



Board of Adjustment Regular Agenda

COUNCIL CHAMBERS BUILDING
CONFERENCE ROOM B-3
AUGUST 14, 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 None.

IV. WITHDRAWALS AND CONTINUANCES

V. PUBLIC HEARING ITEMS

1. **VAR14-03:** A request by Southwest Opportunity Rental to reduce the side yard setbacks to 11 feet and 14 feet where 20 feet is required in the R-3 (Multiple Residence) zoning district. The site is located west of the southwest corner of 59th Drive and Ocotillo Road (5955 West Ocotillo Road) and is in the Ocotillo District. Staff Contact: Remigio Cordero, Planner.
2. **VAR14-04:** A request by Habitat for Humanity to reduce the side yard setbacks to 5 and 9 feet where 20 feet is required in the R-3 (Multiple Residence) zoning district. The site is located south of the southeast corner of 61st Avenue and Glendale Avenue (6825 North 61st Avenue) and is in the Ocotillo District. Staff Contact: Remigio Cordero, Planner.
3. **VAR14-05:** A request by Habitat for Humanity to reduce the side yard setbacks to 5 and 9 feet where 20 feet is required in the R-3 (Multiple Residence) zoning district. The site is located south of the southeast corner of 61st Avenue and Glendale Avenue (6829 North 61st Avenue) and is in the Ocotillo District. Staff Contact: Remigio Cordero, Planner.
4. **VAR14-06:** A request by Habitat for Humanity to reduce the side yard setbacks to 5 and 10 feet where 20 feet is required in the R-3 (Multiple Residence) zoning district. The site is located at the southwest corner of 54th Drive and Lamar Road (6746 North 54th Drive) and is in the Ocotillo District. Staff Contact: Remigio Cordero, Planner.

- VI. OTHER BUSINESS FROM THE FLOOR
- VII. PLANNING STAFF REPORT
- VIII. BOARD COMMENTS AND SUGGESTIONS
- IX. NEXT MEETING: September 11, 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.



Planning Staff Report

DATE: August 14, 2014 **AGENDA ITEM:** 1

TO: Board of Adjustment

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

SUBJECT: **VARIANCE (VAR) APPLICATION VAR14-03:
SOUTHWEST OPPORTUNITY RENTAL – 5955 WEST
OCOTILLO ROAD**

REQUEST: To reduce the side yard setbacks to 11 feet and 14 feet where 20 feet is required in the R-3 (Multiple Residence) zoning district.

APPLICANT/OWNER: Mark Lewis / Southwest Opportunity Rental.

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 VAR14-03 subject to stipulations.

SUMMARY: Southwest Opportunity Rental is requesting a variance to reduce the side yard setbacks to 11 feet and 14 feet where 20 feet is required in the R-3 (Multiple Residence) zoning district. If approved the applicant will submit construction documents to Development Services and construct an additional multi-residential unit in an existing multiple residential apartment complex.

BOARD ACTION: Board member _____ **MADE a MOTION to** _____
Case No. VAR14-03, subject to staff report stipulations. Board member _____
SECONDED the MOTION. The MOTION was _____ **with a vote of** _____ **to** _____ .

DETAILS OF REQUEST:

General Plan Designation:

3.5 – 5 DU / AC (Medium Density Residential 3.5 – 5 DU / AC).

Property Location and Size:

The property is located west of the southwest corner of 59th Drive and Ocotillo Road. The lot is an irregularly shaped lot with multiple property line dimensions, and the property is approximately 18,537 square feet in size.

Zoning Ordinance Requirements:

Section 5.420 - R-3 (Multiple Residence) Table 2:

Minimum perimeter yard setback: 20 feet.

Surrounding Land Use and Zoning:

North: Single family residence located across Ocotillo Road, zoned R1-6 (Single Residence).

East: Single family residence, zoned R-2 (Mixed Residence).

South: Single family residence, zoned R1-6.

West: Four-plex apartment complex, zoned R-3.

History:

- Originally there were three units constructed on this site on September 16, 1981. On October 26, 1998, a unit on this property was demolished due to extensive fire damage. The property is part of the Orchard Addition To Glendale Subdivision, which was platted in the Territory of Arizona, Maricopa County on June 23, 1908.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On July 18, 2014 the applicant mailed notification letters to adjacent property owners and interested parties. The applicant did not receive any response regarding the request. Planning did not receive a response regarding the request. The applicant's Citizen Participation Final Report is attached.

Board of Adjustment Public Hearing Notification:

A Notice of Public Hearing was published in *The Glendale Star* on July 24, 2014. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on July 24, 2014. The property was posted on July 25, 2014.

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;**

A lot width of 42 feet at the southern portion of the property creates a special circumstance that is not self-imposed by the property owner. Typical lot width requirements for properties in the R-3 are 60 feet. The construction of an additional multi-residential unit requires some level of relief based on the setback requirement and the irregular lot configuration. A 20 foot perimeter setback requirement would render the property unusable in the area where the applicant is requesting to construct an additional multi-residential unit.

The setback requirement limits the property's overall development due to it being irregularly shaped. These lot characteristics that create these hardships were not self-imposed by the property owner. The surrounding neighborhood is developed with a variety of side yard setbacks; many do not meet the current R-3 perimeter setbacks.

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

The strict application of the Zoning Ordinance would limit the property to 20 foot side yard setbacks and eliminate the possibility of an additional residential unit being constructed on the property due to the lot's irregular shape and narrow width toward the rear of the property. Development of an additional unit could be accomplished without the need for a variance if the lot was rectangular and of the same square footage.

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

The requested side yard setbacks are the minimum necessary to construct an additional multi-residential unit on this property. The residential unit that was previously in this location was only four feet from the east side yard property line. The applicant is asking for an additional seven feet to give the new unit greater separation from the adjacent property line and structures to the east. The front and rear yard setbacks, maximum lot coverage, are in conformance with current R-3 zoning requirements.

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

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

RECOMMENDATION:

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

1. Development shall be in conformance with the site plan and floor plan, date-stamped July 15, 2014.
2. All mechanical equipment shall be ground mounted.

ATTACHMENTS:

1. Site Plan dated stamped July 15, 2014.
2. Citizen Participation Final Report (without mailing labels), approved August 1, 2014.
3. Vicinity Zoning Map.
4. Aerial Photograph, dated November 2012.

