



Board of Adjustment Regular Agenda

COUNCIL CHAMBERS BUILDING
CONFERENCE ROOM B-3
JULY 10, 2014
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).

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES January 9, 2014 Regular Meeting

IV. WITHDRAWALS AND CONTINUANCES

V. PUBLIC HEARING ITEM

VAR14-02: A request by Sharon White for Joy Ater to reduce the side yard setback to 10 feet where 50 feet is required in the A-1 (Agricultural District), to reduce the rear yard setback to 20 feet where 50 feet is required in the A-1 (Agricultural District), and to increase the maximum percentage lot coverage to 25 percent where 10 percent is the maximum percentage lot coverage in the A-1 (Agricultural District). The site is at 10257 North 53rd Avenue. The site is located in the Barrel District. Staff Contact: Thomas Ritz, AICP, Senior Planner.

VI. OTHER BUSINESS FROM THE FLOOR

Letter from the Government Services Committee

VII. PLANNING STAFF REPORT

VIII. BOARD COMMENTS AND SUGGESTIONS

IX. NEXT MEETING: August 14, 2014

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.

MEETING MINUTES
CITY OF GLENDALE
BOARD OF ADJUSTMENT

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

THURSDAY, JANUARY 9, 2014
4:00 P.M.

I. CALL TO ORDER

The meeting was called to order at approximately 4:05 p.m.

II. ROLL CALL

Board members, Toops, Padia, Vescio, Vice Chairperson Garland and Chairperson Blake were in attendance. No board members were absent.

City Staff

Tabitha Perry, Assistant Planning Director, Remigio Cordero, Planner, Russ Romney, Deputy City Attorney and Suzie Ricard, Administrative Assistant

III. APPROVAL OF THE MINUTES

Chairperson Blake called for a motion regarding the minutes from the November 14, 2013 Regular Meeting.

Vice Chairperson Garland made a MOTION to Approve the November 14, 2013 minutes as written. Board member Padia SECONDED the motion.

IV. WITHDRAWALS AND CONTINUANCES

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

V. PUBLIC HEARING ITEMS

VAR13-07: A request by Robert Gomez, Architect, A.I.A, representing Jose Orozco, for a Variance to reduce the side yard setback to 5 feet where 15 feet is required in the M-1 (Light Industrial) zoning district. The site is located north of the northeast corner of 58th Avenue and McLellan Road (6609 North 58th Avenue). This site is located in the Ocotillo District. Staff Contact: Remigio Cordero, Planner.

Mr. Remigio Cordero, Planner, began his presentation by stating VAR13-07 is a request by Robert Gomez, Architect, A.I.A, representing Jose Orozco, for a Variance to reduce the side yard setback to 5 feet where 15 feet is required in the M-1 (Light Industrial) zoning district. The site is located north of the northeast corner of 58th Avenue and McLellan Road (6609 North 58th Avenue). The property is a rectangular shaped lot that is approximately 7,000 square feet in size. He said the property is currently vacant and is part of the Glendale Blocks Subdivision, which was platted in 1920.

Mr. Gomez is requesting a variance to construct a truck storage building in the M-1 zoning district. If approved, the owner will proceed with a design review and construction document submittal with these requested setbacks.

Mr. Cordero continued stating that on October 30, 2013 the applicant mailed 127 notification letters to adjacent property owners and interested parties. He noted the applicant received one phone call from a nearby property owner in support of the request. The applicant also received a letter from a resident citing concerns regarding traffic, noise, and child safety. He stated the letter did not have contact information listed for the applicant or city staff to respond back to, the letter only had a name of "Resident Ocotillo District Sonorita Neighborhood" on the sender line. Consequently, the applicant provided a response letter to the contact person for the Sonorita Neighborhood Association. He indicated that the response letter cited that this proposal will be in character with the existing permitted uses that are occurring within this light industrial zoned area. He noted there has not been a response to the applicant's response letter since Planning received one call from a nearby property owner who voiced their support of the request.

Mr. Cordero reviewed each of the four findings:

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

A width of the lot creates a special circumstance not self-imposed by the property owner. The lot width is 50 feet wide and the 15 foot setback requirement makes this lot difficult for development and would limit the product of the building on the property. A required side yard setback of 15 feet from the side would make it difficult for adequate onsite circulation for vehicles to enter into the truck storage building. The requested side setback of five feet from the south property line would allow this proposed building relief to accommodate additional development standards that are required from other reviewing departments.

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

The strict application of the Zoning Ordinance would limit the property to 15 foot side yard setbacks and limit construction of a building on this property due to the current width of the lot

being 50 feet. The majority of the properties in the neighborhood have setbacks that are similar to those proposed by the applicant.

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

The request side yard setback is the minimum necessary to construct a truck storage building. The front, rear, north side setbacks and lot coverage are in conformance with current development standards in the M-1 zoning district.

