Board of Adjustment
Regular Agenda

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

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

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES: September 8, 2011 Regular Meeting
October 13, 2011 Training Session

IV. WITHDRAWALS AND CONTINUANCES

V. PUBLIC HEARING ITEM

VAR11-05: A request by Mark Lewis, representing John and Julia Philbrick, to reduce the rear yard setback to 7 feet where 16 feet is required in the R1-6 PRD (Single Residence, Planned Residential Development) zoning district. The site is located at the south of the southwest corner of 58th Avenue and Arrowhead Lakes Drive (21542 North 58th Avenue). Staff Contact: Remigio Cordero, Planner (Cholla District).

VI. OTHER BUSINESS FROM THE FLOOR

VII. PLANNING STAFF COMMENTS AND SUGGESTIONS
Statutes and Court Decisions – Paul Li, City Attorney

VIII. BOARD COMMENTS AND SUGGESTIONS

IX. NEXT MEETING: January 12, 2012

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)).

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, SEPTEMBER 8, 2011
6:00 P.M.

I. CALL TO ORDER

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

II. ROLL CALL

Board Members Present: Chairperson Bert Schwind (Yucca), Vice Chair Jeff Blake (Mayoral), Cathy Cheshier (Cholla), Sandra Mendez (Ocotillo), Jack Bethel (Barrel)

Board Members Absent: Douglas Berg (Sahuaro), Ryan Mander (Cactus)

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

III. APPROVAL OF MINUTES:

Chairperson Schwind called for a **MOTION** regarding the Minutes from the Regular Meeting of May 12, 2011. Vice Chair Blake made a **MOTION** to **APPROVE** the minutes as written. Board member Cheshier **SECONDED** the **MOTION, which was approved 5 to 0.**

IV. WITHDRAWALS AND CONTINUANCES

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

V. PUBLIC HEARING ITEMS:

Chairperson Schwind called for the Public Hearing item.

> **VAR11-04:** A request by Chris and Jennifer Flaherty for a variance to allow 30% lot coverage where 10% lot coverage is allowed in the A-1 (Agricultural) zoning district. The site is located west of the southwest corner of 53rd Avenue and Waltann Lane (5341 West Waltann Lane). Staff Contact: Remigio Cordero, Planner (Sahuaro District).

Mr. Cordero explained this request to increase the lot coverage to 30% where 10% is allowed in the A-1 (Agricultural) zoning district. He said the property is located west of

the southwest corner of 53rd Avenue and Waltann Lane. The property is approximately 15,495 square feet in size and is part of Sunburst Farms 21 subdivision.

Mr. Cordero said the applicant is requesting a variance to increase the lot coverage in order to construct an accessory structure in the future.

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

Chair Schwind called for questions from the Board. There were none at this time.

Chair Schwind called for the applicant's presentation.

Ms. Jennifer Flaherty, 5341 West Waltann Lane, stated she agrees with Staff's report and is available for questions.

Board member Cheshier asked when construction would begin on the property. Ms. Flaherty stated she and her husband were unsure at this time.

Chair Schwind opened the public hearing.

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

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

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

Board member Blake made a motion to APPROVE VAR11-04, with Board member Cheshier seconding the MOTION.

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

Finding Two. Chair Schwind called for a voice vote on Finding Two. The Board responded with a 5 – 0 vote with Board member Schwind voting "Nay".

Finding Three. Chair Schwind called for a voice vote on Finding Three. The Board responded with a 5 – 0 vote with Board member Schwind voting "Nay".

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

Mr. Li asked that if based upon these findings, does the Board wish to grant a variance on **VAR11-04** subject to the stipulations as set forth by the Planning Department.

Chair Schwind polled the Board. They responded with a 5 – 0 vote of "Aye". Case No. VAR11-04 was APPROVED 5 to 0.

VI. OTHER BUSINESS FROM THE FLOOR:
Chairperson Schwind called for Other Business. There was none.

VII. PLANNING STAFF REPORT:
Chairperson Schwind called for Staff Report. There was none.

VIII. BOARD COMMENTS AND SUGGESTIONS:
Chairperson Schwind called for Board Comments and Suggestions. There were none.

IX. ADJOURNMENT:
With no further business, the meeting adjourned at approximately 6:19 p.m.

The next meeting is scheduled for October 13, 2011.

Respectfully Submitted,

_____
Diana Figueroa, Recording Secretary

DRAFT

MINUTES

CITY OF GLENDALE
BOARD OF ADJUSTMENT

COUNCIL CHAMBERS BUILDING
CONFERENCE ROOM B-2
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301

THURSDAY, OCTOBER 13, 2011
5:00 P.M.

I. CALL TO ORDER

The meeting was called to order at approximately 5:17 p.m.

II. ROLL CALL

Board Members Present: Chairperson Bert Schwind (Yucca), Vice Chair Jeff Blake (Mayoral), Cathy Cheshier (Cholla), Sandra Mendez (Ocotillo), Jack Bethel (Barrel)

Board Members Absent: Douglas Berg (Sahuaro), Ryan Mander (Cactus)

City Staff: Bill Luttrell, Senior Planner, Jon Froke, AICP, Planning Director, Tabitha Perry, Principal Planner, Thomas Ritz, AICP, Senior Planner, Karen Stovall, Senior Planner, Remigio Cordero, Planner, Paul Li, Assistant City Attorney, Diana Figueroa, Recording Secretary

III. OVERVIEW

Chairperson Schwind opened the discussion.