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

REVIEWED BY:



Planning Director

RC/df



Development Services Director

**CITIZEN
PARTICIPATION
PLAN
FINAL REPORT
VAR14-03**

**SOUTHWEST OPPORTUNITY RENTAL VARIANCE
5955 WEST OCOTILLO ROAD
GLENDALE, ARIZONA 85301**

APPROVED

AUG 01 2014

**City of Glendale
Planning Department**



Prepared By:

Mark Lewis

August 1, 2014

PROJECT DESCRIPTION

Southwest Opportunity Rentals is proposing to build two 760 square foot units on an 18,527 square foot lot. This lot is irregularly shaped with the lot dimensions on this property vary from 92 feet in the front and narrows to 42 feet wide in the rear. The depths of this lot vary from 229 lineal feet and 168 feet. This property was created when development standards that are more accustomed to when it was platted, which was the early 1900's.

Southwest Opportunity Rentals is requesting a variance to allow a decrease in setbacks that would permit the construction of these additional units. We are requesting a variance to allow an eleven (11) foot and fourteen (14) side yard setbacks where a twenty (20) foot setback is required in the R-3 (Multiple Residence) zoning 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 July 18, 2014. Since the mailing of the letters, we have not received any response to the mailing.

NOTIFICATION AREA

A plat map with an outline of the notification area as determined appropriate by the Planning Department is included on the last page of this report. 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. No one responded to the mailing and a neighborhood meeting was not warranted due to the lack of public participation.

INDIVIDUALS NOTICED

A total of seventy-seven (77) individuals included in the Ocotillo District. There were no responses to the mailing.

PROJECT CONCERNS

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

PUBLIC NOTIFICATION LETTER

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

RECOMMENDED NEIGHBORHOOD NOTIFICATION AREA

NAME OF REQUEST: SOUTHWEST OPPORTUNITY RENTAL VARIANCE

LOCATION: 5955 West Ocotillo Road

The applicant is requesting a variance to reduce the side yard setback to 11 feet where 20 feet is required in the R-3 (Multiple Residence) zoning district.

ZONING DISTRICT: R-3 (Multiple Residence)

