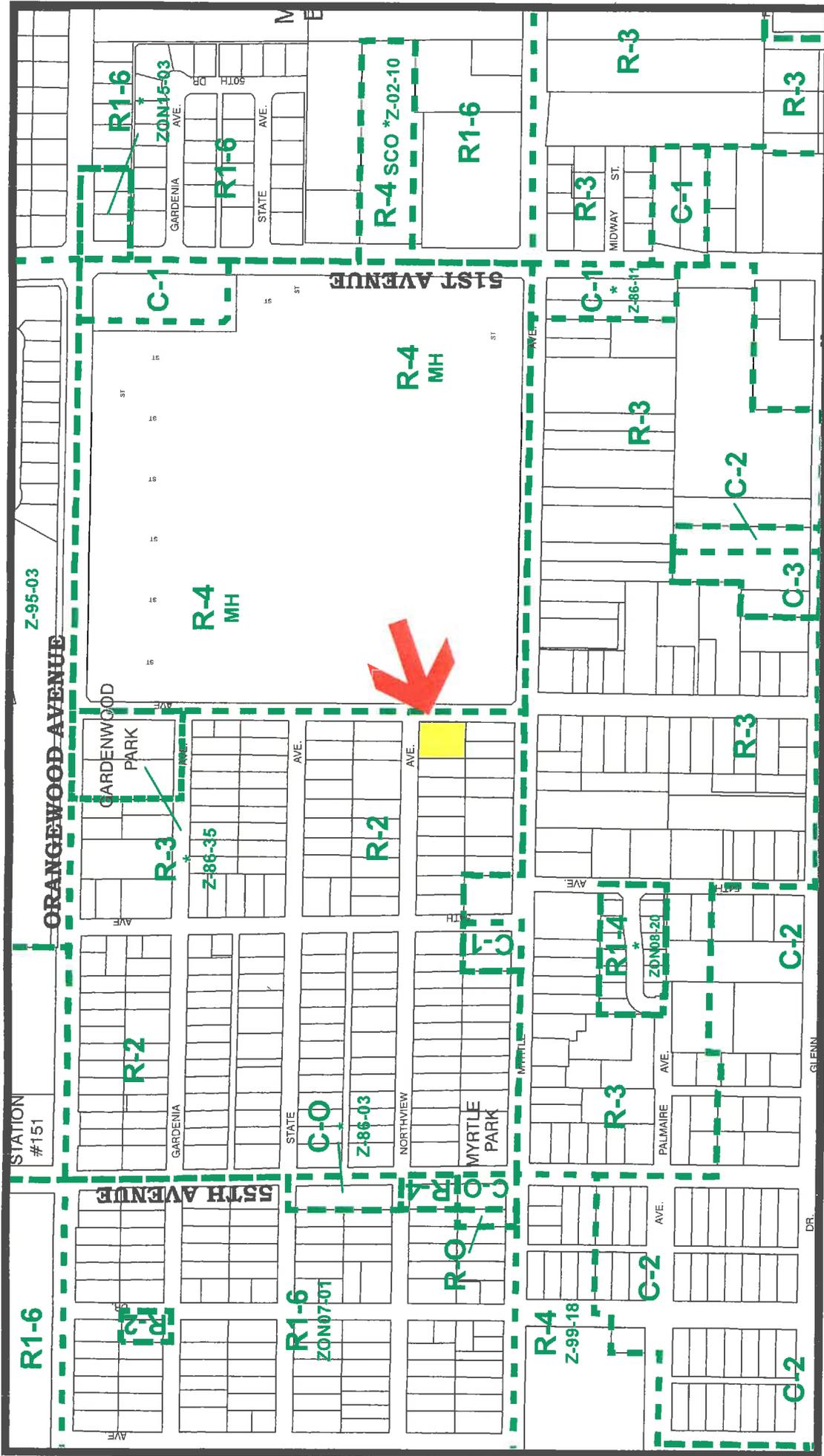
I have included a site plan with this letter for your review. Please provide any comments to me by August 5, 2015 to the contact information listed above. You may also contact Martin Martell with the City of Glendale at (623)930-2597 or mmartell@glendaleaz.com.