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

The requested building setback is consistent with other properties in the surrounding area and will not detrimentally affect any neighboring properties. There are other properties throughout this industrial subdivision that have setbacks less than the applicant's proposal. These properties were developed prior to the current zoning ordinance being enacted in 1993. Prior to 1993, side and rear setbacks were not required for buildings in industrial districts unless it was adjacent to residentially zoned properties.

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

Chairperson Blake asked if the board had any questions.

Vice Chairperson Garland asked if these properties were once zoned residential in 1990. Mr. Cordero replied yes, however, currently, many have converted to Industrial Uses. Vice Chairperson Garland inquired as to the size of the adjoining lots. Mr. Cordero explained most of the lots are the same size 50 by 140; however, some have been combined.

Chairperson Blake asked for further elaboration on a comment that the proposed building relief would accommodate additional development standards that are required from other reviewing departments. Mr. Cordero explained that when an applicant submits their development plan for a property, they are not only required to abide by the city's development standards but also for the development standards from Building Safety, Fire and Transportation and Engineering.

Chairperson Blake called for the applicant to make a presentation.

Robert Gomez, applicant's representative, explained the purpose behind his client's request for the variance which was to have a secure place to store his trucks and materials at night.

Vice Chairperson Garland asked how many trucks the applicant had. Mr. Gomez stated he had two pick-up trucks.

Vice Chairperson Garland inquired if they would also be storing chemicals in the storage place. Mr. Gomez replied no.

Chairperson Blake inquired if the applicant was asking for this variance because he was looking at the expansion of his business and trying to accommodate for the future. Mr. Gomez stated he was correct.

Board member Padia noted that since the trucks will be carrying chemicals would they not be also stored in the storage. Mr. Gomez replied the chemicals on the trucks were used when on a job.

Tabitha Perry, Assistant Planning Director, interjected encouraging the board to stay on topic of this meeting. She reminded them that the matter before them for consideration was the development standards and setbacks. She explained that before the applicant was able to process this request and come before this board, the land use had already been evaluated to ensure it was acceptable with the appropriate zoning and the permitted use.

Chairperson Blake opened the public hearing. With no one wishing to speak, he closed the public hearing. He asked the board for any further questions.

Chairperson Blake called for Mr. Russ Romney, Deputy City Attorney to provide the next step in the legal process.

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

Finding One. Chairperson Blake called for a voice vote on Finding One. The board responded with a 3-1 vote. Vice Chair Garland voted “nay.”

Finding Two. Chairperson Blake called for a voice vote on Finding Two. The board responded with a 4-1 vote. Vice Chair Garland voted “nay.”

Finding Three. Chairperson Blake called for a voice vote on Finding Three. The board responded with a 3-2 vote. Vice Chair Garland and board member Vescio voted “nay.”

Finding Four. Chairperson Blake called for a voice vote on Finding Four. The board responded with a 4-1 vote. Vice Chair Garland voted “nay.”

Mr. Romney asked that if based on the findings, does the board wish to grant variance VAR13-07: subject to the stipulations set forth by the Planning Department.

Chairperson Blake called for a motion.

Board member Toops made a MOTION to APPROVE VAR13-07 subject to the stipulations in the staff report. board member Padia SECONDED the motion.

The MOTION was APPROVED with a vote of 3 to 2. Vice Chair Garland and board member Vescio voted “nay.”

Chairperson Blake stated the decision from the board is to grant the variance. He said anyone wishing to appeal the action will need to file a motion in Superior Court.

VI. OTHER BUSINESS FROM THE FLOOR

Chairperson Blake asked staff if there was other business from the floor. There was none.

VII. PLANNING STAFF COMMENTS AND SUGGESTIONS

There were none.

VIII. BOARD COMMENTS AND SUGGESTIONS

There were none.

IX. ADJOURNMENT

Vice Chair Garland made a MOTION to ADJOURN the meeting. Board member Padia SECONDED the motion.

The meeting adjourned at 4:38 p.m.

Next meeting tentatively scheduled for February 13, 2014.

Suzie Ricard, Recording Secretary



Planning Staff Report

DATE: July 10, 2014 **AGENDA ITEM: 1**

TO: Board of Adjustment

FROM: Tabitha Perry, Assistant Planning Director
PRESENTED BY: Thomas Ritz, AICP, Senior Planner

SUBJECT: **VARIANCE APPLICATION (VAR) VAR14-02: ATER
VARIANCE – 10257 NORTH 57TH AVENUE**

REQUEST: Reduce the side yard setback to 10 feet where 50 feet is required in the A-1 (Agricultural) zoning district, to reduce the rear yard setback to 20 feet where 50 feet is required in the A-1 (Agricultural) zoning district, and to increase the maximum percentage lot coverage to 25 percent where 10 percent is the maximum percentage lot coverage in the A-1 (Agricultural) zoning district.

APPLICANT/OWNER: Sharon White / Joy Ater

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.