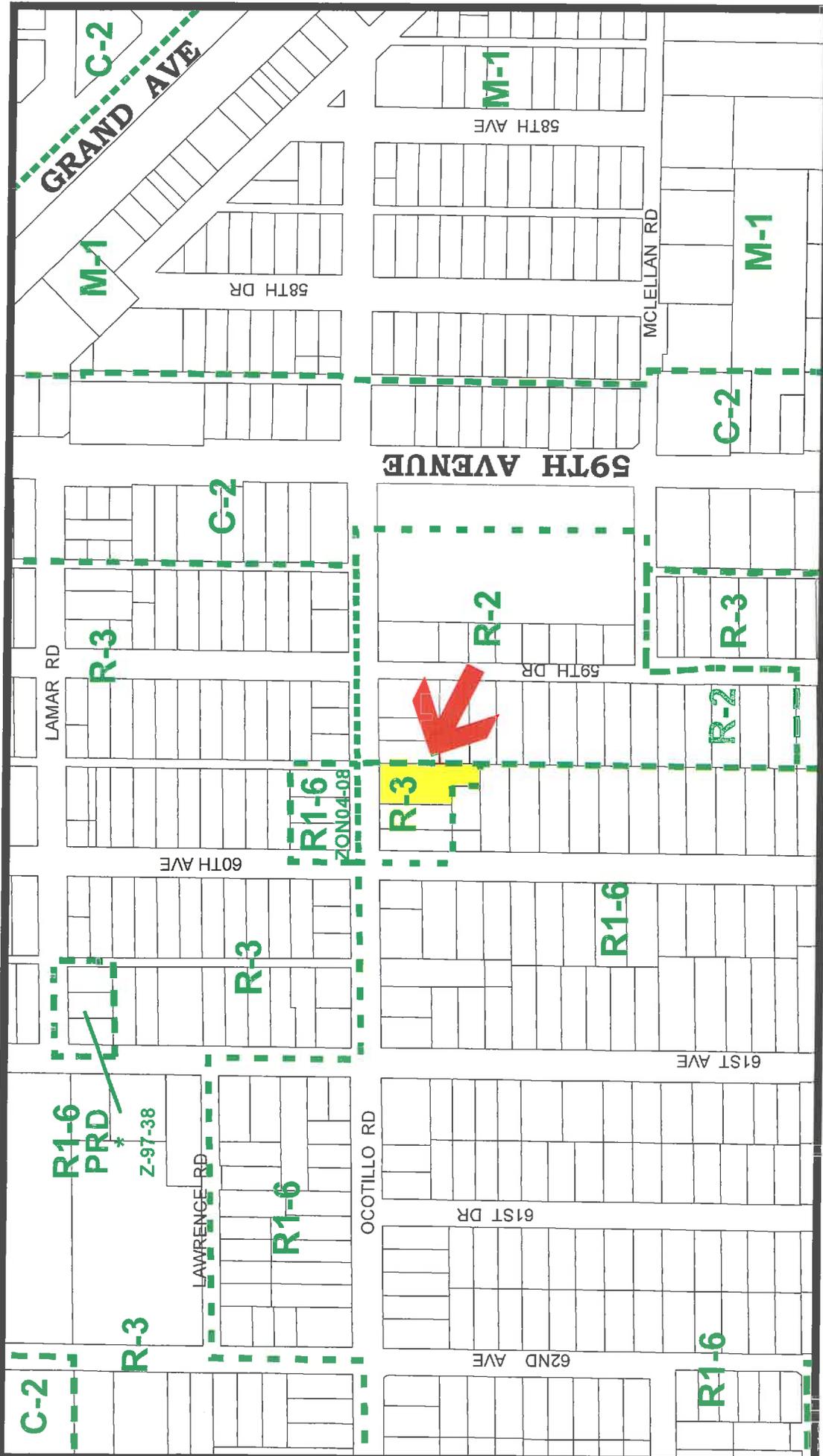
COUNCIL DISTRICT: Ocotillo



LOCATION OF SITE

NOTIFICATION AREA





CASE NUMBER
 VAR14-03

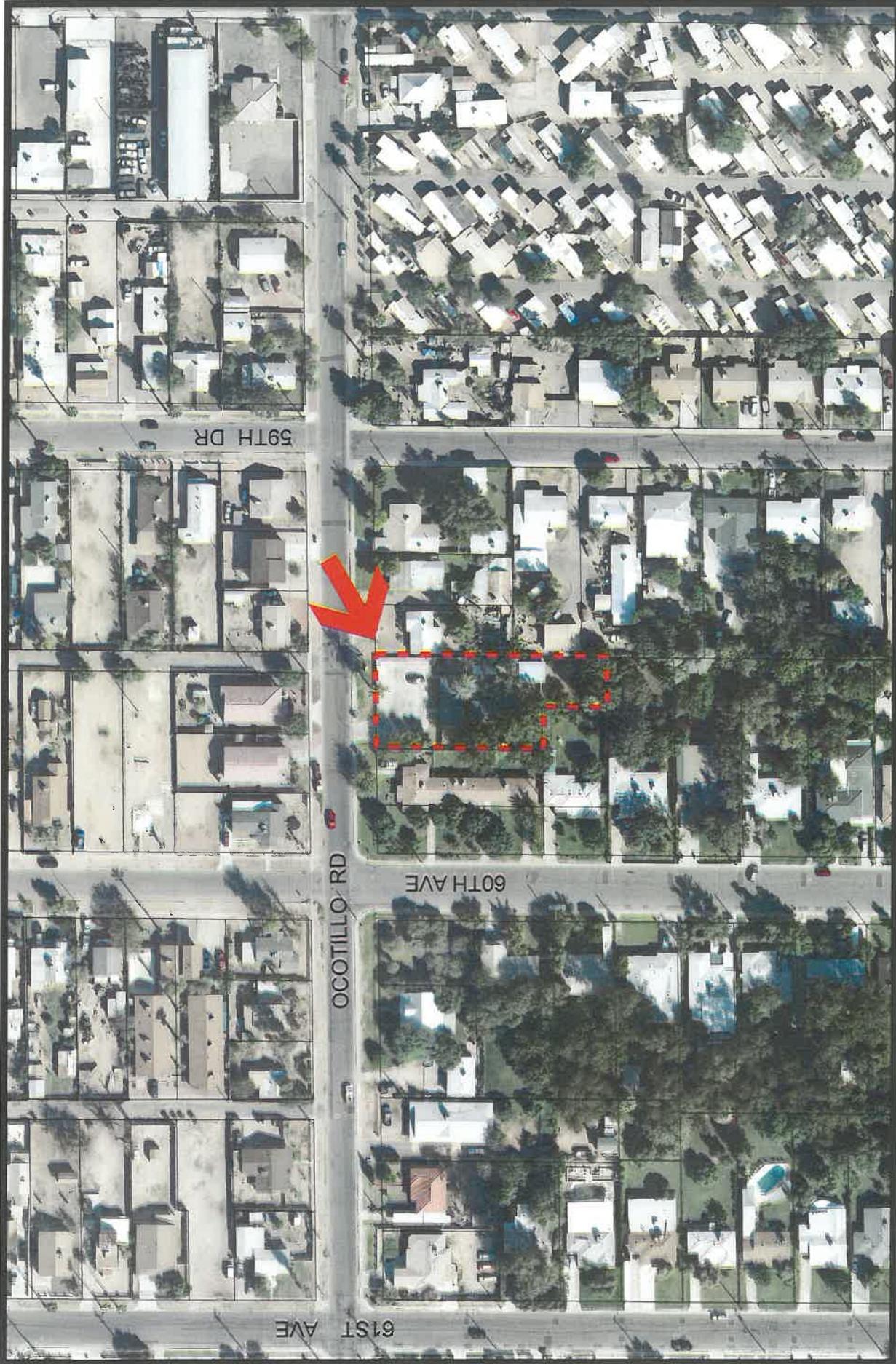


REQUEST

A VARIANCE TO REDUCE THE SIDE YARD SETBACK TO 11' AND 14' WHERE 20' IS REQUIRED IN THE R-3 (MULTIPLE RESIDENCE) ZONING DISTRICT.

LOCATION

5955 W. OCOTILLO ROAD



Aerial Date: November 2012



CASE NUMBER
VAR14-03





Planning Staff Report

DATE: August 14, 2014 **AGENDA ITEM:** 2

TO: Board of Adjustment

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

SUBJECT: **VARIANCE (VAR) APPLICATION VAR14-04: HABITAT FOR HUMANITY VARIANCE #1 – 6825 NORTH 61ST AVENUE**

REQUEST: To reduce the side yard setbacks to 9 feet and 5 feet where 20 feet is required in the R-3 (Multiple Residence) zoning district.

APPLICANT/OWNER: Habitat For Humanity.

REQUIRED ACTION: The Board must consider the facts and determine that the findings required to grant a variance have been met. The Board may condition a variance to ensure that it will not grant special privileges inconsistent with the limitation of other similarly zoned properties. The Board must deny the request if the required findings have not been met.

RECOMMENDATION: Staff recommends approval subject to stipulations.

PROPOSED MOTION: Move to approve VAR14-04 subject to stipulations.

SUMMARY: The applicant is requesting a variance to reduce the side yard setbacks to construct a new single family residential (SFR) home on an infill lot within the City's downtown corridor.

BOARD ACTION: Board member _____ **MADE a MOTION** to _____
Case No. VAR14-04, subject to staff report stipulations. Board member _____
SECONDED the MOTION. The **MOTION** was _____ with a vote of _____ to _____.

DETAILS OF REQUEST:

General Plan Designation:

3.5 – 5 DU / AC (Medium Density Residential 3.5 – 5 DU / AC).

Property Location and Size:

The property is located two lots south of the southeast corner of 61st and Glendale avenues. The lot dimensions are 49 feet wide by 180 feet deep, and the property is approximately 8,677 square feet in size.

Zoning Ordinance Requirements:

Section 5.420 - R-3 (Multiple Residence) Table 2:

Minimum perimeter yard setback: 20 feet.

Surrounding Land Use and Zoning:

North: Vacant Land, zoned R-3.

East: Multi-Residence, zoned R-3.

South: Single-family residence, zoned R-3.

West: Glendale Community Housing Office residence, across 61st Avenue, zoned R-3.