Sincerely,

Lydia Reyes

Architectural Design Group LLC

**RECOMMENDED NEIGHBOR'S LIST WITHIN
300' OF THE SUBJECT PROPERTY**



CASE NUMBER
VAR15-14

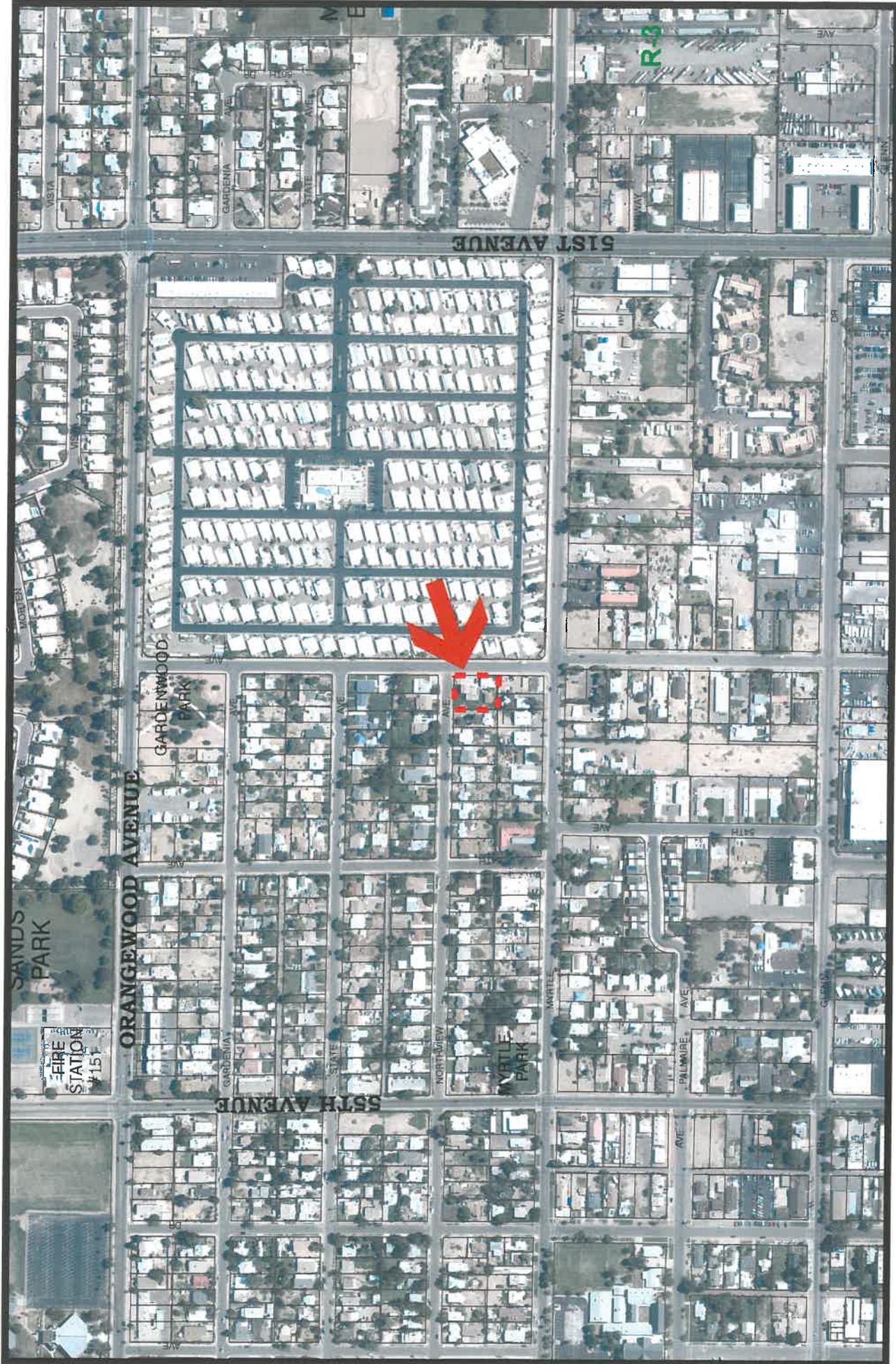


REQUEST

A VARIANCE TO ALLOW A REDUCTION OF THE STREET SIDE YARD SETBACK FROM THE PERMITTED 15' TO 8' FOR A PROPERTY IN THE R-2 (MIXED RESIDENCE) ZONING DISTRICT.