Mr. Luttrell began the presentation by reviewing the Board's Rules and Expectations. He said the Board is serving the public interest by representing the community as a whole. He said it is expected that board members attend all meetings, arrive on time, and remain for the entire meeting. He added it is expected that Board members become knowledgeable on all matters before the Board prior to the meeting. He asked that each board member actively participate in all meetings.

Mr. Luttrell introduced the Staff Review Process. Ms. Stovall explained the process.

She said initially the applicant submits a Service Request where information is gathered and assigned a project planner. The planner will meet with the applicant and discuss the four Variance findings. This information may be discussed before the Planning Department and feedback will be accepted. She said if the Department feels this is an approvable request a formal application is then submitted. Once the application is submitted, plans are routed for review to appropriate city departments. The planner then

conducts a review of the application for use, setbacks, height, and lot coverage. The request is analyzed and a staff report is then prepared.

Ms. Stovall reviewed the Single Residence Development Standards table and an example site plan. She explained the site plan will be reviewed by staff for compatibility with the Zoning Ordinance.

Board member Bethel asked if a portion of a variance could be approved but not the request in its entirety. Mr. Luttrell stated that is possible. In addition, if the Board feels that stipulations are necessary in order to approve a variance request, that would be acceptable. Mr. Luttrell added that past Boards have denied variance requests.

Mr. Ritz continued by explaining the Historic Preservation issues that may occur. He stated that a Certificate of No Effect which is for properties with Historic Preservation (HP) Overlay District Zoning. Some of these properties are located within Catlin Court, the Glendale Woman's Club, Beet Sugar Factory, and Sahuaro Ranch Park. Mr. Ritz stated some properties require a Historic Clearance. This is necessary when federal funds are used for project improvements.

He provided a map showing the HP overlay zoning. He displayed another map showing properties that are included on the National Register.

Mr. Cordero explained the Citizen Participation (CP) Process. He said the project planner initiates the process and explained how the council member is advised of the proposed project. He explained the notification map and how the notification area is determined. He said a step by step instruction packet with specific details is sent to each applicant. Mr. Cordero explained great lengths are taken to involve the public. The City Planner posts the site, notification postcards are mailed, and a public hearing notice is published in The Glendale Star.

Mr. Luttrell reviewed the Public Hearing Procedures. He explained the chairman and vice chairman's responsibilities. He said these positions are appointed by the City Council for one year. He said the Chair presides at all meetings, decides points on order and procedure, sets the Board's agenda, and other duties as required. Mr. Luttrell said the vice chairman performs these duties in the absence of the Chair.

He continued by saying the Chairman works with the staff liaison as a resource for the Board prior to, during, and after meetings. He said during the meeting the staff liaison provides procedural guidance and zoning ordinance interpretations to the Chairman. He said the Chair should work with the liaison in preparing future agenda and discussing Board member concerns. He encourages the board members to contact the project planner for questions on specific projects. However, if the project planner is contacted prior to a hearing, the questions asked must be disclosed at the meeting. This can be done during the discussion of the item.

Chairperson Schwind asked if security was available. Mr. Luttrell stated there is security provided at city hall. If Staff or the Board feels there may be a contentious item it is possible the liaison request security prior to the meeting.

Chairperson Schwind stated that he will call on the Board members from left to right. He felt calling on the newest board members would be the best approach. The Chair has the right to seat the board members as to how he sees fit.

Mr. Luttrell stated that all comments should go through the Chair. The Chair should not allow argument and questioning to be disruptive. The Chair should set the pace of the meeting and keep the agenda moving.

Chairperson Schwind stated he has revised the Chairperson's Script as he was dissatisfied with what was presented to him from Staff. Mr. Li reviewed the revised script and included some revisions.

Mr. Luttrell explained the Voting Procedure. He listed the criteria for decision making. He said voting should be based on key planning and land use issues are the required findings. He asked the board to be sensitive to the applicant's personal situation, but remain objective. Mr. Luttrell reminded the Board not let emotions or personal values impair decisions. Mr. Luttrell said all the facts and issues should be weighed carefully. He asked that the Board stick to the issues. Last, remember to listen to all the testimony and ask questions.

Mr. Li reviewed the following four required findings. He said the Board of Adjustment must make four findings based on the evidence in the record prior to granting a variance. Mr. Li defined and provided examples of what would constitute of a special circumstance.

Mr. Luttrell continued with the making a motion and a second. He said the Chair will ask the City Attorney to present the required findings to the Board. He said each member votes yes or no upon the roll call and each member can request to add stipulations as part of their motion.

The Board practiced a mock exercise in making a motion and a second with discussion and voting on the findings.

Mr. Luttrell concluded by explaining the next steps after the meeting. He said there is a 15 day appeal period. He said no permits can be issued or activity can occur on the project during this time period. He said on the 16th day and if no appeal has been filed, the applicant can begin construction after the appropriate permits have been requested.

