



Board of Adjustment Regular Agenda

GLENDALE CITY HALL
CONFERENCE ROOM 2-A
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES: May 10, 2012 Regular Meeting
- IV. WITHDRAWALS AND CONTINUANCES
- V. PUBLIC HEARING ITEM

VAR12-02: A variance request by Dorin Pitut, representing the property owner Lydia Hreniuc, to reduce the south side yard setback to 5 feet where 60 feet is required from residential uses and to reduce the rear yard setback to 5 feet where 15 feet is required in the M-1 (Light Industrial) zoning district. The site is located south of the southeast corner of Market Street and 58th Drive (6717 North 58th Drive). Staff Contact: Remigio Cordero, Planner (Ocotillo District).

- VI. OTHER BUSINESS FROM THE FLOOR
- VII. PLANNING STAFF COMMENTS AND SUGGESTIONS
- VIII. BOARD COMMENTS AND SUGGESTIONS
- IX. ADJOURNMENT

The next Board of Adjustment meeting is scheduled for September 13, 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 5:00pm 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, MAY 10, 2012
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order at approximately 6:10 pm.

II. ROLL CALL

Board members Bethel, Mander, Mendez, Galbavy, Vice Chairperson Cheshier and Chairperson Blake were in attendance.

City Staff: Tabitha Perry, Assistant Planning Director, Remigio Cordero, Planner, Paul Li, Assistant City Attorney, Diana Figueroa, Recording Secretary

III. APPROVAL OF MINUTES

Chairperson Blake called for a motion regarding the Minutes from the March 8, 2012 Workshop, the March 8, 2012 Regular Meeting, and the April 12, 2012 Regular Meeting.

Board member Bethel made a **MOTION** to **APPROVE** the minutes from the March 8, 2012 Workshop as written. Vice Chairperson Cheshier **SECONDED** the motion, which was **UNANIMOUSLY APPROVED.**

Board member Bethel made a **MOTION** to **APPROVE** the minutes from the March 8, 2012 Regular Meeting as written. Vice Chairperson Cheshier **SECONDED** the motion, which was **UNANIMOUSLY APPROVED.**

Board member Bethel made a **MOTION** to **APPROVE** the minutes from the April 12, 2012 Regular Meeting as written. Board member Mander **SECONDED** the motion, which was **UNANIMOUSLY APPROVED.**

IV. WITHDRAWALS AND CONTINUANCES

Chairperson Blake asked staff if there were any requests for Withdrawals or Continuances.

1. **VAR12-04:** A request by Earl, Curley, and Lagarde P.C., representing Advanced Pain Solutions Inc., to reduce the separation requirement from a medical marijuana dispensary to a residentially zoned property to 425 feet where a minimum of 500 feet is required and to reduce the separation requirement from a school to 1,263 feet where 1,320 feet is

required in the C-2 (General Commercial) zoning district. The site is located west of the northwest corner of 43rd Avenue and Peoria Avenue (4416 West Peoria Avenue). Staff Contact: Remigio Cordero, Planner (Barrel District). **THIS APPLICATION WAS WITHDRAWN BY APPLICANT.**

Ms. Perry stated this item was withdrawn by the applicant.

Chairperson Blake asked if a reason was provided by the applicant. Ms. Perry stated she has no further information.

V. PUBLIC HEARING ITEMS

2. **VAR12-01:** A request by D. Craig Walling, to reduce the rear yard setback to 25 feet where 30 feet is required and reduce the south side yard setback to 10 feet where 15 feet is required in the SR-17 (Suburban Residence) zoning district. The site is located west of the southwest corner of 77th Avenue and Wagoner Road (18416 North 78th Drive). Staff Contact: Remigio Cordero, Planner (Sahuaro District).

Remigio Cordero, Planner, presented this request. Mr. Cordero stated this is a request to reduce the rear yard setback to 25 feet where 30 feet is required and to reduce the south side yard setback to 10 feet where 15 feet is required in the SR-17 (Suburban Residence) zoning district.

He said the property is located west of the southwest corner of 77th Avenue and Wagoner Road and the lot size is approximately 18,939 square feet in size.

Mr. Cordero explained the property is part of the Hidden Manor 3 subdivision, which was platted in Maricopa County in August 1977. He said the property was annex into the city on December 26, 1979. The home was built in 1983.

Mr. Cordero said the applicant mailed notification letters to adjacent property owners and interested parties on January 30, 2012. He did not receive any response regarding the request.

Mr. Cordero addressed the findings as listed in the staff report. With regarding to the first finding, there are special circumstances applicable to this property relative to the angled property line.