LOCATION

5301 W. NORTHVIEW AVENUE



Aerial Date: October 2014



CASE NUMBER
VAR15-14





Planning Division Staff Report

DATE: October 14, 2015 **AGENDA ITEM:** 3

TO: Board of Adjustment

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

SUBJECT: **VARIANCE (VAR) APPLICATION VAR15-15: CANTOR VARIANCE – 5124 NORTH 85TH AVENUE**

REQUEST: Variance to allow a reduction of the rear yard setback from the permitted twenty (20) feet to ten (10) feet for a property in the R1-8 PRD (Single Residence, Planned Residential Development) Zoning District.

APPLICANT/OWNER: Lydia Reyes on behalf of Gregory Cantor.

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 VAR15-15 subject to stipulations.

SUMMARY: The applicant, on behalf of her client, is requesting a variance as a result of unauthorized construction that was done by a previous property owner, from the required rear yard setback of twenty (20) feet to ten (10) feet on a property in the R1-8 PRD Zoning District. This will allow for the refurbishment of an existing 378 square foot rear addition of the home that is currently encroaching ten (10) feet into the twenty (20) foot rear yard setback.

BOARD ACTION: Board member _____ **MADE a MOTION to** _____
Case No. VAR15-15, subject to staff report stipulations. Board member _____
SECONDED the MOTION. The MOTION was _____ **with a vote of** _____ **to** _____

DETAILS OF REQUEST:

General Plan Designation:

2.5- 3.5 du/ac (Medium Density Residential 2.5 – 3.5 du/ac)

Property Location and Size:

The subject site is located north of the northwest corner of Camelback Road and 87th Avenue in the Camelback Park Subdivision. The lot dimensions are 67 feet wide by 100.86 feet deep and the property is a total of 6,757.62 square feet in size.

Zoning Ordinance Requirements:

Section 5.306: R1-8 (Single Residence, Development Standards) Table 1:

- Minimum Rear Yard Setback – 20 feet.

Surrounding Land Use and Zoning:

North: Single Residence, zoned R1-8 PRD.

East: Single Residence, zoned R1-8 PRD.

South: Single Residence, zoned R1-8 PRD.

West: Single Residence, zoned R1-8 PRD.

History:

- The property was rezoned to R1-8 PRD on December 11, 1984.
- The subject site is Lot No. 241 of the Camelback Park Subdivision, which was platted on June 23, 1987.
- The home was constructed in 1990.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On July 24, 2015, notification letters were mailed to adjacent property owners and interested parties. During the three week notification period the applicant received no responses. To date, Planning Staff has received no inquiries regarding this request. 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 September 17, 2015. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on September 18, 2015. The property was posted on September 23, 2015.

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 previous homeowner constructed an addition to the rear of the home without obtaining the necessary building permits. The current owner has purchased the property without knowledge of the encroachment into the rear yard setback and now is interested in renovating the addition and the property.

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;**

Although the strict application of the Zoning Ordinance would not deprive the property of privileges enjoyed by other properties of the same classification in the same zoning district, the required twenty (20) foot rear yard setback would deprive the property owner from maintaining the current floor plan which attracted the homebuyer to this particular property.

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

The requested rear yard setback reduction is the minimum necessary to ensure the structure is in compliance with all current building and fire codes.

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

The reduced rear yard setback will be practically indiscernible from the street and the majority of neighboring properties since this addition is entirely in the rear of the property. Furthermore, this setback reduction will not detrimentally affect immediate neighboring properties since this rear addition to the home has been on this property for many years without any complaints from other property owners.