Ms. Figueroa explained the processes following the meeting. She stated summary minutes are sent to the City Clerk's Office for posting. These minutes should be sent to the City's Office within 48 hours of the meeting. Draft minutes are provided to the

Board, after staff's review, approximately one week prior to the next meeting. In closing, she explained her duties and responsibilities regarding the Board.

Mr. Luttrell said there was discussion regarding changing the meeting time to begin at 4pm. He said this issue was open for discussion. Chairperson Schwind stated the Board serves the public. He felt the current time of 6pm is more appropriate. This item will return for further discussion.

The last item on the agenda is regarding emailing and phone calls. Mr. Luttrell asked the Board not to copy or blind copy the entire Board on an email or hold conference calls with the Board. He asked that all correspondence be directed through him or the current staff liaison.

Chairperson Schwind wished to establish a minimum dress code of business casual. He said business casual means shirt, coat, but no tie. Board member Blake stated he agrees. Board member Mendez stated the typical citizen who is dealing with the Board may be intimidated by the Board's dress code. This item will return for further discussion.

VI. ADJOURNMENT:
With no further business, the meeting adjourned at approximately 7:34 p.m.

The next meeting is scheduled for November 10, 2011.

Respectfully Submitted,

_____
Diana Figueroa, Recording Secretary

DRAFT

Planning Department Staff Report

DATE:	December 8, 2011	**AGENDA ITEM:** 1
TO:	Board of Adjustment	
FROM: **PRESENTED BY:**	Bill Luttrell, Senior Planner Remigio Cordero, Planner	
SUBJECT:	**VARIANCE APPLICATION VAR11-05: PHILBRICK VARIANCE – 21542 NORTH 58TH AVENUE**	
REQUEST:	To reduce the rear yard setback to 7 feet where 15 feet is required.	
APPLICANT/OWNER:	Mark Lewis / John and Julia Philbrick	
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 property. 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 VAR11-05 subject to stipulations.	
SUMMARY:	The applicant is requesting a variance to reduce the rear yard setback to 7 feet. If approved this would allow for a 350 square foot attached patio to be constructed.	

BOARD ACTION: Case No. VAR11-05 was _____ by Board member_____, subject to staff report stipulations, and was seconded by Board member _____,with a _____ to _____ vote.

DETAILS OF REQUEST:

General Plan Designation:
Medium Density Residential

Property Location and Size:
The property is south of the southwest corner of 58th Avenue and Arrowhead Lakes Drive. The property is approximately 9,100 square feet in size.

Zoning Ordinance Requirements:
Table 1 Single Residence Districts Development Standards
R1-6 (Single Family Residence) minimum rear yard setback 15 feet.

Surrounding Land Use and Zoning:
North: Single Residence, zoned R1-6 PRD
East: Single Residence, across 58th Avenue, zoned R1-6 PRD
South: Single Residence, zoned R1-6 PRD
West: Arrowhead Lake

History:

- This lot was part of the Arrowhead Lakes Unit 1 subdivision, which was platted in January 1986. The property was part of zoning case Z-84-40, in which the property was rezoned from A-1 (Agriculture) to R1-6 PRD (Single Residence Planned Residential Development) zoning district. The PRD development standards were never adopted for this subdivision.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Plan:
On September 29, 2011 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 Department received no response regarding the request. The applicant's Citizen Participation Final Report is attached.

Board of Adjustment Public Hearing:
A Notice of Public Hearing was published in *The Glendale Star* on October 20, 2011, and November 24, 2011. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on October 25, 2011. The property was posted on October 21, 2011.

STAFF FINDINGS AND ANALYSIS:

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

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

   The property is an irregular shaped lot with a 55 foot front yard setback. The R1-6 front yard setbacks are typically 15 feet to livable and 20 feet to the garage. With these circumstances the property owner has a small backyard to construct an attached patio. If this lot was rectangular or if the front yard setback was at the required 15 and 20 feet, then the applicant would be able to construct the attached patio without the need of a variance. The irregular shaped lot and large front yard setback creates a hardship that is not self imposed by 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 of the same classification in the same zoning district;**

   The strict application of the Zoning Ordinance would limit the property to a 16 foot rear yard setback and limit the applicant's development standard of constructing a patio. Several of the properties in the neighborhood have setbacks that are similar to those proposed by the homeowner. This subdivision falls within the Arrowhead Lakes Unit 1 Planned Residential Development, however, this specific subdivision is regulated by the R1-6 development standards in the zoning ordinance and not any adopted development standards for a PRD.

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

   The requested rear yard setback is the minimum necessary to accomplish the applicant's objective of constructing an attached patio.

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. The Arrowhead Lakes home owners association reviewed the request and has approved the applicant's initial design. This request will not be detrimental to the City or adjoining property.

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, floor, and elevation plans, date-stamped October 20, 2011.

2. All mechanical equipment shall be ground mounted.

ATTACHMENTS:

1. Applicant's Narrative, date stamped October 20, 2011.
2. Citizen Participation Final Report (without mailing labels), approved October 20, 2011.
3. Site Plan, date stamped October 20, 2011.
4. Elevations, date stamped October 20, 2011.
5. Vicinity Zoning Map.
6. Aerial Photograph, dated November, 2008.