With respect to the second finding, the strict application of the Zoning Ordinance would deprive the property owner of his proposal even though there are other properties with accessory buildings constructed in Hidden Manor. He said the property is adequate in size to meet the required side and rear yard setbacks for the proposed attached garage. The SR-17 zoning district is less restrictive on setbacks for accessory structures.

Mr. Cordero addressed finding three and said the variance is the minimum necessary to alleviate a property hardship.

Addressing finding four, Mr. Cordero said the building setbacks are consistent with other properties in the surrounding area and will not detrimentally affect any neighboring properties. He said other properties throughout the neighborhood that have setbacks less than what the applicant is proposing. The 1983 Zoning Ordinance development standards for the SR-17 zoning district were 25 feet for the rear yard and 10 feet for the side yard, which is what the applicant is requesting. These properties were developed prior to the current zoning ordinance being enacted in 1993.

Mr. Cordero stated he was available for questions.

Chairperson Blake called for questions from the Board.

Board member Bethel asked if staff contacted Ms. Garland to expand on her email. Mr. Cordero said yes, but no response was received from Ms. Garland.

Vice Chairperson Cheshier asked for more information regarding the comment that the SR-17 is less restrictive. Mr. Cordero said less restrictive meant if this were an accessory structure the applicant would be allowed smaller setbacks. The applicant's HOA does not allow accessory structure hence the applicant is asking for an attached structure.

Vice Chairperson Cheshier verified this structure is attached. Mr. Cordero said yes.

Chairperson Blake asked if the existing patio is covered. Mr. Cordero said yes.

Chairperson Blake called for the applicant.

D. Craig Walling, 18416 North 78th Drive, introduced himself and stated the attachment is a freestanding garage with a breezeway to meet the HOA criteria. He said staff's report is thorough and complete and he has nothing to add.

Vice Chairperson Cheshier asked the applicant if he tried to contact Ms. Garland. She asked for Ms. Garland's home address, which staff provided.

Chairperson Blake opened the public hearing.

With no one wishing to comment, Chairperson Blake closed the public hearing.

Chairperson Blake called on Mr. Li.

Based on the facts and evidence presented, Mr. Li 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 6 – 0 vote in favor.

Finding Two. Chairperson Blake called for a voice vote on Finding Two. The Board responded with a 6 – 0 vote in favor.

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

Finding Four. Chairperson Blake called for a voice vote on Finding Four. The Board responded with a 6 – 0 vote in favor.

Mr. Li asked that if based upon these findings, does the Board wish to grant a variance on **VAR12-01** subject to the stipulations as set forth by the Planning Department.

Chairperson Blake called for a motion.

Board member Mander MADE a MOTION to APPROVE VAR12-01 subject to the stipulations in the staff report. Vice Chairperson Cheshire SECONDED the MOTION.

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

- VAR12-03:** A request by William Topar to increase the wall height to eight feet where six feet is permitted in the R1-6 (Single Residence) zoning district. The site is located at the southeast corner of 47th Avenue and Olive Avenue (4664 West Puget Avenue). Staff Contact: Remigio Cordero, Planner (Cactus District).

Remigio Cordero, Planner, presented this item. Mr. Cordero said this is a request to increase the wall height to 8 feet where 6 feet is permitted in the R1-6 (Single Residence) zoning district.

He said the property is located on the southeast corner of 47th and Olive avenues. He said the property is irregular shaped and is approximately 14,941 square feet in size.

The applicant mailed notification letters to adjacent property owners and interested parties on March 27, 2012. The applicant received one letter from a nearby neighbor stating their support of the request. The Planning Department received one email response in support of the applicant's request indicating the applicant has a hardship due to the close proximity to an adjacent commercial property.

Mr. Cordero addressed the four findings. He indicated there are special circumstances with the property's location which is not self imposed. The property is located on the corner of a major arterial street and a collector street. The use to the west of the property is a commercial use. The amount of the vehicular traffic and pedestrian traffic generated by the commercial use creates privacy issues for the applicant.

With respect to the second finding, the strict application of the Zoning Ordinance would limit the property to a six foot high masonry wall on the 47th Avenue rear property line. The ordinances

states that a residential property's rear and side wall shall exceed no higher than 6 feet in height, except when facing an arterial, the wall shall be increased to 8 feet. Although the applicant's property is not abutting the commercially zoned property it is located directly across the street.

Mr. Cordero continued with finding three. He said the variance is the minimum necessary to alleviate the property hardship of being located on the corner of a major arterial and across from a commercial shopping center. The height increase will provide an additional buffer from pedestrian activities and on-going traffic.