History:

- The property is part of the Orchard Addition Blocks Subdivision, which was platted in the Territory of Arizona, Maricopa County on November 7, 1908.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On July 15, 2014, the applicant mailed notification letters to adjacent property owners and interested parties. The applicant did not receive any response regarding the request. Planning did not receive a response regarding the request. The applicant's Citizen Participation Final Report is attached.

Board of Adjustment Public Hearing Notification:

A Notice of Public Hearing was published in *The Glendale Star* on July 24, 2014. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on July 24, 2014. The property was posted on July 25, 2014.

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;**

A lot width of 49 feet creates a special circumstance not self-imposed by the property owner. The construction of a new SFR home requires some level of relief based on the setback requirement. A 20 foot perimeter setback requirement would render the property unusable. The setback requirement would only allow for a 9 foot wide housing product to be constructed.

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

The strict application of the Zoning Ordinance would limit the property to 20 foot side yard setbacks and eliminate the possibility of building a SFR home on the property due to the total width of the lot. The surrounding neighborhood is developed with a variety of side-yard setbacks; many do not meet the current R-3 perimeter setbacks. Several of the properties in the neighborhood have setbacks similar to those proposed by Habitat for Humanity.

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

The requested side yard setbacks are the minimum necessary to construct a single-family residential home on the vacant lot. The front and rear yard setbacks, maximum lot coverage, and minimum lot depth are in conformance with current R-3 zoning requirements.

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

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

RECOMMENDATION:

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

1. Development shall be in conformance with the site plan and floor plan, date-stamped June 27, 2014.
2. All mechanical equipment shall be ground mounted.
3. The power line leading from the pole located in the alley to the newly constructed home shall be placed underground.
4. All power poles on the property shall be removed before issuance of Certificate of Occupancy.

- ATTACHMENTS:**
1. Site Plan dated stamped June 27, 2014.
 2. Applicant's Narrative, date stamped June 27, 2014.
 3. Citizen Participation Final Report (without mailing labels), approved July 31, 2014.
 4. Vicinity Zoning Map.
 5. Aerial Photograph, dated November 2012.

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

REVIEWED BY:



Planning Director

RC/df

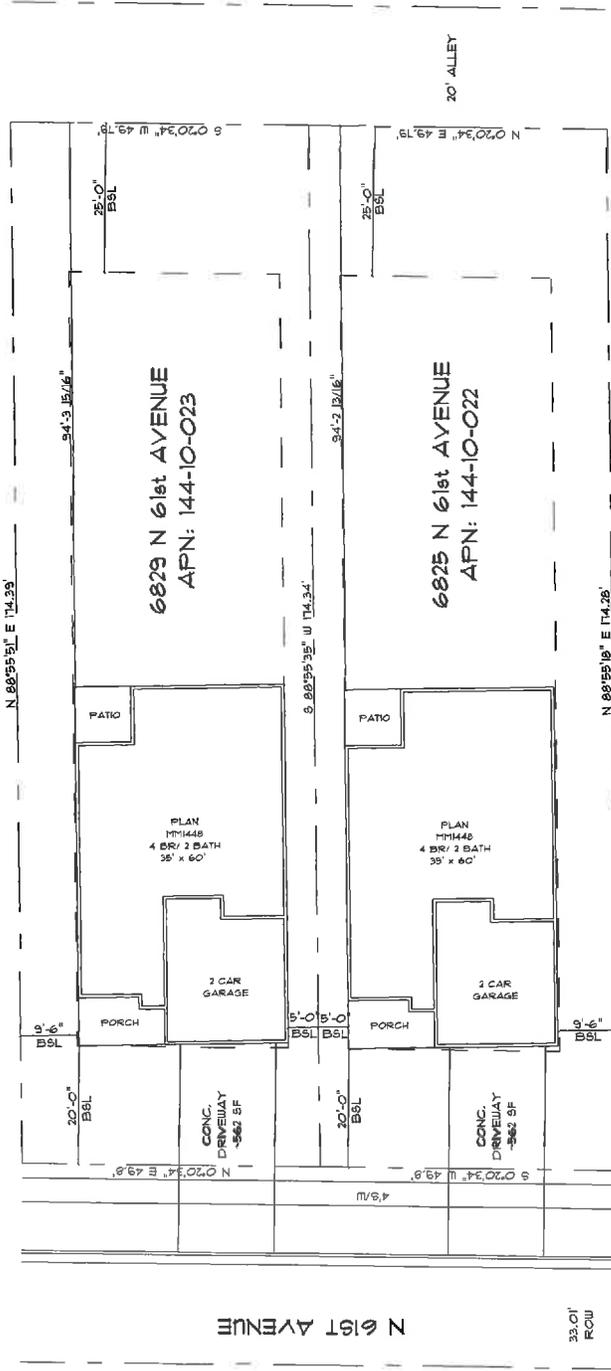


Development Services Director

PLOT PLAN

MM1448 ELEV. CID
 LIVABLE.....1,448 SQ FT
 GARAGE/STORAGE.....460 SQ FT
 ENTRY PORCH.....125 SQ FT
 COVERED PATIO.....81 SQ FT
 TOTAL UNDER ROOF.....2,100 SQ FT

EAVES WITHIN 5' OF THE
 PROPERTY LINES MUST HAVE A
 1 HR FIRE RATING ON THE
 UNDERSIDE OF THE EAVE
 SEE DETAIL 1A ON SHEET X2
 OF STANDARD BUILDING PLANS

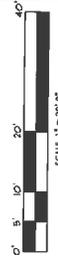


ADDRESS: 6829 N 61ST AVENUE
 GLENDALE, AZ 85301
 APN: 144-10-023
 HOUSE PLAN: MM1448
 ELEVATION: C

CURRENT ZONING: R-3 FRONT: 20' SIDES: 20' REAR: 20'
 REQUESTED ZONING: FRONT: 20' SIDES: 5' & 9'-6" REAR: 20'
 LOT SQ FT: 8,680 SQ FT
 LOT COVERAGE: 24.2%

ADDRESS: 6825 N 61ST AVENUE
 GLENDALE, AZ 85301
 APN: 144-10-022
 HOUSE PLAN: MM1448
 ELEVATION: D

CURRENT ZONING: R-3 FRONT: 20' SIDES: 20' REAR: 20'
 REQUESTED ZONING: FRONT: 20' SIDES: 5' & 9'-6" REAR: 20'
 LOT SQ FT: 8,671 SQ FT
 LOT COVERAGE: 24.2%