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

REVIEWED BY:

Planning Director

Deputy City Manager

RC/df

OCT 2 0 2011

Project narrative
Application No.
VAR11-05
21542 North 58th Avenue
Glendale, AZ. 85308

John and Julia Philbrick are proposing to add a 350 square foot covered patio addition to the rear of the existing home located at 21542 N 58th Avenue, Glendale, Arizona 85308. The property is situated south of Arrowhead Lake Drive and east of 59th Avenue, Arrowhead Lakes 1 Subdivision. The home is located in the corner of a cul-de-sac. The front yard is small and narrow and the back yard has a large width but a small depth.

John and Julia Philbrick are requesting a variance to allow a decrease in setbacks that would permit the construction of the covered patio addition. We are requesting a variance to allow a seven (7) foot rear yard setback on the west where a fifteen (15) foot perimeter setback is required in the R1-6, Residence Zoning District (Cholla District).

This request is made with the following justifications:

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

   Because the home is located in the corner of a cul-de-sac, the front yard is small and narrow and the back yard has a large width but a small depth. The current 15 foot setback would not allow for the addition of a covered patio. The front yard setback and shape of the lot creates a special circumstance not self imposed by 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 Zoning Ordinance strict standards would not allow Mr. and Mrs. Philbrick to build the patio addition to their home. Due to the rear setback requirement of 15 feet, the applicants could not accomplish their goal of building this covered patio addition.

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

   This variance is the minimum necessary to alleviate the hardship of the 15 foot rear setback requirement. The applicant is proposing to keep the side and front setbacks the same as the house, which are 5 and 16 feet.

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

Due to the fact that their back yard has a west facing, they are hoping to have a patio built to the back yard. They are trying to enhance their house in many ways in order for it to be more environmentally friendly. Fortunately, neither neighbor will be affected by a back patio addition because of the way their lots are situated in the cul-de-sac. They also believe that having the patio built will enhance the look of their home and neighborhood due to the fact that their open back yard is visible to a busy street.

CITIZEN PARTICIPATION PLAN FINAL REPORT VAR11-05

PHILBRICK VARIANCE
21542 N 58TH AVENUE
GLENDALE, ARIZONA 85308

Prepared By:

Timothy Robins Design Group

October 20, 2011

APPROVED

OCT 2 0 2011

City of Glendale
Planning Department

PROJECT DESCRIPTION

John and Julia Philbrick are proposing to add a 350 square foot covered patio addition to the rear of the existing home located at 21842 N 58th Avenue, Glendale, Arizona 85308. The property is situated south of Arrowhead Lake Drive and east of 59th Avenue, Arrowhead Lakes 1 Subdivision. The home is located in the corner of a cul-de-sac. The front yard is small and narrow and the back yard has a large width but a small depth.

John and Julia Philbrick are requesting a variance to allow a decrease in setbacks that would permit the construction of the covered patio addition. We are requesting a variance to allow a seven (7) foot rear yard setback on the west where a fifteen (15) foot perimeter setback is required in the R1-6 PRD, Single Residence Planned Residential Development Zoning District (Cholla District).

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 September 29, 2011. 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:

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 ten (10) day citizen input period, no project concerns, issues, or problems were raised.

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.

John and Julia Philbrick

21542 N 58th Ave

Glendale, AZ 85308

RE: Variance for Covered Patio

Dear Neighbor,

This letter is to inform you that we are applying for a variance with the City of Glendale. Our property is located in a cul-de-sac lot at 21542 N. 58th Ave.

Attached you find a scale drawing done by an architect. The approximate square footage of the patio is 280 square feet. Our lot size is approximately 9,100 square feet. We are asking that we are allowed to encroach on our setback. Please see attached site plan. The height of the patio ranges from 10 feet to 12 in height due to the pitch of the patio roof. We are currently zoned as R1-6 and want to continue the R1-6. The adjacent properties are similar in size and shape. Neighbors on both sides of us shall have little to no view of the patio due to the fact that we are set back further than the two neighboring properties. We have already attended an HOA meeting at and they have approved our plans.

Please provide any comments to our request by September 30, 2011. You can call, write or email us with the following contract information. You may also contact Remigio Cordero with the City of Glendale Planning Department at 623-930-2597.