With regard to finding four, Mr. Cordero said increasing the wall height to 8 feet will not have a detrimental effect on the surrounding neighborhood. The variance will allow uniformity in the wall height which will be similar to other walls in the area.

He stated he was available for questions.

Chairperson Blake called for questions from the Board.

Board member Bethel asked for clarification on the special circumstance determined by staff. He asked if the owner purchased the property knowing it is located on two busy streets. Mr. Cordero said the special circumstance is it is located on a major arterial and a collector street. He deferred the second question to the applicant.

Board member Bethel asked if the previous owner had requested this variance, would that right transfer to the current owner. Mr. Li said approval of any variance is granted to a property not a person.

Vice Chairperson Cheshier asked if the proposed wall would match the height of the existing wall along Olive Avenue. Mr. Cordero said yes.

Board member Mendez asked if the wall currently is six feet high along 47th Avenue. Mr. Cordero said yes. Property owners along 47th Avenue would need to request a variance if they choose to increase the height of their walls.

Chairperson Blake said this request would provide some continuity in appearance for the property located directly on a corner. He asked if construction of this wall would protect the home from the commercial lighting and signs to the west. Mr. Cordero deferred this to the applicant.

Board member Bethel asked for clarification regarding the letter from Ms. Sprink. Mr. Cordero said staff has not spoken with Ms. Sprink.

Chairperson Blake called for the applicant.

William Topar, 4664 West Puget Avenue, stated although he is the second owner of this property, he is the first resident. Mr. Topar stated he has seen the increase in commercial activity

as well as pedestrian activity to and from Apollo High School. He described how he has tried to minimize the invasion of privacy with eucalyptus trees and oleander bushes. In addition, he explained the noise from emergency vehicles headed toward the care home south of his home.

He also described the signage on the property across 47th Avenue to the west.

Because of the high traffic along Olive and 47th avenues, there have been approximately eight incidents of vehicles hitting his block wall. He distributed pictures of the latest two incidents, one of which occurred February 2012.

He said he would be happy to answer any questions.

Chairperson Blake opened the public hearing.

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

Board member Mander stated he is in favor of this variance.

Board member Mendez stated it is always important to support property owners in this area. She has witnessed the tremendous growth in this area as well. She stated she is in favor of granting this variance request.

Chairperson Blake called on Mr. Li.

Based on the facts and evidence presented, Mr. Li 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 6 – 0 vote in favor.

Finding Two. Chairperson Blake called for a voice vote on Finding Two. The Board responded with a 6 – 0 vote in favor.

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

Finding Four. Chairperson Blake called for a voice vote on Finding Four. The Board responded with a 6 – 0 vote in favor.

Mr. Li asked that if based upon these findings, does the Board wish to grant a variance on **VAR12-03** subject to the stipulations as set forth by the Planning Department.

Chairperson Blake called for a motion.

Board member Bethel MADE a MOTION to APPROVE VAR12-03 subject to the stipulations in the staff report. Board member Mander SECONDED the MOTION.

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

VI. OTHER BUSINESS FROM THE FLOOR

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

VII. PLANNING STAFF COMMENTS AND SUGGESTIONS

Chairperson Blake asked staff if there were any comments or suggestions. There were none.

VIII. BOARD COMMENTS AND SUGGESTIONS

Chairperson Blake asked the Board if there were any comments or suggestions.

Vice Chairperson Cheshier welcomed new Board member Jessica Galbavy.

Mr. Li stated he has accepted a position with a nearby municipality. He thanked the Board for their dedication.

ADJOURNMENT

With no further business, the meeting was adjourned at approximately 6:55 pm.

The next Board of Adjustment meeting is scheduled for June 14, 2012.

Respectfully submitted,

Diana Figueroa, Recording Secretary



Planning Division Staff Report

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

TO: Board of Adjustment

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

SUBJECT: **VARIANCE APPLICATION CASE VAR12-02: HRENIUC VARIANCE – 6717 NORTH 58TH DRIVE**

REQUEST: To reduce the south side yard setback to 5 feet where 60 feet is required from a residential use and to reduce the rear yard setback to 5 feet where 15 feet is required.

APPLICANT/OWNER: Dorin Pitut / Lydia Hreniuc

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 VAR12-02 subject to stipulations.

SUMMARY: The applicant is requesting a variance to construct an autobody shop in the M-1 zoning district. If approved, the owner will proceed with a design review submittal with these requested setbacks.

BOARD ACTION: Board member _____ MADE a MOTION to _____
Case No. VAR12-02, subject to staff report stipulations. Board member _____
SECONDED the MOTION. The MOTION was _____ with a vote of _____ to _____.