HABITAT FOR HUMANITY
 CENTRAL ARIZONA
 9133 NW GRAND AVENUE SUITE 1
 PEORIA, ARIZONA 85345
 PHONE (623) 943-3707
 FAX (623) 983-2705
 POC 231 891

CONTACT:
 JAMES WACKMANN
 CELL (623) 943-0342
 FAX (623) 983-2705
 JAMES@HUMANITYAZ.ORG

CITY OF GLENDALE

2014

PLANNING DEPARTMENT

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

Habitat has already built, renovated and repaired in excess of 1,725 homes in the metro Phoenix area as well as Pinal County. We have served families in Avondale, Apache Junction, Chandler, Gilbert, Guadalupe, Glendale, Mesa, Peoria, Phoenix, Surprise, Tempe, Coolidge, and Casa Grande. These new and renovated homes and the associated 1,725 families who live in them have had a positive impact on communities all over the valley. Many people do not realize that we build and renovate energy efficient stucco homes for stable working people who are legal residents and have good credit. These families pay for their homes. It is not a give away program. If you would like to see the quality of our homes you may visit our website at www.habitatcaz.org.

The property is located on the east side of 61st Avenue, just south of Glendale Avenue. The majority of parcels in the area to the south, east, and west are zoned R-3, Multiple Residence Zoning District. Several parcels to the north are zoned C-2, General Commercial. The property along Glendale Avenue is improved with commercial development. The majority of the lots throughout the rest of the neighborhood are improved with single-family residential development similar to the development proposed by Habitat. Development standards within this district require that minimum net lot areas are at least 6,000 square feet, with a minimum width of sixty (60) feet and a minimum depth of ninety-four (94) feet. Front, side, and rear setbacks requirements are twenty (20) feet, with a maximum lot coverage of 50.00%.

Habitat for Humanity Central Arizona is requesting a variance to allow a decrease in setbacks and minimum lot width that would permit the construction of a single-family residence. We are requesting a variance to allow a five (5) foot side yard setback on the north side where a twenty (20) foot side yard setback is required; a nine and one half (9.6) foot side yard setback on the south side yard where a twenty (20) foot side yard setback is required; and a reduction in the minimum required lot width from sixty (60) feet to forty-nine feet (49.79) .79 inches. The home planned is Habitat Model MM1448. The home will be single story and include four (4) bedrooms, two (2) bathrooms, contain a two (2) car garage and will be constructed of frame and stucco.

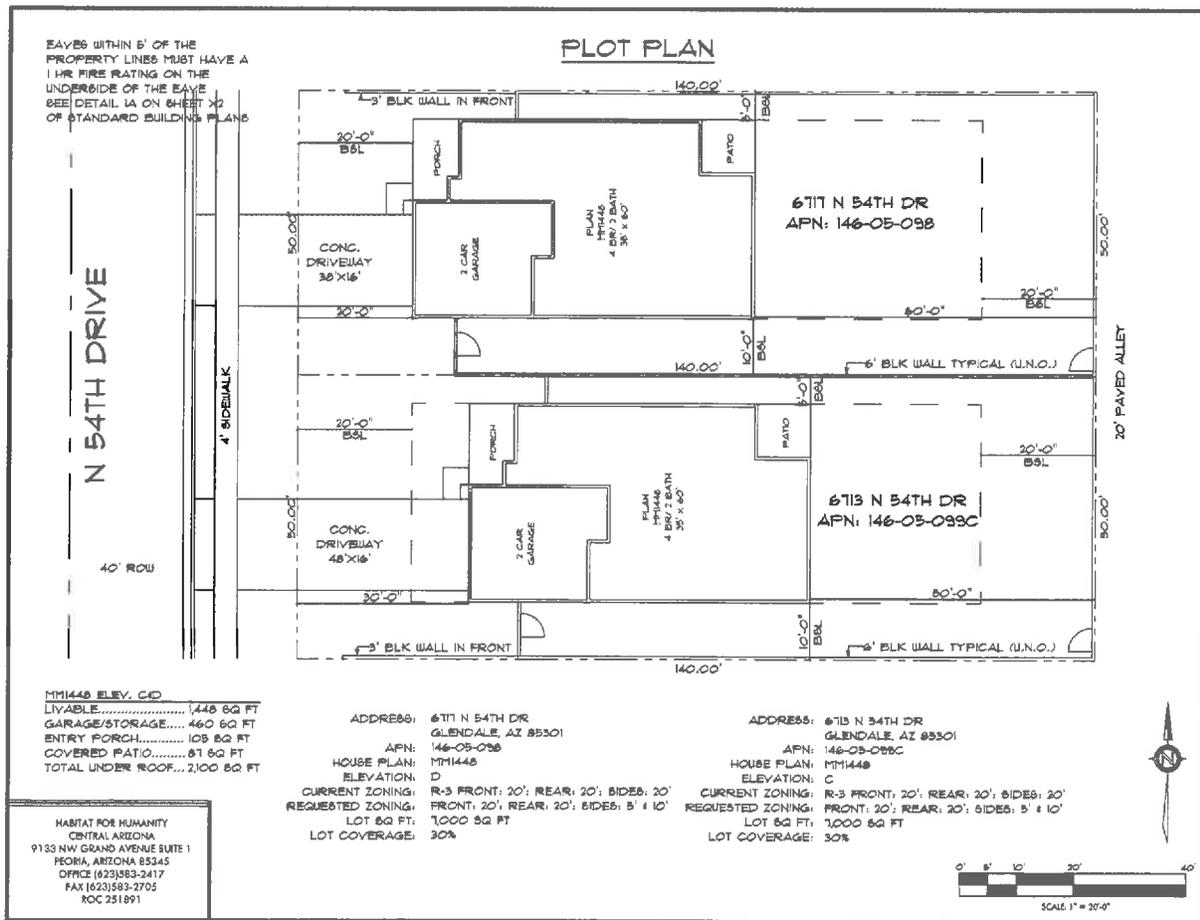
Square footages of Model MM1336 are as follows:

House	1,448	Square Feet
Two Car Garage	457	Square Feet
Front Patio	112	Square Feet
Rear Patio	<u>125</u>	<u>Square Feet</u>
Total Square Footage	2,142	Square Feet

PROJECT NARRATIVE
6825 NORTH 61ST AVENUE

The home will be 15'9" in height, well below the maximum allowable height as outlined in the R-3, Multi Family Residential Zoning District.