RECOMMENDATION:

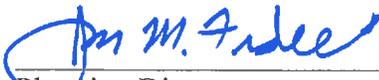
The variance request appears to meet all four findings and should be approved. If the Board decides to grant the variance, it should be subject to the following stipulations:

1. Development shall be in conformance with the narrative and site plan, date stamped August 18, 2015.
2. The materials and exterior colors used in the remodel of the rear addition of the home shall match the materials and exterior colors of the existing residence.

- ATTACHMENTS:**
1. Applicant's Narrative, date stamped August 18, 2015.
 2. Applicant's Site Plan, date stamped August 18, 2015.
 3. Approved Citizen Participation Final Report (without mailing labels), approved August 18, 2015.
 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 Department Director

CANTOR NARRATIVE

Durango Peak, LLC is applying for a Variance as a Result of Unauthorized Construction with the City of Glendale. The property is located at 5124 N. 85th Avenue in the Yucca Council District.

The current zoning district of the property is R1-8 PRD. Required rear set back is 20'. We are requesting a variance to allow rear setback to change from 20' to 10' rear setback due to unauthorized addition done by previous owner.

The property was abandoned and vandalized at the time of purchase. A decision was made to improve the existing conditions and, in doing so, increase the value and safety of the property and the surrounding neighborhood. At that time, we were not aware that the addition was built without a permit and was encroaching into the required setback.

According to city's records there are no filed violations or complaints from the immediate neighbors, so we believe there is no detrimental effect to the neighbors.

If a variance is granted, building permit will be filed immediately to bring property into compliance and work on the necessary improvements that will increase value, create a pleasant curb appeal, avoid vandalism, and result in a better neighbor and community.

RECEIVED
AUG 18 2015
Glendale Planning Dept.



PARCEL NUMBER:
102-11-252
ZONING:
R1-8

DURANGO PEAK
5124 N 85TH AVE
GLENDALE, AZ 85305

SEAL:

REVISIONS:

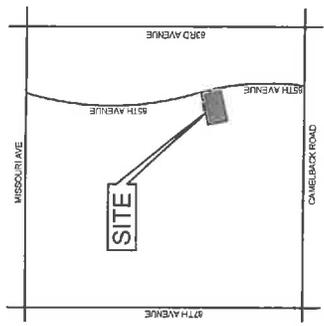
S-P

PRELIMINARY DATA

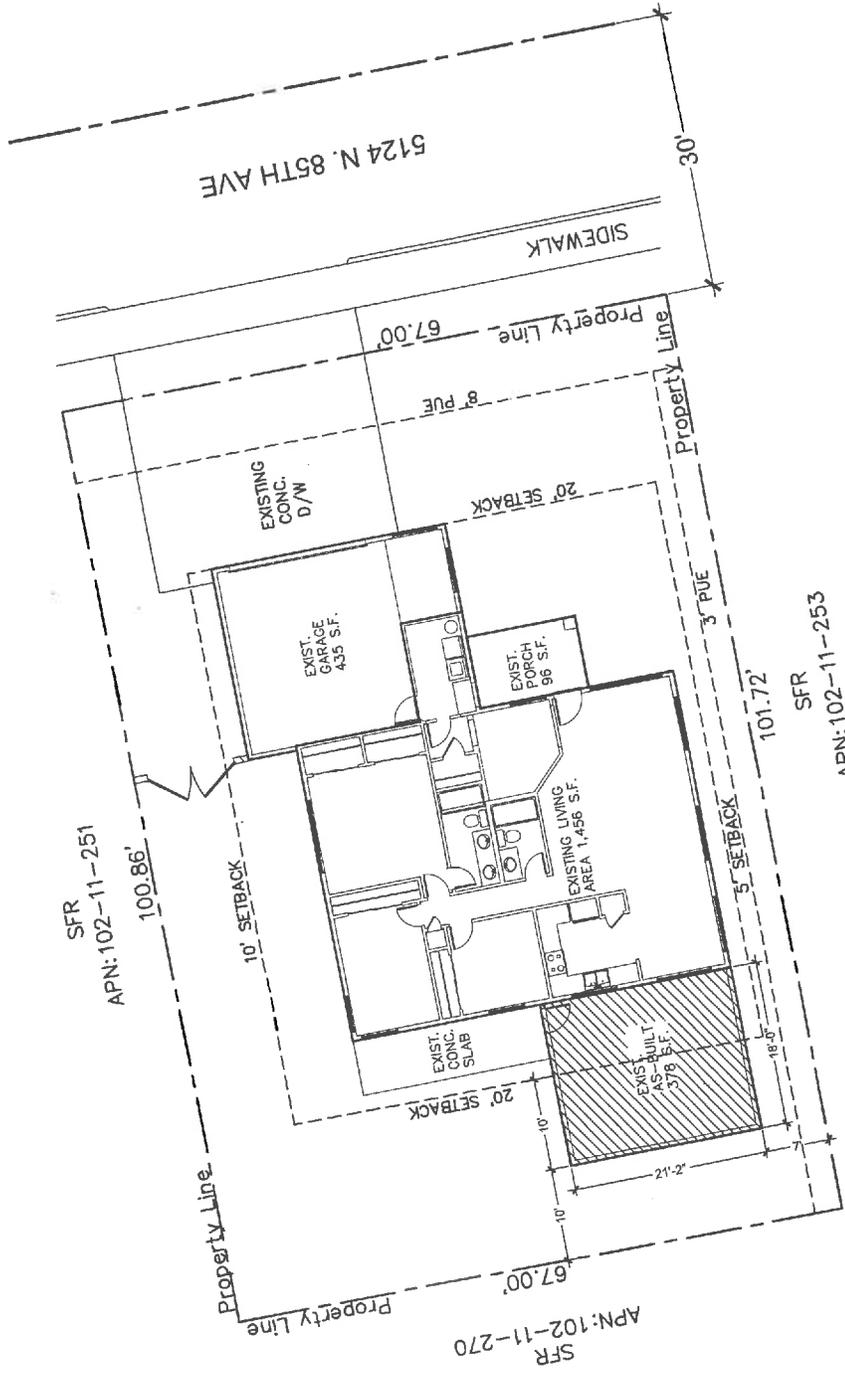
PROJECT NAME: DURANGO PEAK LLC
 PROJECT ADDRESS: 5124 N. 85TH AVE
 GLENDALE, AZ 85305
 A.P.N.: 102-11-252
 ZONING: R1-8
 SUBDIVISION: CAMELBACK PARK
 OWNER: DURANGO PEAK LLC
 LOT NET AREA: 8,797 SQ. FT.
 MAX. LOT COVERAGE: 40% (2,718 S.F.)
 LOT PROVIDED: 1.4% (7,078 S.F.)

DESCRIPTION	AREA	UNIT
EXISTING LIVING AREA	1,456	90 FT
EXISTING GARAGE	435	90 FT
EXISTING PORCH	96	90 FT
EXISTING AS-BUILT	378	90 FT
TOTAL UNDER ROOF	2,365	90 FT

2012	INTERNATIONAL BUILDING CODE (IBC)
2012	INTERNATIONAL PLUMBING CODE (IPC)
2012	INTERNATIONAL MECHANICAL CODE (IMC)
2011	NATIONAL ELECTRICAL CODE (NEC)
2012	INTERNATIONAL RESIDENTIAL CODE (IRC)
2012	INTERNATIONAL FIRE CODE (IFC)



VICINITY MAP
NOT TO SCALE



PLOT PLAN
SCALE 1" = 20'-0"

RECEIVED
AUG 18 2015
Glendale Planning Dept.