PROPOSED MOTION: Move to approve VAR14-02.

SUMMARY: The applicant is requesting a variance to construct a hobby room on the back southeast corner of the house.

BOARD ACTION: Board member _____ **MADE a MOTION to** _____
Case No. VAR14-02. Board member _____ **SECONDED the MOTION. The**
MOTION was _____ **with a vote of** _____ **to** _____

BACKGROUND INFORMATION:

General Plan Designation:

HDR 12 - 20 (High Density Residential 12 to 20 dwelling units per acre)

Property Location and Size:

The property is located southwest of the southwest corner of 51st Avenue and Peoria Avenue. The property is not located in a subdivision. The parcel dimensions are approximately 100 feet wide by 133 feet deep, and the property is approximately 13,300 square feet in size.

Zoning Ordinance Requirements:

Section 5.100 – A-1 (Agricultural) Table 1:

Minimum rear yard setback: 50 feet

Minimum side yard setback: 50 feet

Maximum percentage lot coverage: 10 percent

Surrounding Land Use and Zoning:

North: Retention Basin and across Cochise Drive, Single-family residence, zoned R1-4 PRD.

East: Single-family residence zoned R1-4 PRD.

South: Single-family residence zoned R1-6.

West: Across 53rd Avenue, Single-family residence zoned R1-7 PRD.

History:

- The property is not part of any subdivision.
- Annexation into the City of Glendale occurred on November 14, 1967.
- The home was built in approximately 1985 prior to the adoption of the present lot size, lot coverage, and setback requirements for the A-1 zoning district in 1993.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On March 10, 2014, the applicant mailed 119 notification letters to adjacent property owners and interested parties. On March 31, 2014 one letter that was returned with an incorrect address was resent to the correct address. The applicant received one response letter of no objection. Staff received one response regarding the request. The adjacent property owner had no objection to the request, but desired that the existing fence between the two properties be increased in height. Staff responded to clarify the request, and to explain that the fence height could not be increased without engineering and redesigning the fence, and that increasing the fence height would not be a recommended condition of approval.

The property is not within a homeowners association, and the e-mail response to staff indicated that the Homeowner's Association for the neighborhood to the north and east had no objections to the request.

Board of Adjustment Public Hearing Notification:

A Notice of Public Hearing was published in The Glendale Star on May 22, 2014. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on May 19, 2014. The property was posted on May 19, 2014.

STAFF FINDINGS AND ANALYSIS:

The Board of Adjustment must analyze the 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;**

A lot width of 100 feet, a lot depth of 133 feet, and a lot size of 13,300 feet with an A-1 (Agricultural) zoning district classification creates a special circumstance not self-imposed by the property owner. The construction of a hobby room addition requires some level of relief based on the setback and lot coverage requirements. A 50 foot side yard and 50 foot rear yard setback requirement would prohibit the construction of the desired room addition. The surrounding neighborhoods are developed with a variety of side-yard and rear yard setbacks; all of which are equal to or less than this variance request. The proposed lot coverage request is also less than the percentage lot coverage permitted in the surrounding zoning districts.

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 prohibit any additions to the existing home and eliminate the possibility of building a room addition on the property due to the total width of the lot. The surrounding properties have setbacks that are similar to those proposed by the applicant. In this situation, the strict application of the Zoning Ordinance would not allow the property the same privileges as its neighbors.

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

The requested side yard and rear setbacks are the minimum necessary to construct a room addition on the lot. The requested lot coverage is also required to construct a room addition on the lot. No other relief from the zoning requirements is proposed as a part of this variance request.

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 and lot coverage are consistent with or greater than other properties in the surrounding area and will not detrimentally affect any neighboring

properties. The surrounding neighbors have side-yard and rear yard setbacks that are similar to, or less than, what is being requested.

RECOMMENDATION:

The variance request appears to meet all four findings and should be approved.

ATTACHMENTS:

1. Applicant's Narrative
2. Site Plan
3. Floor Plan
4. Citizen Participation Final Report, approved April 9, 2014
5. E-mail from Brandy White
6. Vicinity Zoning Map.
7. Aerial Photograph, dated November, 2012.

PROJECT MANAGER:

Thomas Ritz, AICP, Senior Planner (623) 930-2588
tritz@glendaleaz.com

REVIEWED BY:



Planning Director



Executive Director

TR/tr

PROJECT NARRATIVE

I am requesting a variance to allow a Hobby room where back south/east corner of the house is located. This is required in the A1 zoning district.

This request is necessary because this property is zoned agricultural and the existing building is at maximum footage.



10'

13'x34'
Laundry &
Hobby Room

58'

34'

CITIZEN
PARTICIPATION
FINAL REPORT

HOBBY ROOM
10257 N. 53rd AVE, GLENDALE, AZ
SR13-0152

SHARON R. WHITE for JOY D. ATER

APRIL 15, 2014

APPROVED

ADD - 9 2014

**City of Glendale
Planning Department**

2.