A plot plan is included below.



FINDINGS OF A VARIANCE

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

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

The side setbacks required in the R-3, Multiple Residence Zoning District are not typical of single-family residential development, and further, not typical of existing development in the area. The majority of the surrounding area development contains a variety of setbacks that do not meet the current zoning requirements. The existing homes in the neighborhood are enjoying setbacks less than the twenty (20) feet required.

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

The strict application of the Zoning Ordinance would limit the property to twenty (20) foot side setbacks and limit the type of housing product to a total width of less than (10) feet. The majority of the properties in the neighborhood have setbacks that are similar to those proposed by Habitat for Humanity Central Arizona.

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

The requested side setbacks and minimum lot width reduction are the minimum necessary to construct a typically sized single-family residential home on the lot. The front and rear setbacks, as well as the minimum lot depth, and size are in conformance with current R-3 zoning requirements.

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

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

CITIZEN PARTICIPATION FINAL REPORT

HABITAT FOR HUMANITY CENTRAL ARIZONA

6825 NORTH 61ST AVENUE
GLENDALE, ARIZONA 85301



PREPARED BY:

TANA NICHOLS
DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT

JULY 31, 2014

APPROVED

JUL 31 2014

City of Glendale
Planning Department
Renji Cordova

PROJECT DESCRIPTION

Habitat for Humanity Central Arizona owns a 8,973 square foot lot situated at 6825 North 61st Avenue, Glendale, Arizona 85301. The property is situated in the Orchard Add Blk 20-21-22 & 38-39-40 Amd, Lot #18. The property is a flat, rectangular shaped lot. It is 49.79 feet wide by 180.76 feet deep. The property fronts 61st Avenue on the west. The Assessor's Parcel Number is 140-10-022. A plat map is included following.



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

Habitat has already built, renovated and repaired in excess of 1,725 homes in the metro Phoenix area as well as Pinal County. We have served families in Avondale, Apache Junction, Chandler, Gilbert, Guadalupe, Glendale, Mesa, Peoria, Phoenix, Surprise, Tempe, Coolidge, and Casa Grande. These new and renovated homes and the associated 1,725 families who live in them have had a positive impact on communities all over the valley. Many people do not realize that we build and renovate energy efficient stucco homes for stable working people who are legal residents and have good credit. These families pay for their homes. It is not a give away program. If you would like to see the quality of our homes you may visit our website at www.habitatcaz.org.

The property is located on the east side of 61st Avenue, just south of Glendale Avenue. The majority of parcels in the area to the south, east, and west are zoned R-3, Multiple Residence Zoning District. Several parcels to the north are zoned C-2, General Commercial. The property along Glendale Avenue is improved with commercial development. The majority of the lots throughout the rest of the neighborhood are improved with single-family residential development similar to the development proposed by Habitat for Humanity. Development standards within this district require that minimum net lot areas are at least 6,000 square feet, with a minimum width of sixty (60) feet and a minimum depth of ninety-four (94) feet. Front, side, and rear setbacks requirements are twenty (20) feet, with a maximum lot coverage of 50.00%.

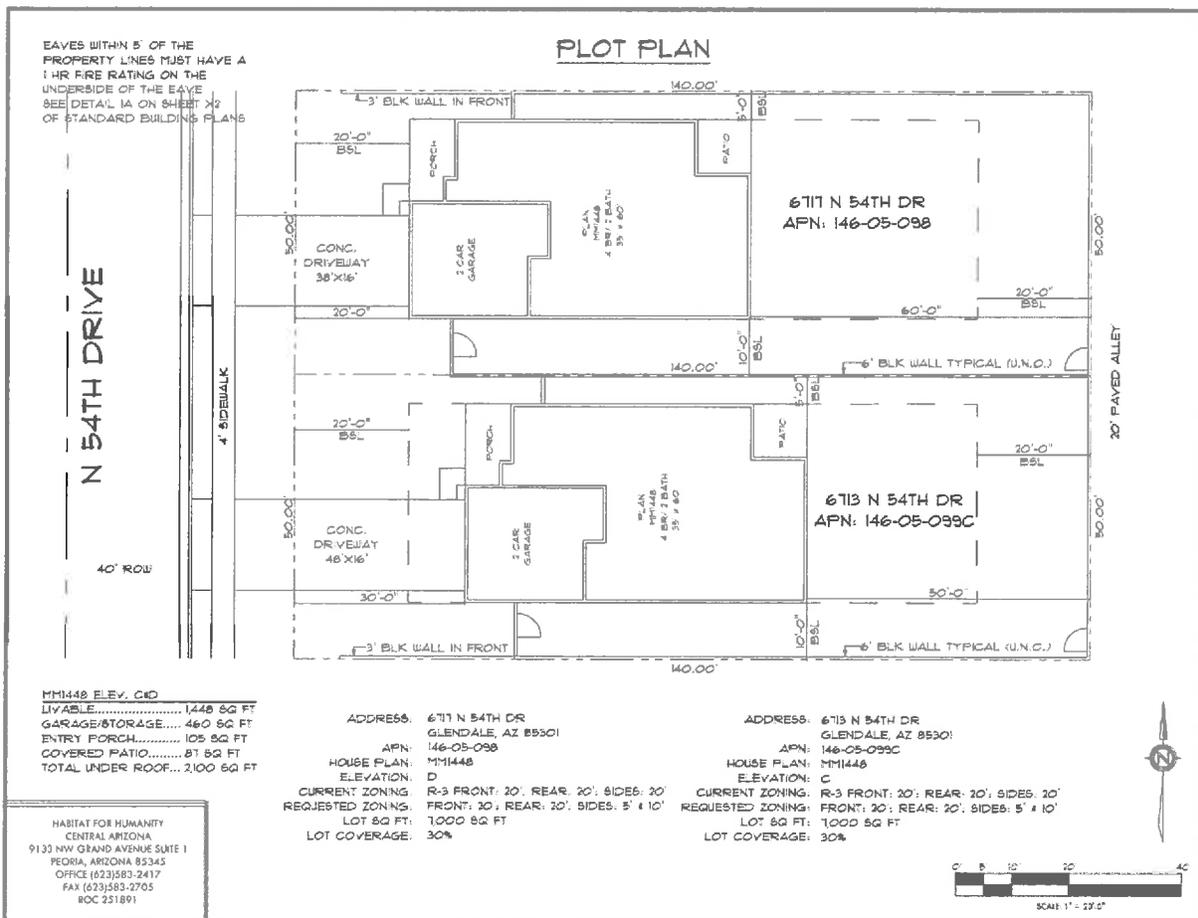
Habitat for Humanity Central Arizona is requesting a variance to allow a decrease in setbacks and minimum lot width that would permit the construction of a single-family residence. We are requesting a variance to allow a five (5) foot side yard setback on the north side where a twenty (20) foot side yard setback is required; a nine and one half (9.6) foot side yard setback on the south side yard where a twenty (20) foot side yard setback is required; and a reduction in the minimum required lot width from sixty (60) feet to forty-nine feet (49.79) .79 inches. The home planned is Habitat Model MM1448. The home will be single story and include four (4) bedrooms, two (2) bathrooms, contain a two (2) car garage and will be constructed of frame and stucco.