Cell Phone 623-451-2610 E-Mail Muzychak@cox.net

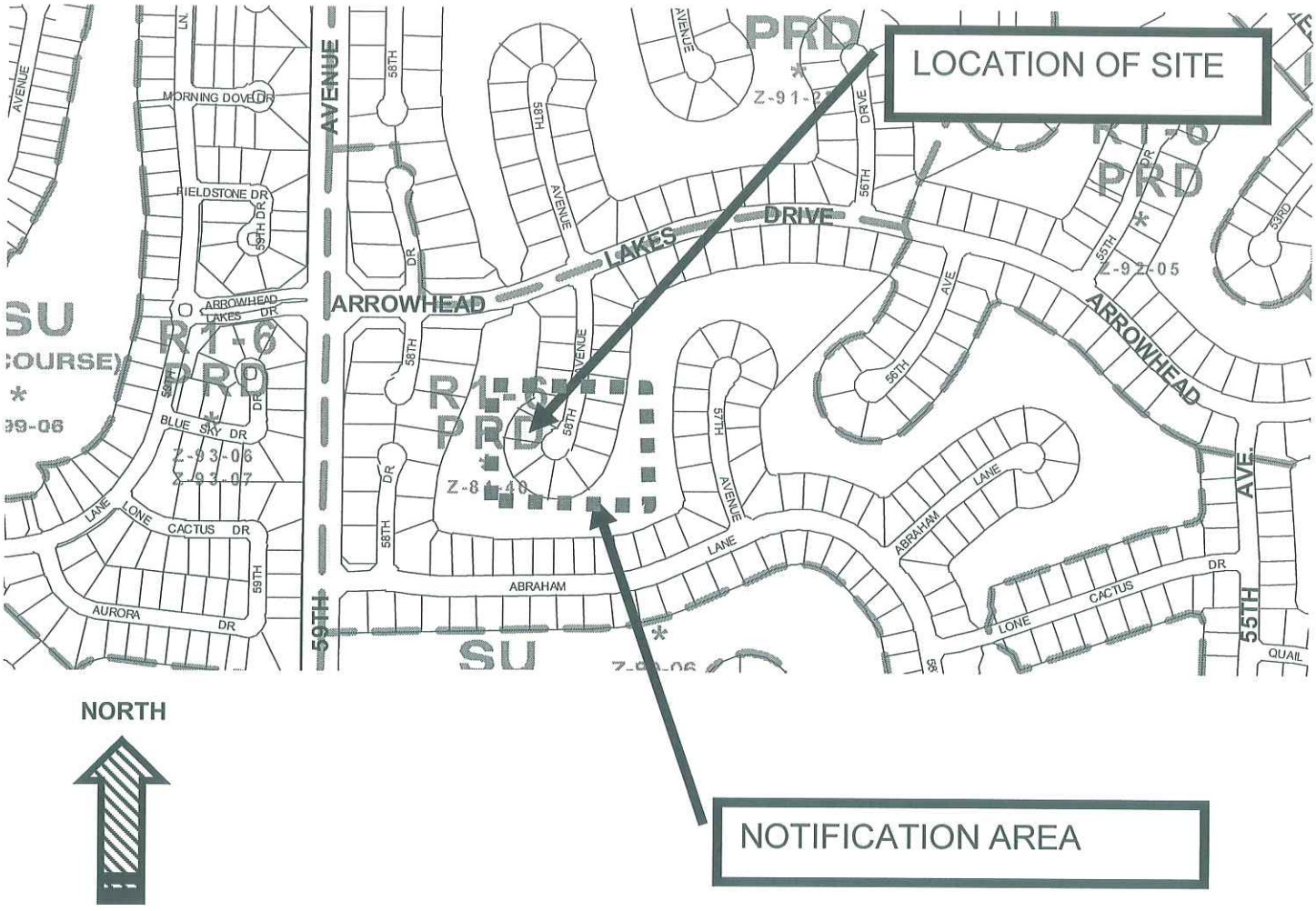
Sincerely,

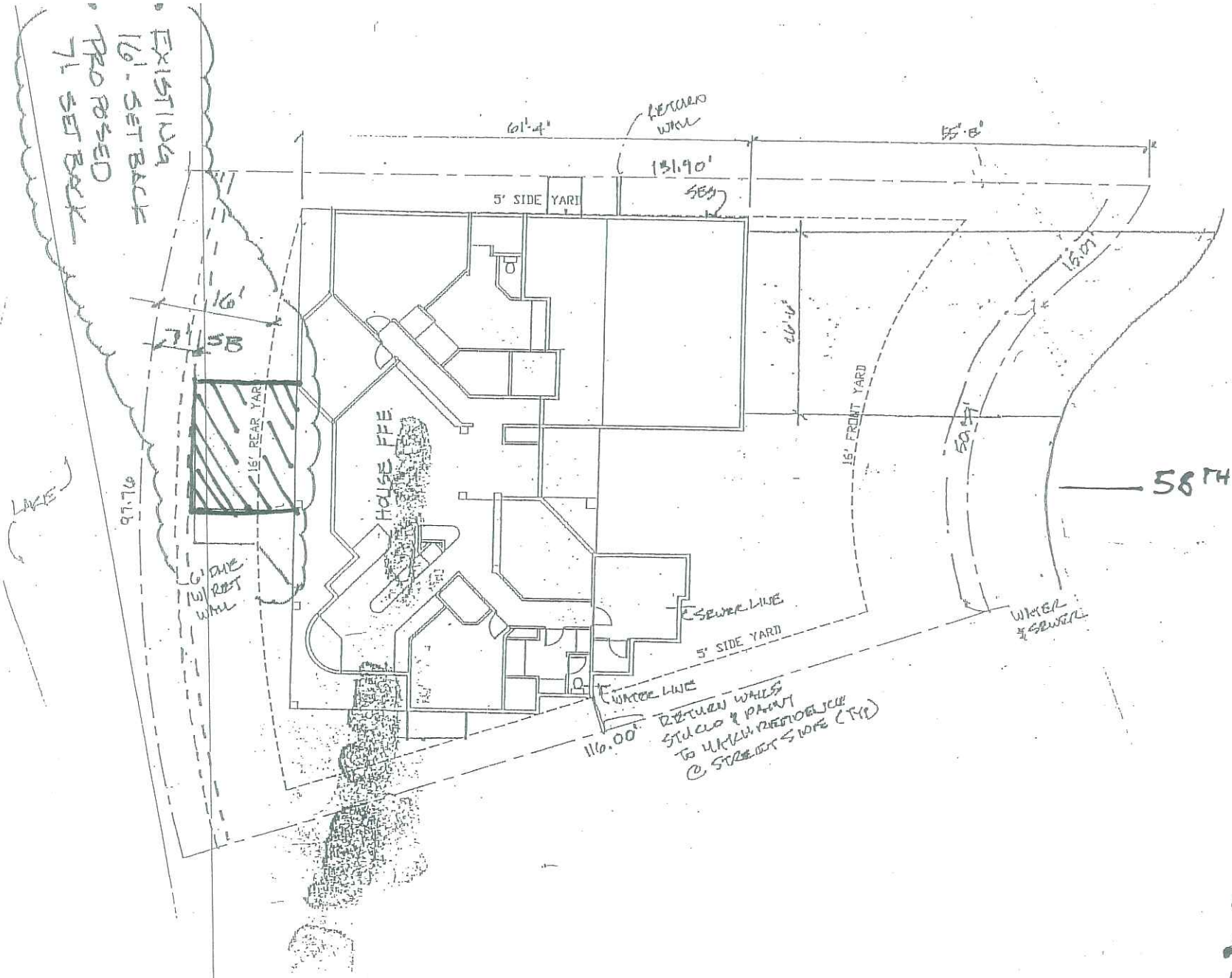
John Philbrick

Julia Philbrick

Julia Philbrick

RECOMMENDED NEIGHBORHOOD NOTIFICATION AREA	
NAME OF REQUEST:	PHILBRICK VARIANCE
LOCATION:	**21542 North 58th Avenue**