I am requesting a variance to allow a Hobby room where back south/east corner of the house is located. This is required in the A1 zoning district.

This request is necessary because this property is zoned agricultural and the existing building is at maximum footage.

3. On the Citizen Participation Plan a letter of interdiction of being a new home owner and the fact that the property was zoned agriculture it was necessary to request a variance from the City of Glendale to have a Hobby room built. The letter with area map was mailed out to neighbors living within a 300 foot radius of my new home at 10257 N. 53rd Ave, Glendale, AZ, requesting their view if they may have a problem to the room addition.

The letter and a notification area map were also sent to any Homeowners Associations and Interested Parties list currently maintained and provided by Planning.

4. The notification letters requesting a variance for a Hobby room were mailed on the 10th of March and had until the 31st of March to respond if they had any issues. No response from addresses, one letter stating they had no problem and 5 letters returned moved with unknown forwarding address. After checking the letter's addresses it was noted that one had the incorrect address and was re issued with the date of March 31st 2014 and requesting a response by April 14th 2014

Joy Ater

10257 N. 53rd Ave

Glendale AZ 85302

14824004R

Steven D. Cobb

2426 E. Avalon Dr

Glendale AZ 85316

Joy Ater

10257 N. 53rd

Glendale AZ

25

*Mailed New Letter 3/31/14
dated 3/31/14 to 4/19/14*

NIXIE 850 5E 1009 0003/13/14

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 85302150157 *1714-10801-11-42

8530215015701

Steven D. Cobb

2526 E. Avalon Dr

Phoenix AZ 85316

PHOENIX AZ 852

11 MAR 2014 PM 3 L



March 31, 2014

Joy Ater
10257 N. 53rd Ave.
Glendale, AZ 85302

Subject: Variance for Room Addition

Dear Neighbor:

This letter is to inform you that I am applying for a variance application with the City of Glendale to add a laundry/hobby room to my home. The property is located at 10257 N. 53rd Avenue in the City of Glendale.

My lot is the only lot in this area still zoned agricultural instead of residential. As such, in order to add an addition to my home, I will need a variance from the City of Glendale. I would like to build a room that is 13x24 feet and will be built off the back of my home within my fenced backyard. My lot size is 133 feet by 100 feet and the addition will be a single story built at the same level as the current roof line of 15 feet in height. My home currently has a setback of 15 feet to the south property line (side) and 58 feet to the east (rear property line). With this proposed addition, the distance of the building to the south lot line would not change as it will line up with the current walls, but the setback to the east would decrease to 34 feet. I will be asking the city for a variance to decrease my setback to 10 feet to the south and 20 feet to the east to ensure plenty of room. I am also requesting a variance to increase the maximum lot coverage from 10 to 30 percent in order to build the room addition.

The adjacent lots to mine are all zoned residential, with a church building also within 300 feet of my property lines.

I have included a plan with this letter for your review. Please provide any comments to my variance request by April 14, 2014. Please write at the contact information above. You may also contact Thomas Ritz with the City of Glendale at (623) 930- 2588.

Thank you in advance for your consideration.