DETAILS OF REQUEST:

General Plan Designation:

Light Industrial.

Property Location and Size:

The property is located south of the southeast corner of 58th Drive and Market Street. The property is a rectangular shaped lot that is approximately 7,009 square feet in size.

Zoning Ordinance Requirements:

5.913 Commercial and Employment District Development Standards:

M-1 (Light Industrial) District - 60 feet to residential uses: 15 feet to nonresidential uses.

Surrounding Land Use and Zoning:

North: Industrial business, zoned M-1.

East: Industrial business, zoned M-1.

South: Single Family Residence, zoned M-1

West: Arizona Public Service (APS) substation, zoned M-1.

History:

- The home was constructed in 1940 and is part of the Glendale Blocks Subdivision, which was platted in 1920.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On April 9, 2012 the applicant mailed 60 notification letters to adjacent property owners and interested parties. The applicant did not receive any response regarding the request. The Planning Division received one response stating the applicant did not meet any of the required findings. 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 July 19, 2012. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on July 20, 2012. The property was posted on July 20, 2012.

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 width of the lot creates a special circumstance not self-imposed by the property owner. The construction of a new autobody shop requires some level of relief. There is a legal non-conforming residential use located directly south of the subject property. The lot width is 50 feet wide and the required setback from a residential use is 60 feet. The 60 foot setback requirement makes this lot unusable for development. The requested rear setback of five feet from the rear property line would allow this proposed autobody shop relief from the existing buildings that are currently on the property. The required setback of 15 feet from the rear would make it difficult for adequate circulation on site for the vehicles to enter into the proposed autobody shop. There is an alley that is adjacent to this requested rear setback so the building will not be near another structure.

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 a 60 foot side setback and eliminate the possibility of constructing any building on this property due to the current width of the lot being 50 feet. Several of the properties in the neighborhood have setbacks that are similar to those proposed by the applicant.

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

The requested side and rear setbacks are the minimum necessary to construct an autobody shop. The front setback 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, 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. There are other properties throughout the neighborhood 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.

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 applicable site plan and project narrative, date-stamped July 10 and July 12, 2012.
2. All mechanical equipment shall be ground mounted.
3. All utilities less than 69kv shall be placed underground.

ATTACHMENTS:

1. Applicant's Site Plan, date stamped July 10, 2012.
2. Applicant's Narrative, date stamped July 12, 2012.
3. Citizen Participation Final Report (without mailing labels), approved May 29, 2012.
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



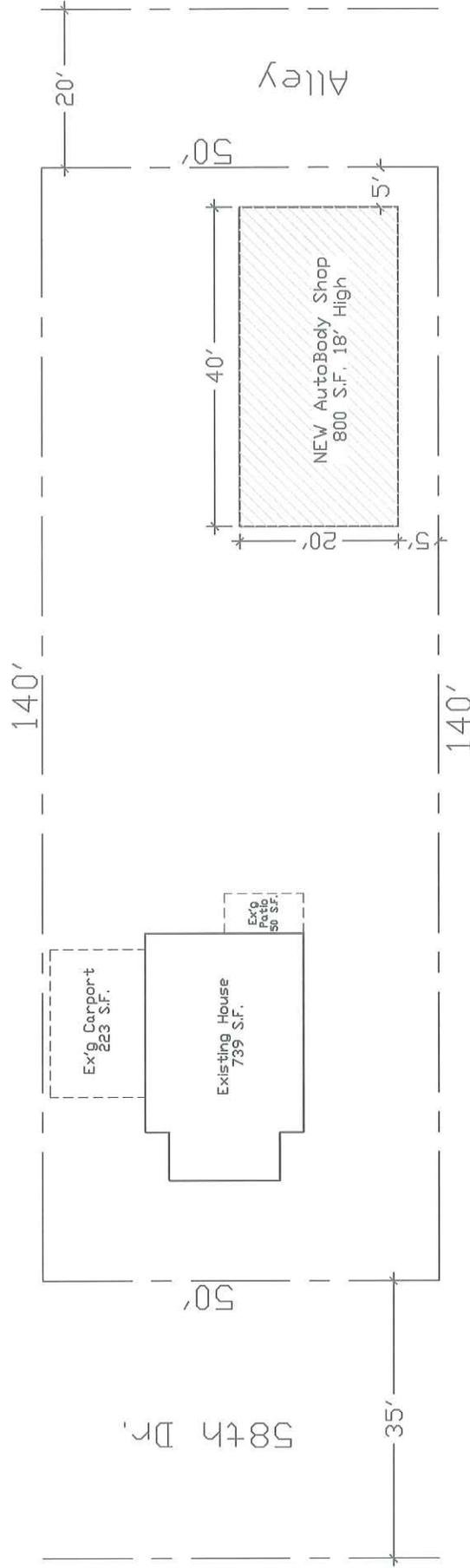
Executive Director

N Site Plan

Scale 1"=20'