This is a variance request to reduce the rear-yard setback to 7' feet where 15 feet is required in the in R1-6 (Single Residence) Zoning District. This is for a proposed Patio.	
ZONING DISTRICT: R1-6	**COUNCIL DISTRICT: Cholla**



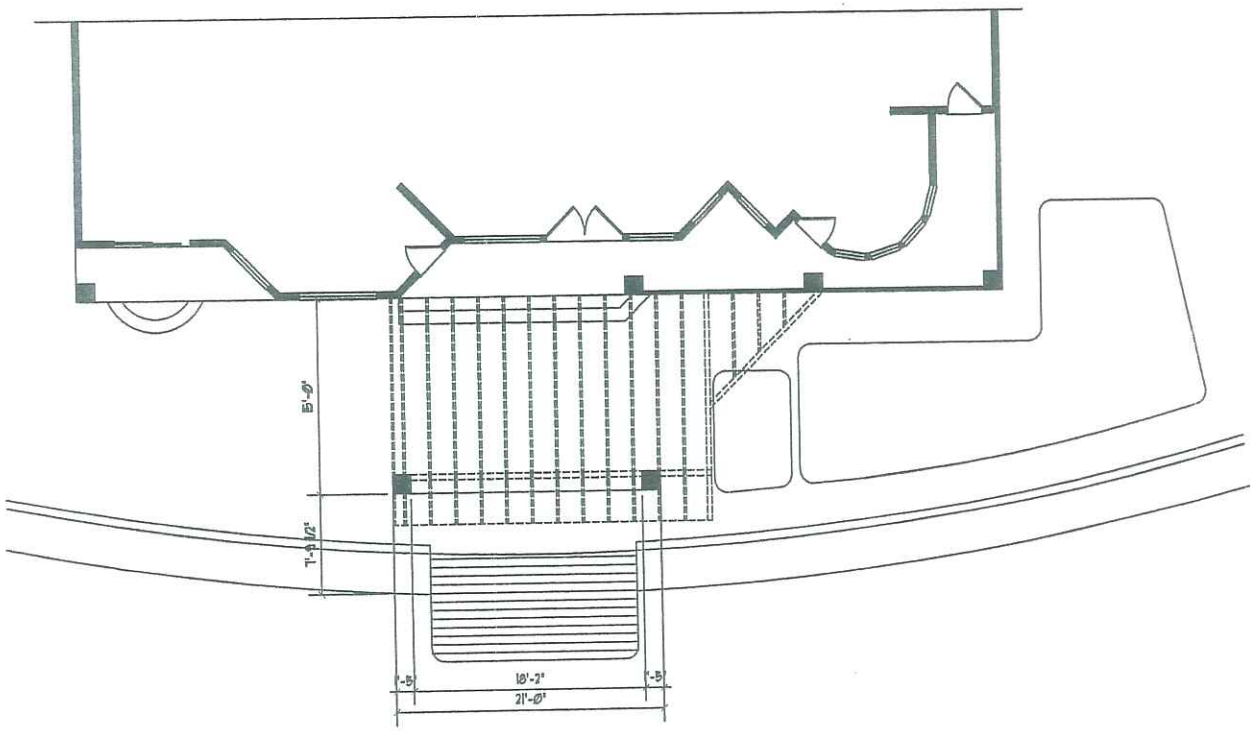


HOUSE = 2400 S.F.
GARAGE = 835 S.F.
PORCH/PATIO = 415 S.F.
TOTAL UNDER ROOF = 3650 S.F.
TOTAL COVERAGE = 89.