Sincerely,

Joy Ater

RECOMMENDED NEIGHBORHOOD NOTIFICATION AREA

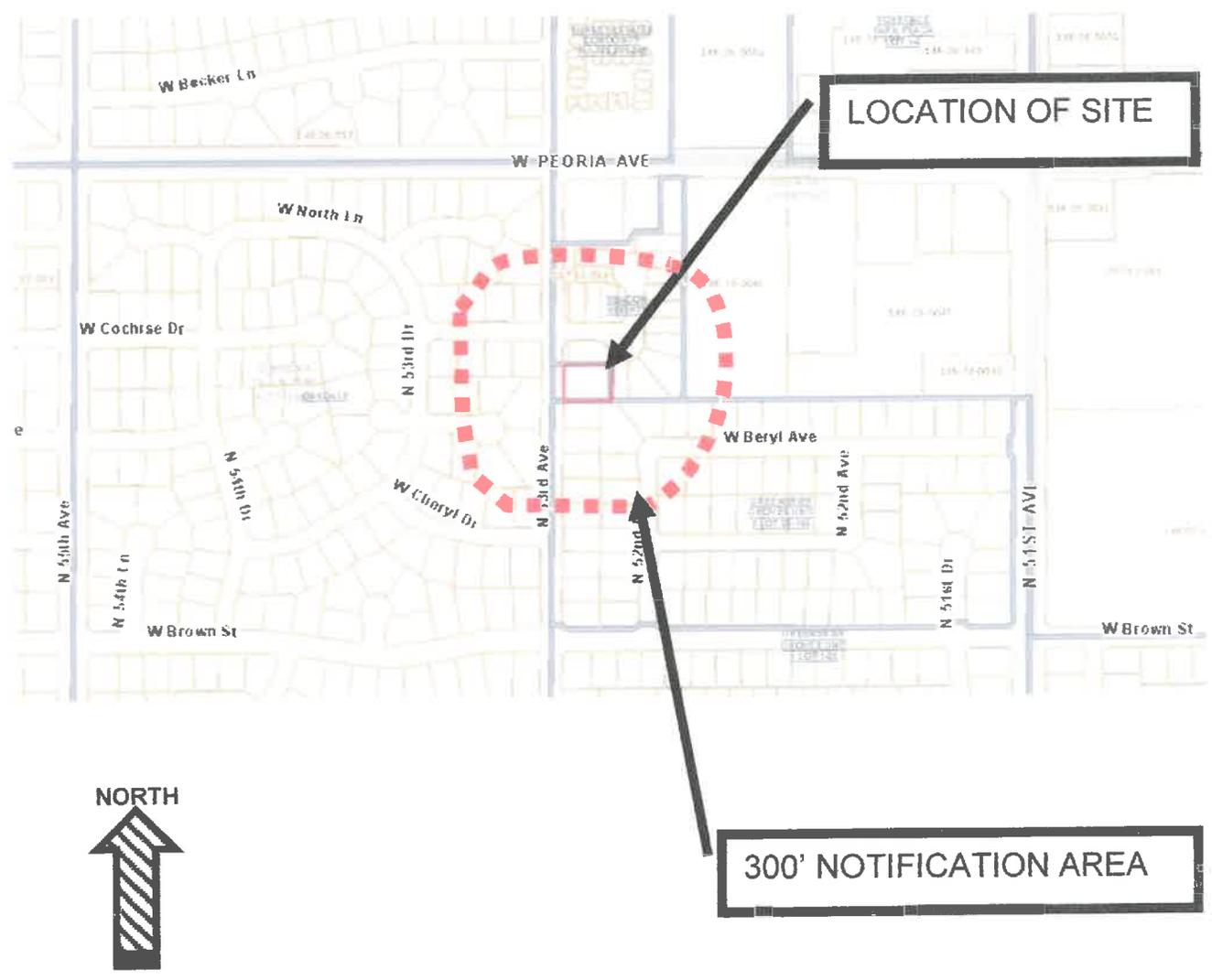
NAME OF REQUEST: WHITE VARIANCE

LOCATION: 10257 North 53rd Avenue

The applicant is requesting the approval of a variance for a room addition to an existing single family house.

ZONING DISTRICT: A-1

COUNCIL DISTRICT: Cactus



6. The names of homeowners associations and registered neighborhood groups, and their representatives, and individuals on the district's Interested Parties list and also individuals on the Additional Notification List who were notified is attached to number 14. As an appendix

7. There were no dates or locations of any meetings where citizens were invited to discuss the proposal.

8. There is one copy of a neighborhood individual that responded to the letter and notification area map which is attached.

9. There were no concerns, issues or problems expressed by the participants.

10. There were not any concerns, issues or problems to be addressed.

11. There were not any issues proposals to be revised due to public concerns.

#12. The proposal has not been revised due to no public concerns.

#8 and #9

March 13, 2014

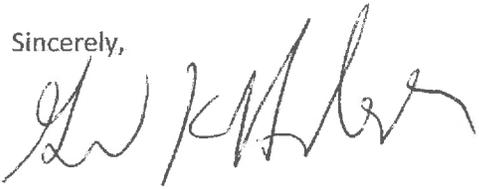
Grant Hinderer
5240 W. Beryl Ave.
Glendale, AZ 85302

Subject: Variance for room addition

Dear Joy Ater:

We have no objection to building a room addition to your house at 10257 N. 53rd Ave.

Sincerely,

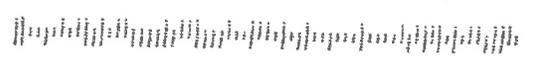


PHOENIX AZ 850
13 MAR 2014 PM 3:1



Joy Ater
10257 N. 53rd Ave
Glendale, AZ 85302

85302150157



March 31, 2014

Joy Ater
10257 N. 53rd Ave.
Glendale, AZ 85302

Subject: Variance for Room Addition

Dear Neighbor:

This letter is to inform you that I am applying for a variance application with the City of Glendale to add a laundry/hobby room to my home. The property is located at 10257 N. 53rd Avenue in the City of Glendale.

My lot is the only lot in this area still zoned agricultural instead of residential. As such, in order to add an addition to my home, I will need a variance from the City of Glendale. I would like to build a room that is 13x24 feet and will be built off the back of my home within my fenced backyard. My lot size is 133 feet by 100 feet and the addition will be a single story built at the same level as the current roof line of 15 feet in height. My home currently has a setback of 15 feet to the south property line (side) and 58 feet to the east (rear property line). With this proposed addition, the distance of the building to the south lot line would not change as it will line up with the current walls, but the setback to the east would decrease to 34 feet. I will be asking the city for a variance to decrease my setback to 10 feet to the south and 20 feet to the east to ensure plenty of room. I am also requesting a variance to increase the maximum lot coverage from 10 to 30 percent in order to build the room addition.