SFR
APN: 102-11-251

SFR
APN: 102-11-253

SFR
APN: 102-11-270

CITIZEN PARTICIPATION FINAL REPORT

CANTOR VARIANCE

5124 N 85TH AVE

GLENDAL, AZ 85305

CASE # SR15-0104

PREPARED BY:

LYDIA REYES

ARCHITECTURAL DESIGN GROUP LLC

August 12, 2015

APPROVED

Michelle Mitchell
SIGNATURE

17 Aug 15
DATE

CANTOR VARIANCE DESCRIPTION

CASE # SR15-0104

Durango Peak, LLC is requesting a Variance as a Result of Unauthorized Construction by previous owner. Property is located at 5124 N. 85th Avenue in the Yucca Council District.

The current zoning district of the property is R1-8 PRD. Required rear set back is 20'. We are requesting a variance to allow rear setback to change from 20' to 10' rear setback due to unauthorized addition done by previous owner.

The property was abandoned and vandalized at the time of purchase and we were not aware that the addition was built without a permit and was encroaching into the required setback. According to city's records there are no filed violations or complaints from the immediate neighbors, so we believe there is no detrimental effect to the neighbors.

We would like to bring property into compliance and work on the necessary improvements that will increase value, create a pleasant curb appeal, avoid vandalism, and result in a better neighbor and community.

CANTOR VARIANCE CITIZEN PARTICIPATION PLAN ELEMENTS

CASE # SR15-0104

Durango Peak, LLC variance request 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 encroachment into the setback was located on the property. The information was sent for review to the surrounding property owners within 300’ radius. This included who to contact with any concerns, questions or comments.

The citizen participation notification letter was delivered to the city planning department for verification on July 16, 2015 and mailed out on July 23, 2015.

The Citizen Participation Plan had a time schedule 3 weeks to respond to the mailed notification information

The total number of Notification letters was 102. This included homeowners associations, neighborhood groups, interested parties, surrounding property owners and additional notification list addresses provided by City Planning Department. (One letter was returned as “unable to forward or insufficient address”).

There was no concerns or questions received during the 3 weeks respond time .

Attachments:

- Outlined Map (adjacent property owners)
- List of HOA’s, neighborhood groups, interested parties and additional notification list.
- Citizen Participation Letter dated July 16, 2015
- Site Plan
- Appendix A (complete mailing list)

July 16, 2015

Lydia Reyes
Architectural Design group LLC
501 E Plaza Cir Ste 501A
Litchfield Park, AZ 85340
Lydia2@cox.net

RE: Variance Request as a Result of Unauthorized Construction

Dear Neighbor:

This letter is to inform you that Durango Peak, LLC is applying for a Variance as a Result of Unauthorized Construction with the City of Glendale. The property is located at 5124 N. 85th Avenue in the Yucca Council District.

The current zoning district of the property is R1-8 PRD. Required rear set back is 20'. We are requesting a variance to allow rear setback to change from 20' to 10' rear setback due to unauthorized addition done by previous owner.

The property was abandoned and vandalized at the time of purchase. A decision was made to improve the existing conditions and, in doing so, increase the value and safety of the property and the surrounding neighborhood. At that time, we were not aware that the addition was built without a permit and was encroaching into the required setback.

According to city's records there are no filed violations or complaints from the immediate neighbors, so we believe there is no detrimental effect to the neighbors.

If a variance is granted, building permit will be filed immediately to bring property into compliance and work on the necessary improvements that will increase value, create a pleasant curb appeal, avoid vandalism, and result in a better neighbor and community.

We have included a site plan with this letter for your review. Please provide any comments to this variance request by August 5, 2015. Please contact my Project Planner Martin Martell with the City of Glendale at 623-930-2597 or mmartell@glendaleaz.com.