LOT # 154
21542 N. 58 AVE
ARROWHEAD LAKES

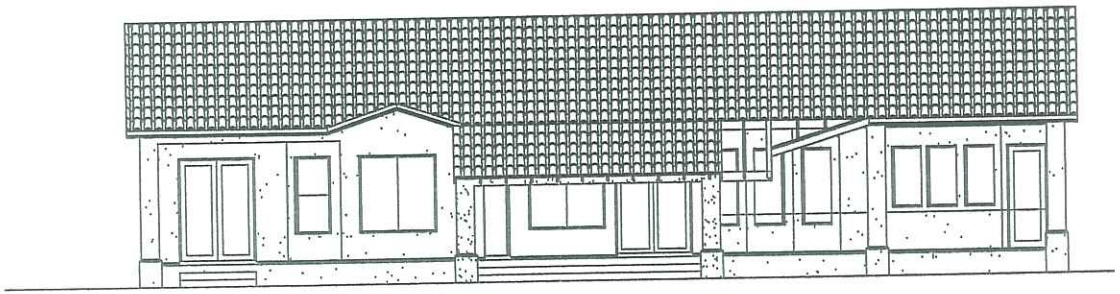
OCT 20 2011

SITE PLAN



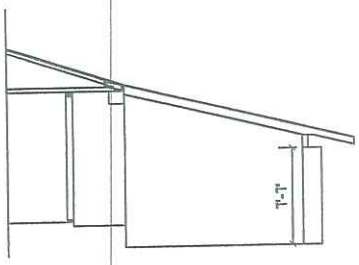
FLOOR PLAN

SCALE: 1/4"=1'-0"



ELEVATION

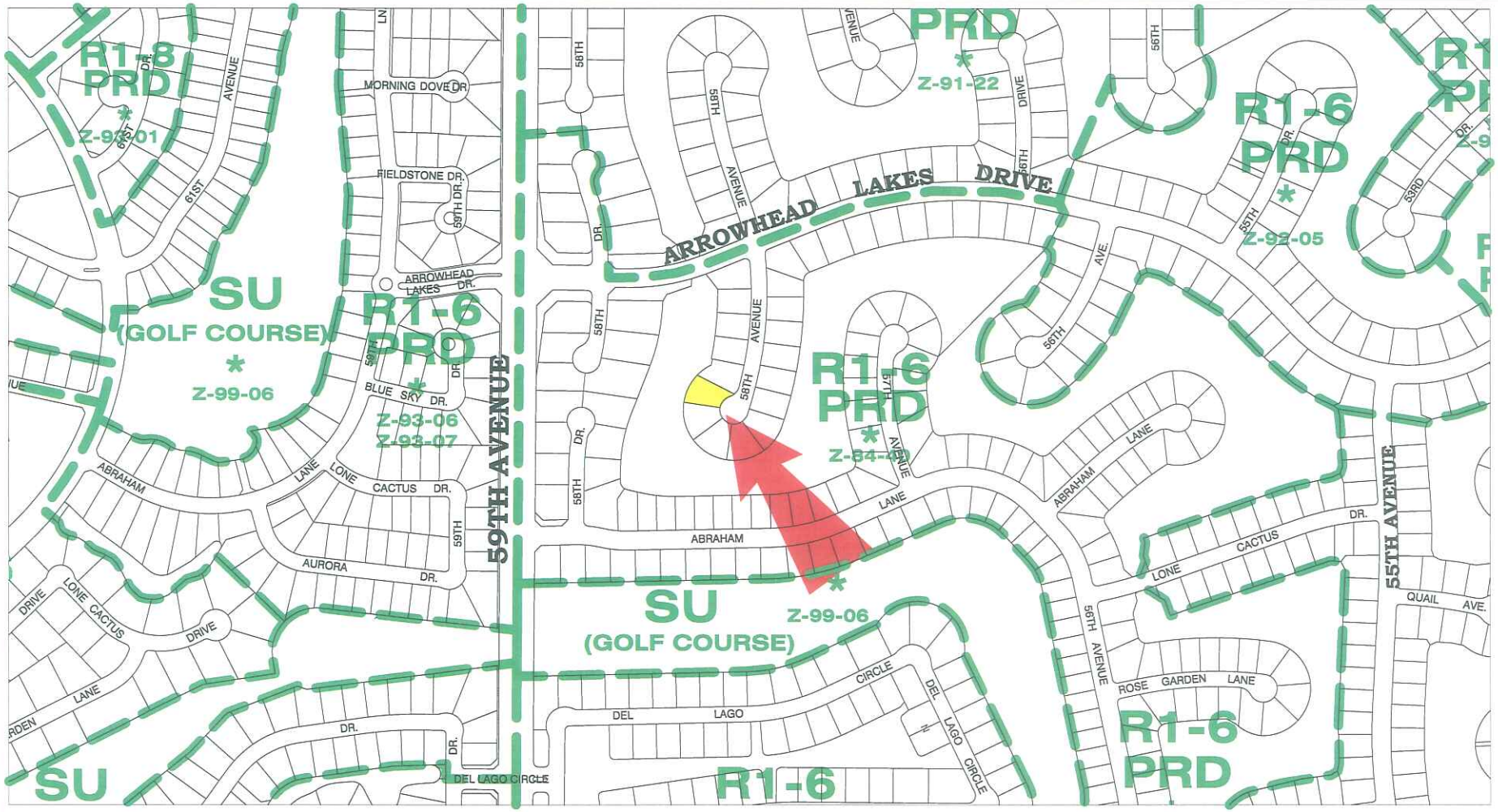
SCALE: 1/4"=1'-0"