The adjacent lots to mine are all zoned residential, with a church building also within 300 feet of my property lines.

I have included a plan with this letter for your review. Please provide any comments to my variance request by April 14, 2014. Please write at the contact information above. You may also contact Thomas Ritz with the City of Glendale at (623) 930- 2588.

Thank you in advance for your consideration.

Sincerely,

Joy Ater

#13
March 5, 2014

Joy Ater
10257 N. 53rd Ave.
Glendale, AZ 85302

Subject: Variance for Room Addition

Dear Neighbor:

This letter is to inform you that I am applying for a variance application with the City of Glendale to add a laundry/hobby room to my home. The property is located at 10257 N. 53rd Avenue in the City of Glendale.

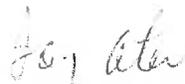
My lot is the only lot in this area still zoned agricultural instead of residential. As such, in order to add an addition to my home, I will need a variance from the City of Glendale. I would like to build a room that is 13x24 feet and will be built off the back of my home within my fenced backyard. My lot size is 133 feet by 100 feet and the addition will be a single story built at the same level as the current roof line of 15 feet in height. My home currently has a setback of 15 feet to the south property line (side) and 58 feet to the east (rear property line). With this proposed addition, the distance of the building to the south lot line would not change as it will line up with the current walls, but the setback to the east would decrease to 34 feet. I will be asking the city for a variance to decrease my setback to 10 feet to the south and 20 feet to the east to ensure plenty of room. I am also requesting a variance to increase the maximum lot coverage from 10 to 30 percent in order to build the room addition.

The adjacent lots to mine are all zoned residential, with a church building also within 300 feet of my property lines.

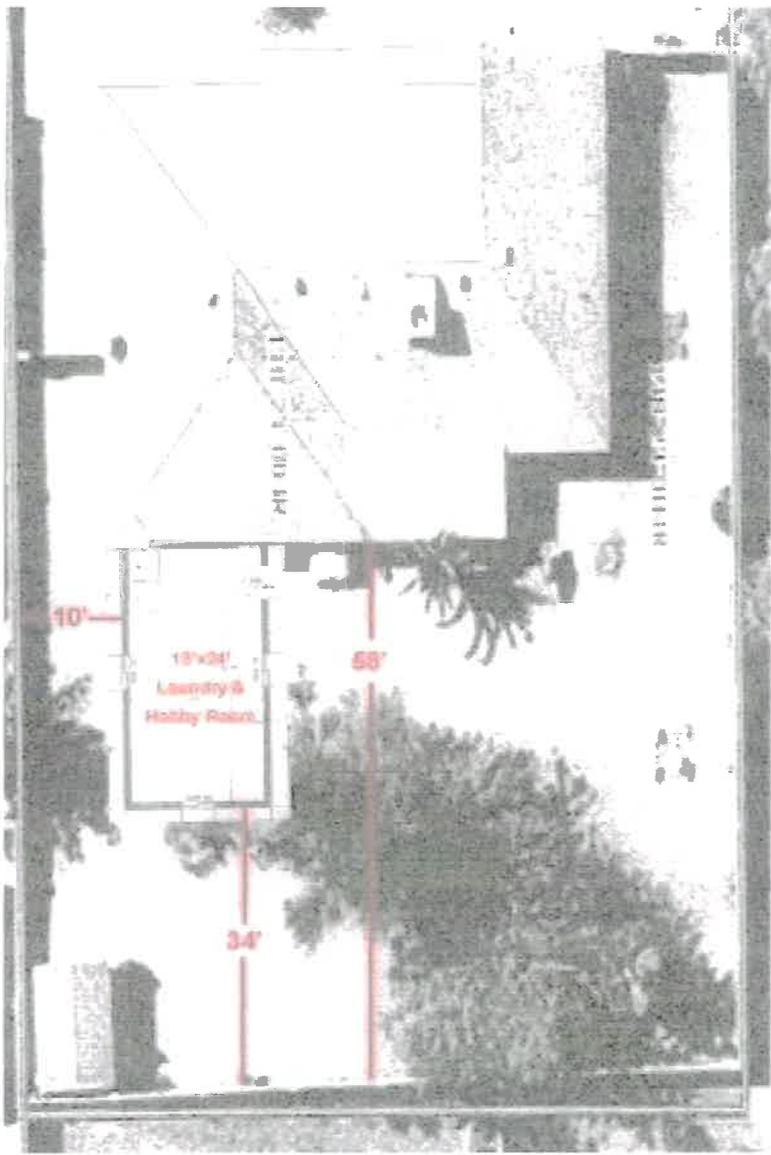
I have included a plan with this letter for your review. Please provide any comments to my variance request by March 31, 2014. Please write at the contact information above. You may also contact Thomas Ritz with the City of Glendale at (623) 930- 2588.