Square footages of Model MM1336 are as follows:

House	1,448	Square Feet
Two Car Garage	457	Square Feet
Front Patio	112	Square Feet
Rear Patio	<u>125</u>	<u>Square Feet</u>
Total Square Footage	2,142	Square Feet

The home will be 15'9" in height, well below the maximum allowable height as outlined in the R-3, Multi Family Residential Zoning District.

A plot plan is included below.



ELEMENTS OF CITIZEN PARTICIPATION PLAN

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

NOTIFICATION DATES

The Citizen Participation Plan was submitted to the City of Glendale on June 23, 2014. The plan was approved by the City of Glendale's Development Review Team on July 14, 2014. Public notification letters were forwarded to all pertinent parties on July 14, 2014. July 29, 2014 was the deadline to receive citizen input. No revisions to the plan were required and the Citizen Participation Final Report was forwarded July 31, 2014.

NOTIFICATION AREA

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

RECOMMENDED NEIGHBORHOOD NOTIFICATION AREA

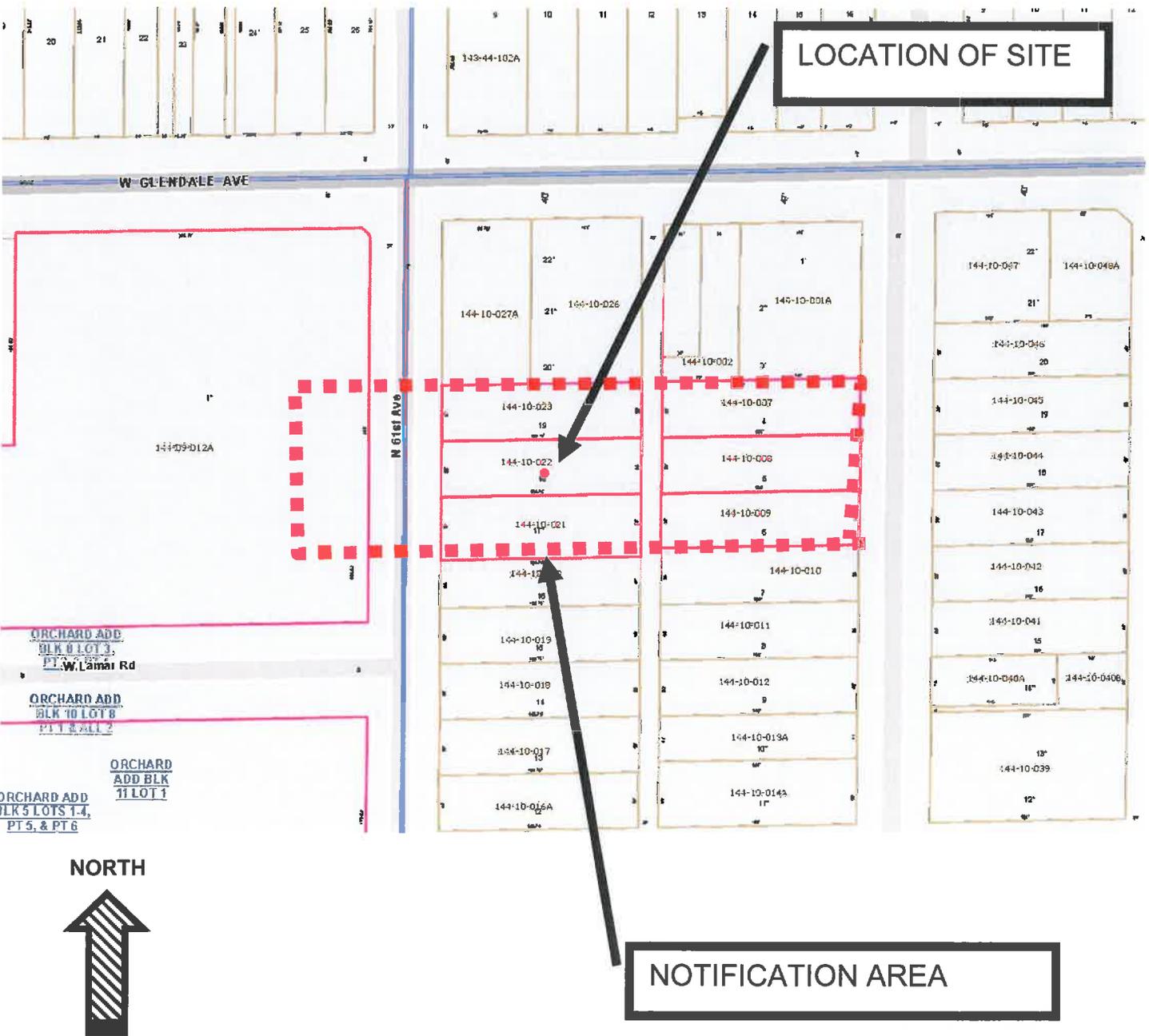
NAME OF REQUEST: HABITAT FOR HUMANITY 2014 #1 VARIANCE

LOCATION: 6825 N. 61st Avenue

A variance request to reduce side yard setbacks of 9 feet and 5 feet where 20 feet is required in the R-3 (Multiple Residence) zoning district.