ZONING M1

- 2006 IBC, IRC, IMC
- 2005 NEC
- 2006 UPC/W CCG AMENDMENTS
- 2009 IFC



Parcel #: 146-01-102
 Project Description
 Project Address
 Property Owner

ADDITION AutoBody Shop 800 S.F.
 6717 N. 58th Dr., Glendale AZ
 Lydla Hreniuc (623) 330 5264

JUL 10 2012

S.F. of Future Office Space: 739
 Carport S.F.: 223
 Patio S.F.: 50
 Lot Square Footage: 7,009

ADDITION S.F.: 800
 Total Square Footage: 1,812
 Lot Coverage: 25.85%

Hreniu Project narrative
Application No.
VAR12-02
6717 N. 58th Drive
Glendale, AZ. 85301

The property owner Lydia Hreniu is requesting a variance for the address 6717 N. 58th Dr. to build an Auto Body Shop on the property. The property is zoned M-1 (Light Industrial), however, there is a residential use to the south of our lot; the ordinance setback requirement to the south is 60 Feet. This will be impossible on the property because it is only 50 Feet wide. Based on this hardship, the property owners hope that this Variance will be approved based on the hardship mentioned above.

The Hreniu's are requesting a variance to allow a decrease in setbacks that would permit the construction of the Auto body shop.

This request is meets the required findings:

- 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.**

There is a special circumstance with the property's size that is not self imposed by the property owner. The lot width is 50 feet wide and a 60 foot setback from a residential use would leave the property owners property useless. The home to the south is a legal non-conforming structure in the M-1 zoning district. For a property to meet a 60 foot setback requirement that would over extend into the neighboring property. The rear yard setback of 5 feet is needed due to the overall size of the property. The size of this property is already narrow in size and space is crucial to the overall operation of the business and circulation on site. In order for the vehicles to move throughout the property to get to the shop, having that autobody shop sit 5 feet instead of 15 feet from the rear yard setback would make it feasible for the property owner.

- 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 district.**

The strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by others in the neighborhood due that there a numerous property's with setbacks less than what the property owner is requesting. The 60 foot setback requirement is unattainable due to the lot width being 50 feet.

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

The variance is the minimum necessary to alleviate the property's hardship of a lot width of only 50 feet.

4. **Granting the variance will not have a detrimental effect on the property, adjoining property, the surrounding neighborhood, or the city in general.**
The variance will not have a detrimental effect on the community or surrounding neighborhood. The property owner is actually providing setbacks for the proposed structure on the property when many other businesses in the same subdivision have structures that were built on the property line.

**CITIZEN
PARTICIPATION
PLAN
FINAL REPORT
VAR12-02**

**HRENIUC VARIANCE
6717 N. 58TH DRIVE
GLENDALE, ARIZONA 85301**

APPROVED

MAY 29 2012

**City of Glendale
Planning Department**

Prepared By:

Dorin Pitut

May 29, 2012

PROJECT DESCRIPTION

I am requesting variances to reduce the side setback to 5 feet where a 60 feet setback is required from a residential use and to reduce the rear yard setback to 5 feet where 15 feet is required in the M-1 (Light Industrial) zoning district. I am asking for these variances to construct a new industrial building on this property. The reason for these variances is because the property is only 50 feet wide and a 60 foot side yard setback from a residential use is impossible. A 60 foot setback leaves my property useless due to the total width of my lot.

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.

NOTIFICATION DATES

The notification letter was mailed on April 9, 2012. Since the mailing of the letters, there has been no public input regarding this request.

NOTIFICATION AREA

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

INDIVIDUALS NOTIFIED

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

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

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

MAGI SHRECK
10673 W RANCHO DR
GLENDALE AZ 85307

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

JEFF BLAKE
19210 NORTH 70TH AVENUE
GLENDALE AZ 85308

GARY SHERWOOD
5928 WEST PERSHING AVE
GLENDALE AZ 85304-1123

SANDRA MENDEZ
5412 W NORTHVIEW AVE
GLENDALE AZ 85301

MEETING DATES/LOCATION

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

INDIVIDUALS NOTICED

A total of sixty (60) individuals included in the Ocotillo District. None of the individuals noticed participated in the process.