SECTION

SCALE: 1/4"=1'-0"

OCT 2 0 2011



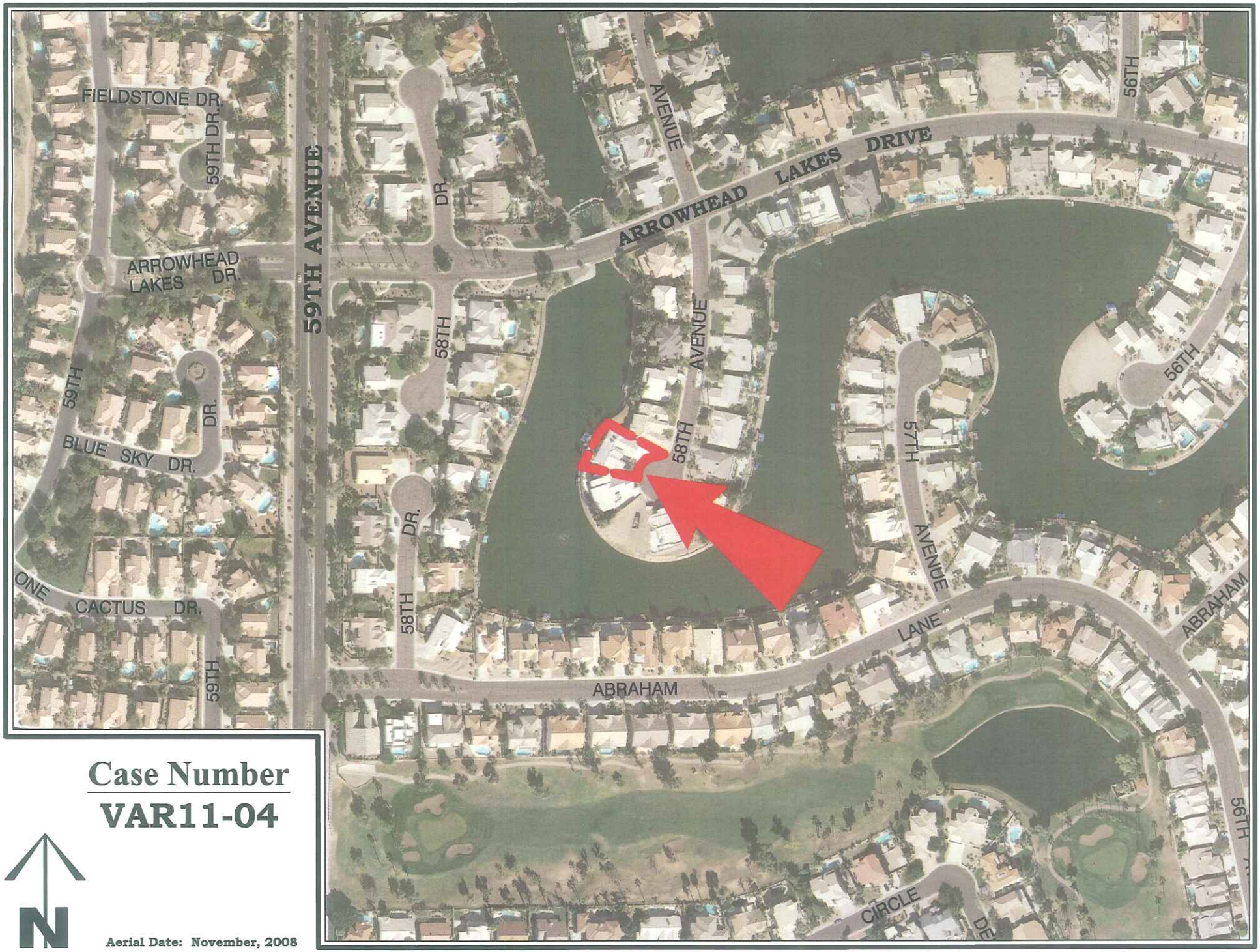
GLENDALE

CASE NUMBER
VAR11-05

N

LOCATION
21542 N. 58TH AVENUE

REQUEST
VARIANCE TO REDUCE THE REAR YARD SETBACK TO 7' WHERE 15' IS REQUIRED IN THE R1-6 PRD (SINGLE RESIDENCE, PLANNED RESIDENTIAL DEVELOPMENT) ZONING DISTRICT.



Case Number

VAR11-04

N

Aerial Date: November, 2008