Thank you in advance for your consideration.

Sincerely,



Joy Ater



Ritz, Thomas

From: Brandy White <bswhite1996@yahoo.com>
Sent: Wednesday, April 02, 2014 7:39 AM
To: Ritz, Thomas
Subject: Rezoning 10257 N. 53rd Avenue

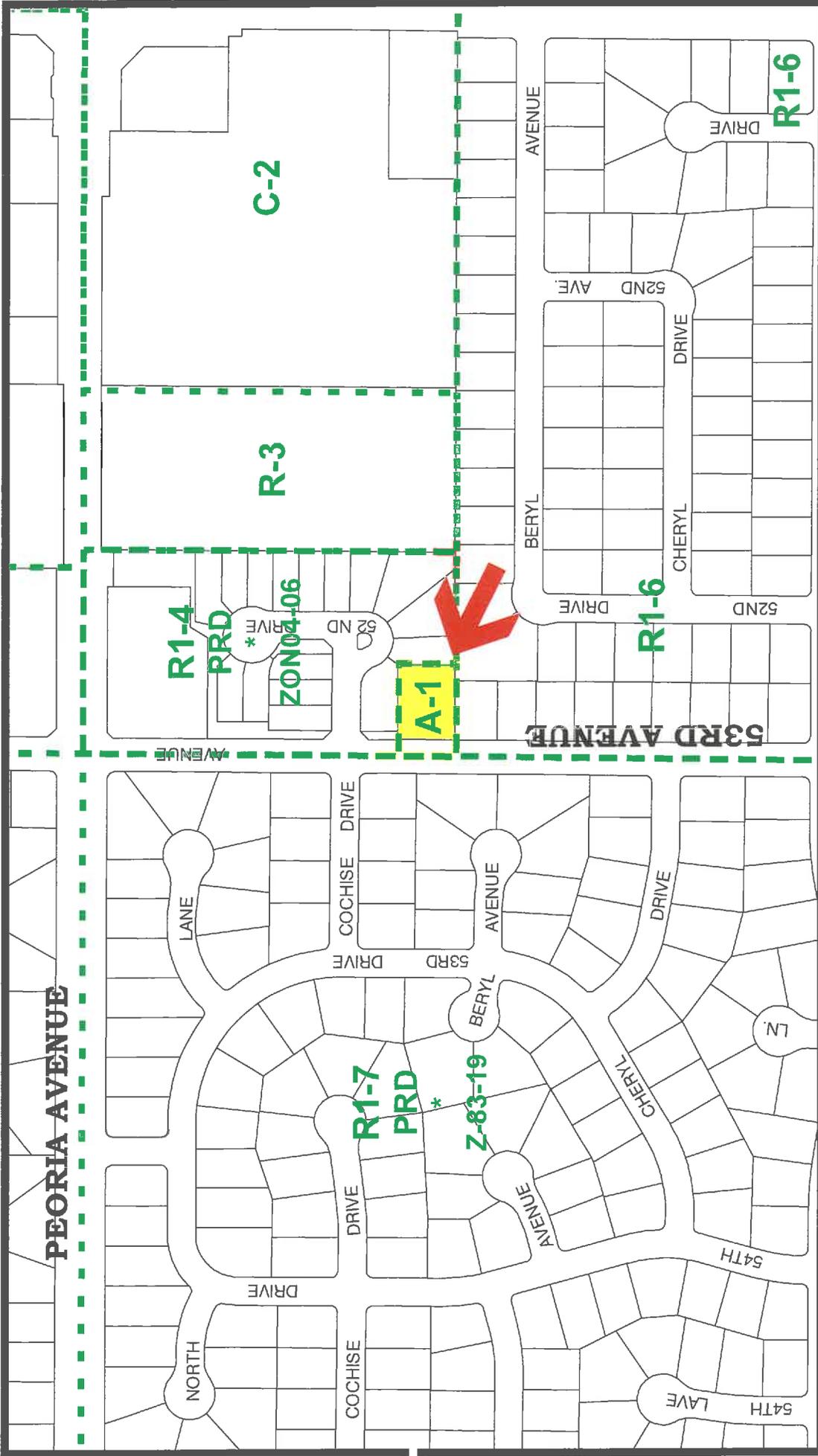
Thomas,

I'm a little late in contacting you regarding address 10257 N. 53rd Avenue that wishes to rezone their property and add a room onto their house. I have no objections to either of these items. I also sit on the board of directors for the Beacon Heights HOA, and the HOA does not have any objections to rezoning the lot or the room addition.

It will be interesting to see what happens with the common fence that I share with this address, since I was told the fence is about 2 feet built inside that lot, in other words, my back yard and front yard actually sit on their property line. That is why the builder of my home did not add two rows of block to the common fence since it was not on my property line. I hate being in my backyard because when I stand up and face west, my head is above the fence and I can see into that neighbors backyard. It is very uncomfortable.