PROJECT CONCERNS

During the fifteen (15) day citizen input period, the property owner did not receive any response from the mailing. Planning Staff did received one email in opposition to the Hreniuc's request. The email stated that the variance did not meet any of the findings without giving an example.

PUBLIC NOTIFICATION LETTER

Attached please find a copy of the public notification letter. No additional notification techniques were deemed appropriate.

MAILING LIST

A complete mailing list for each individual notified pursuant to the Citizen Participation plan is attached.

To Whom It May Concern:

Regarding the address 6717 N. 58th Dr., Glendale, AZ 85301, Parcel # 146-01-102 I, Lydia Hreniuc, Owner of the Property requests the Variance for building a Auto Body Shop on the property. The property it is Zoned M1 but the separation setback to South it is required to meet 60 Feet. This will be impossible on the Property (because it is only 50 Feet wide). Based on this Hardship I hope this Variance will be approved based on the Reason (Hardship) mentioned above and requesting the Setback to the South to be 5 Feet from the Property Line as seen on the Site Plan.

Thank you,

Lydia Hreniuc

February 22, 2012

RECOMMENDED NEIGHBORHOOD NOTIFICATION AREA

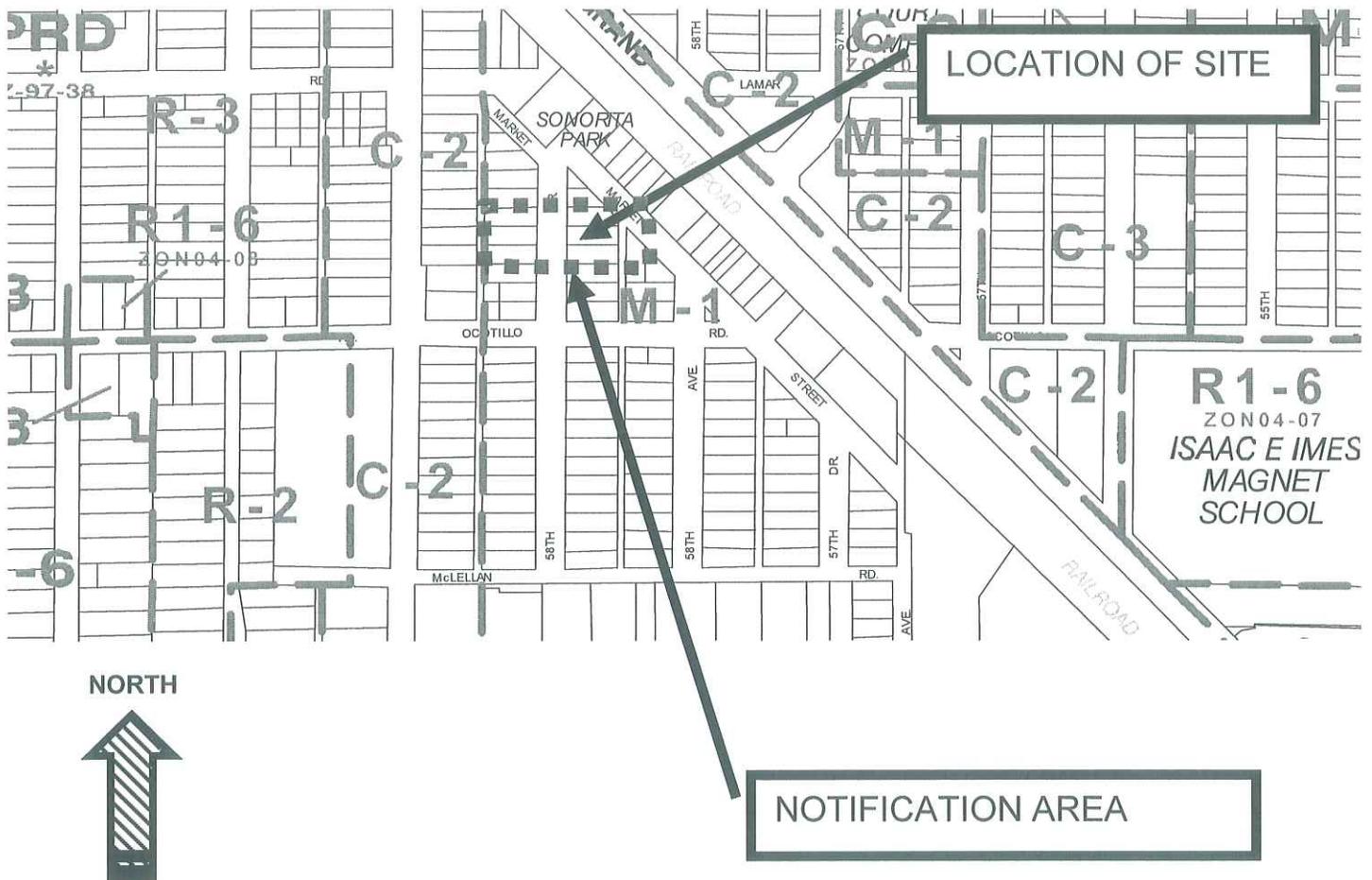
NAME OF REQUEST: HRENIUC VARIANCE

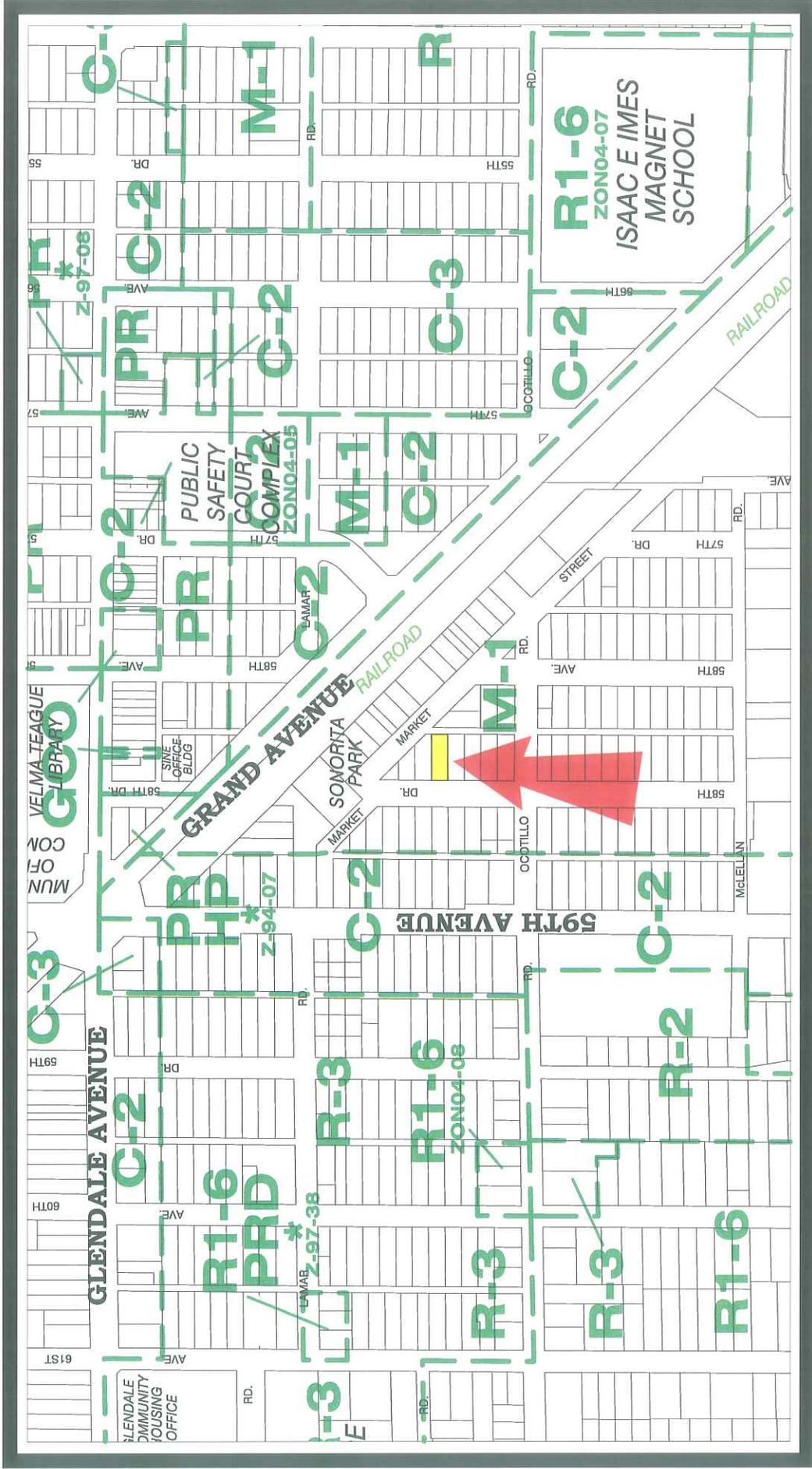
LOCATION: 6717 North 58th Drive

The applicant is requesting to reduce the side yard setback and rear setbacks to 5' feet where 60 feet is required from a residential use in the M-1 (Light Industrial) zoning district.