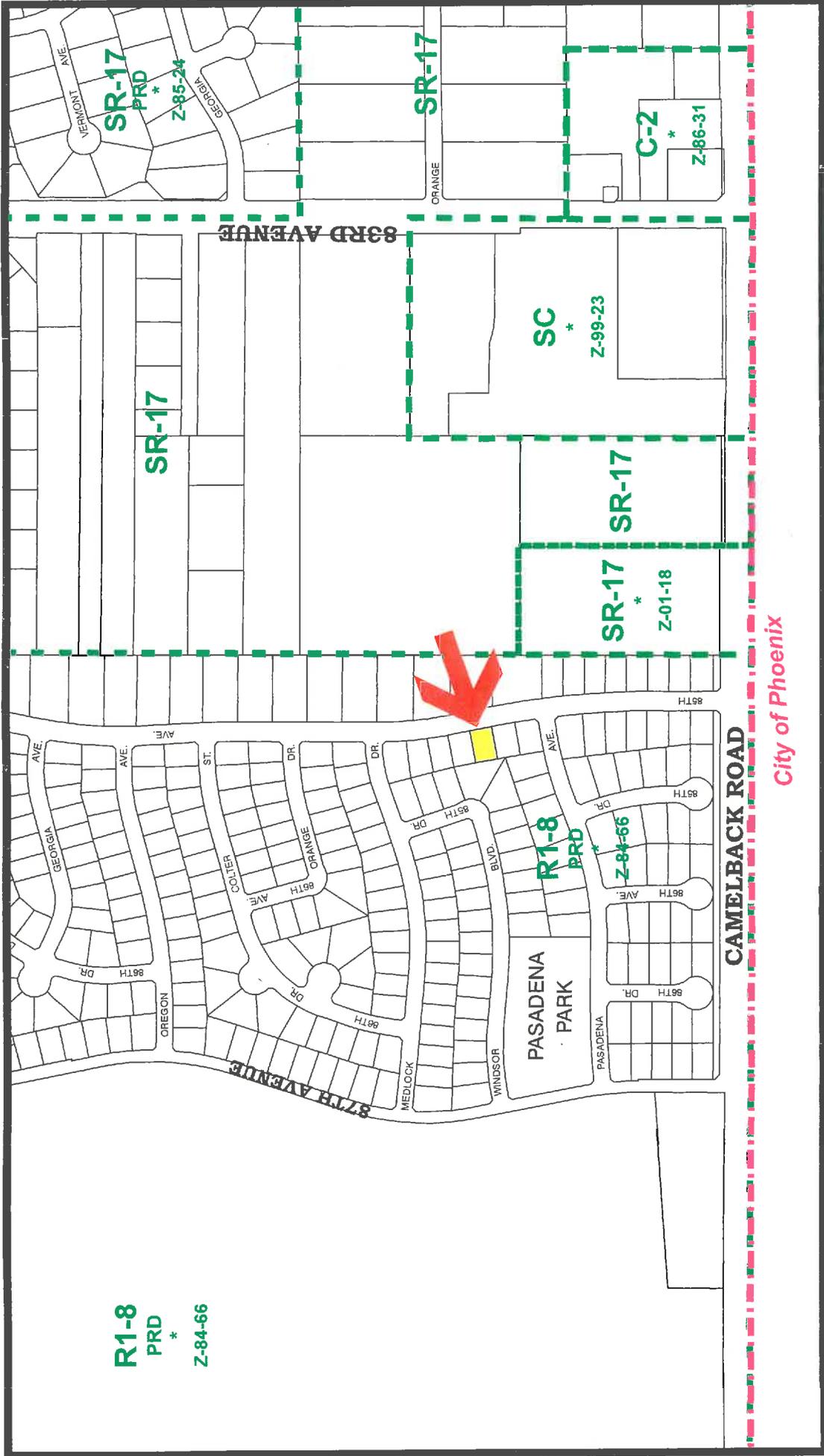
Sincerely,

Lydia Reyes
Architectural design Group LLC

Attachment: Site Plan

APPENDIX A

**RECOMMENDED NEIGHBOR'S LIST WITHIN
300' OF THE SUBJECT PROPERTY**



City of Phoenix

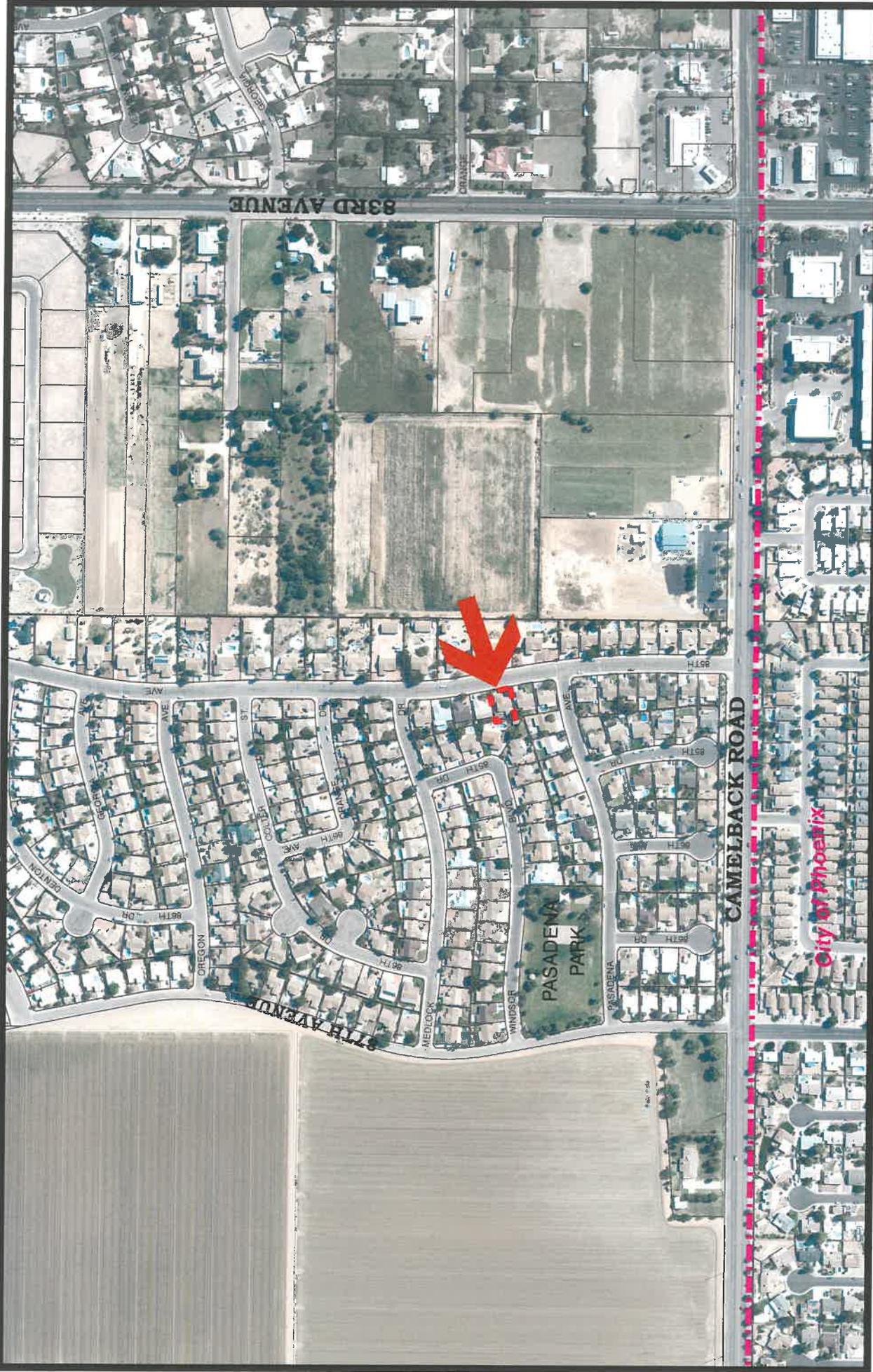


CASE NUMBER
VAR15-15



LOCATION
5124 N. 85TH AVENUE

REQUEST
A VARIANCE TO ALLOW FOR A REDUCTION OF THE REAR YARD SETBACK FROM THE PERMITTED 20' TO 10' ON PROPERTY LOCATED IN THE R1-8 PRD (SINGLE RESIDENCE, PLANNED RESIDENTIAL DEVELOPMENT) ZONING.



Aerial Date: October 2014



CASE NUMBER
VAR15-15