Will the rezoning of this property affect the common fence? I do not have the money to replace that entire fence if it needs to be moved a couple of feet east from that property line. I would love to have two rows of block added to the existing fence though, for privacy.

Thanks,
Brandy White
5259 W. Cochise Drive



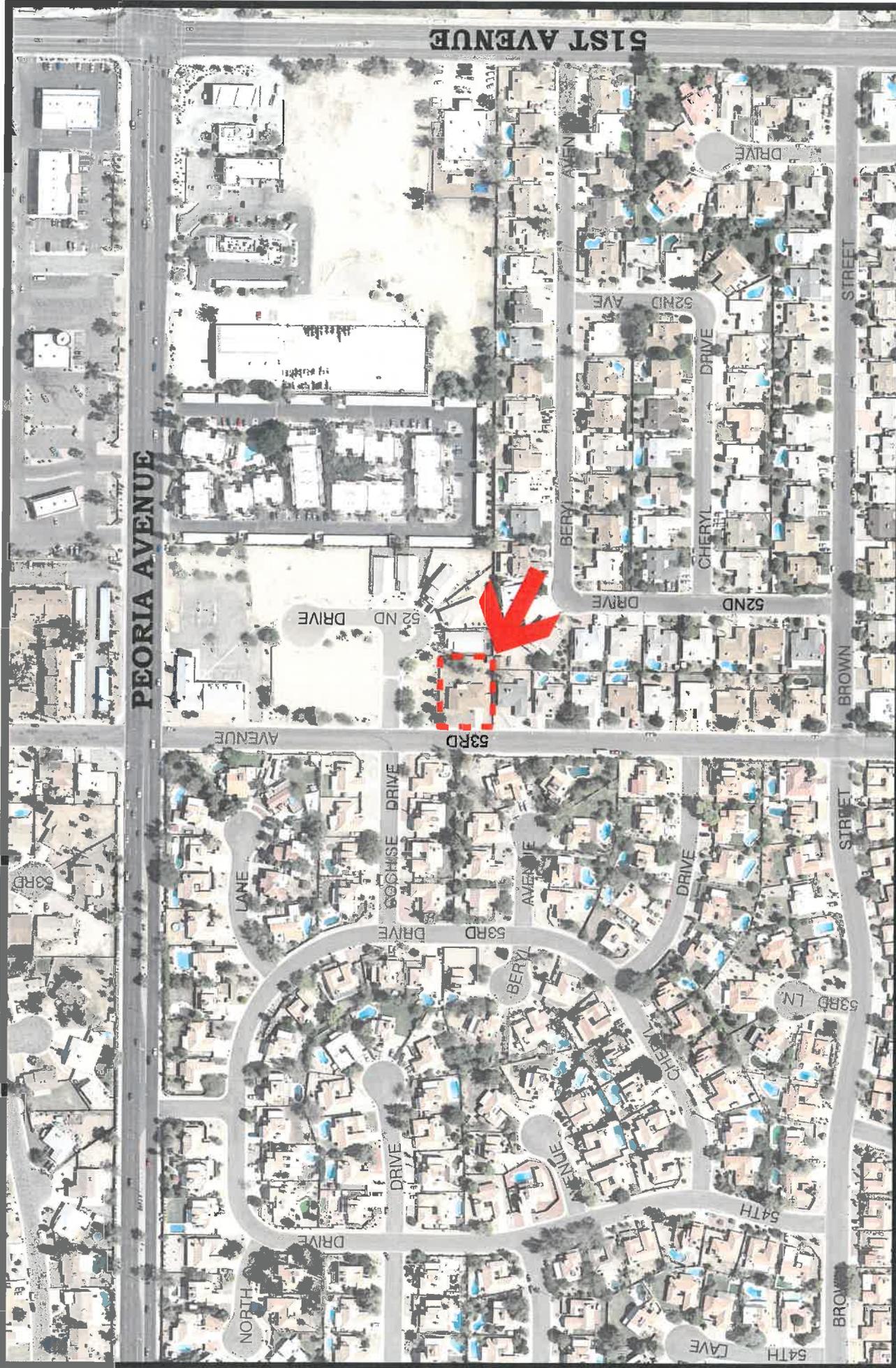
CASE NUMBER
VAR14-02



LOCATION
10257 N. 53RD AVENUE

REQUEST

A VARIANCE TO REDUCE THE SIDE YARD SETBACK TO 10' WHERE 50' IS REQUIRED, TO REDUCE THE SIDE YARD SETBACK TO 20' WHERE 50' IS REQUIRED AND TO INCREASE THE MAXIMUM PERCENTAGE LOT COVERAGE TO 25 WHERE 10 IS THE MAXIMUM IN THE A-1 (AGRICULTURAL DISTRICT).



Aerial Date: November 2012



CASE NUMBER

VAR14-02