ZONING DISTRICT: M-1 (Light Industrial)

COUNCIL DISTRICT: Ocotillo





CASE NUMBER

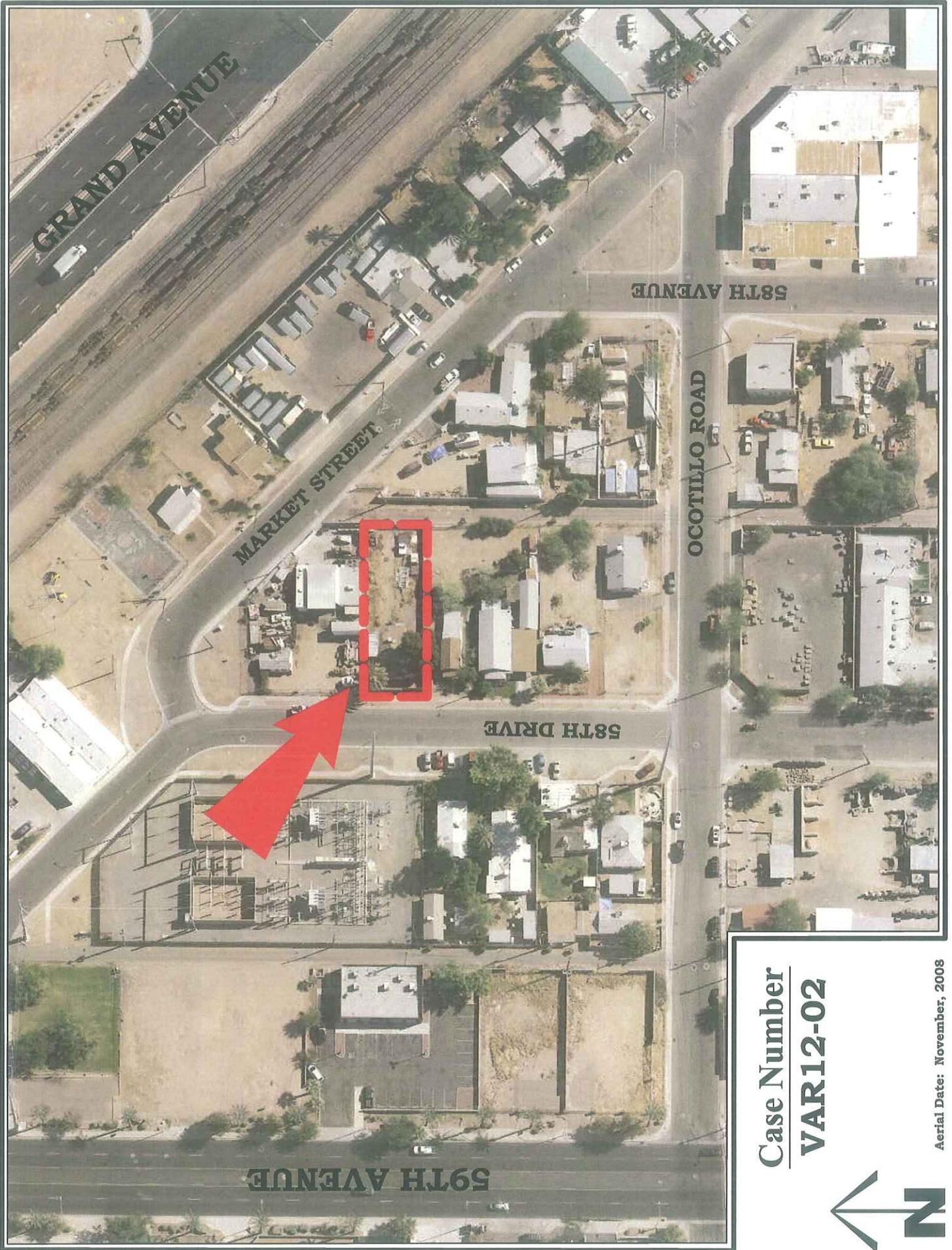
VAR12-02

REQUEST

VARIANCE TO REDUCE THE SOUTH SIDE YARD SETBACK TO 5' WHERE 60' IS REQUIRED AND TO REDUCE THE REAR YARD SETBACK TO 5' WHERE 15' IS REQUIRED IN THE M-1 (LIGHT INDUSTRIAL) ZONING DISTRICT.



LOCATION
6717 N. 58TH DRIVE



Case Number
VAR12-02

Aerial Date: November, 2008