ZONING DISTRICT: R-3 (Multiple Residence)

COUNCIL DISTRICT: Ocotillo



INDIVIDUALS NOTIFIED

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

All property owners situated adjacent to the parcel on all property sides were forwarded letters. The Orchard Glen Neighborhood Association members were forwarded a letter and are listed as follows:

Jake Guzman
6817 North 63rd Avenue
Glendale, Arizona 85301

John Geurs
6642 North 61st Drive
Glendale, Arizona 85301

Rosie Miller
6326 West Lamar
Glendale, Arizona 85301

Natalie Stahl
6838 North 59th Drive
Glendale, Arizona 85301

The notifications for the Desert Hope Neighborhood Association are listed below:

B. Paul Price
P.O. Box 608
Glendale, Arizona 85311

Finally, the interested parties Notification List for Proposed Development Citywide and Ocotillo District is included following:

Brian Beyer
7634 West Bluefield Avenue
Glendale, Arizona 85308

Bruce Larson
20746 North 56th Avenue
Glendale, Arizona 85308

Jamie Aldama
7329 North 68th Drive
Glendale, Arizona 85303

Steve Johnston
5152 West Augusta Avenue
Glendale, Arizona 85301

David Penilla
5760 West Larkspur Drive
Glendale, Arizona 85304

6825 NORTH 61ST AVENUE
CITIZENS PARTICIPATION FINAL REPORT

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

DAVE TRISH
6773 W VIA MONTOYA DR
GLENDALE AZ 85310

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

MARY SMITH
8968 W CITRUS WAY
GLENDALE AZ 89305

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

DANIEL STREYLE
VERMILION IDG
3131 E CAMELBACK RD
STE 210
PHOENIX AZ 85016

ASLEY GENTNER
8700 E PINNACLE PEAK RD
STE 225
SCOTTSDALE AZ 85255

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

6825 NORTH 61ST AVENUE
CITIZENS PARTICIPATION FINAL REPORT

ARLINE YZQUIERDO
8525 N 52ND DR
GLENDALE AZ 85302

DEBRA KIST
5643 W MOUNTAIN VIEW RD
GLENDALE AZ 85302

JOHN KOLODZIEJ
6258 N 88TH LN
GLENDALE AZ 85308

GEORGIA KNOX
17214 N 66TH TER
GLENDALE AZ 85308

MEL SMITH
PO BOX 12572
GLENDALE AZ 85318

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 85308

CARRIE AND MITCH MEEK
6563 W PIUTE AVE
GLENDALE AZ 85308

DAVE TRISH
6773 W VIA MONTOYA DR
GLENDALE AZ 85310

BILL NORNGREN
8608 W CAVALIER
GLENDALE AZ 85305

LAURA RAKOCZYNSKI
9403 N 50TH DR
GLENDALE AZ 85302

PATTY WYRICK
9626 N 58TH DR
GLENDALE AZ 85302

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

MAGI SHRECK
10673 W RANCHO DR
GLENDALE AZ 85307

ARIZONA REPUBLIC
6751 NORTH SUNSET BLVD #325
GLENDALE AZ 85305-3167

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

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

ELAINE SCRUGGS
19641 NORTH 73RD AVENUE
GLENDALE AZ 85308

STEVEN E. FRATE
PO BOX 6265
GLENDALE AZ 85312

HOYT KESTERSON II
7625 WEST VILLA RITA DRIVE
GLENDALE AZ 85308

SUSAN HELLWIG
7615 WEST BLUEFIELD AVE
GLENDALE AZ 85308

**6825 NORTH 61ST AVENUE
CITIZENS PARTICIPATION FINAL REPORT**

City of Glendale Mayor's Office
Mayor Weiers
5850 West Glendale Avneue
Glendale, Arizona 85301

Glendale City Council Office
Council Member Alvarez
5850 West Glendale Avneue
Glendale, Arizona 85301

Remigio Corder, Planner
Planning
5850 West Glendale Avneue
Glendale, Arizona 85301

Diana Figueroa, Senior Secretary
Planning
5850 West Glendale Avneue
Glendale, Arizona 85301

Mickey D. Nunez
6710 North 53rd Drive
Glendale, Arizona 85301

John B. Torres
5121 West Ocotillo Road
Glendale, Arizona 85301

Joe Eriquez
P.O. Box 2
Glendale, Arizona 85311

John and Pualine Heil
7722 West John Cabot Road
Glendale, Arizona 85308

James and Linda Petrie
7537 West Wagoner Road
Glendale, Arizona 85308

MEETING DATES/LOCATION

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

INDIVIDUALS NOTICED

A total of seven (7) property owners, four (4) Orchard Glen Neighborhood Association members, one (1) Desert Hope Neighborhood Association member, 60 (60) individuals included in the Ocotillo District, and nine (9) Additional Notification individuals were forwarded a public notification letter. None of the individuals noticed participated in the process.

PROJECT CONCERNS

During the fifteen (15) day citizen input period, no one contacted Habitat for Humanity or the City of Glendale. No additional project concerns, issues, or problems were raised.

PUBLIC NOTIFICATION LETTER

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



June 14, 2014

Re: 6825 North 61st Avenue, Glendale, Arizona 85301
Parcel No. 144-10-022

Dear Neighbor:

This letter is to inform you that Habitat for Humanity Central Arizona affiliate is applying for a variance with the City of Glendale. The property is located at 6825 North 61st Avenue, Glendale, Arizona 85301.

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

Habitat for Humanity is requesting a variance to allow a decrease in setbacks and minimum lot width that would permit the construction of a single-family residence. We are requesting a variance to allow a five (5) foot side yard setback on the north side where a twenty (20) foot side yard setback is required; a nine foot (9.6) 6 inch side yard setback on the south side yard where a twenty (20) foot side yard setback is required; and a reduction in the minimum required lot width from sixty (60) feet to forty-nine feet (49.79) seventy-nine inches which is required in the R-3, Multiple Residence District. This is necessary because Habitat for Humanity would like to construct a 1,448 square foot, single story, single-family residence. The home planned is Habitat Model MM1448.

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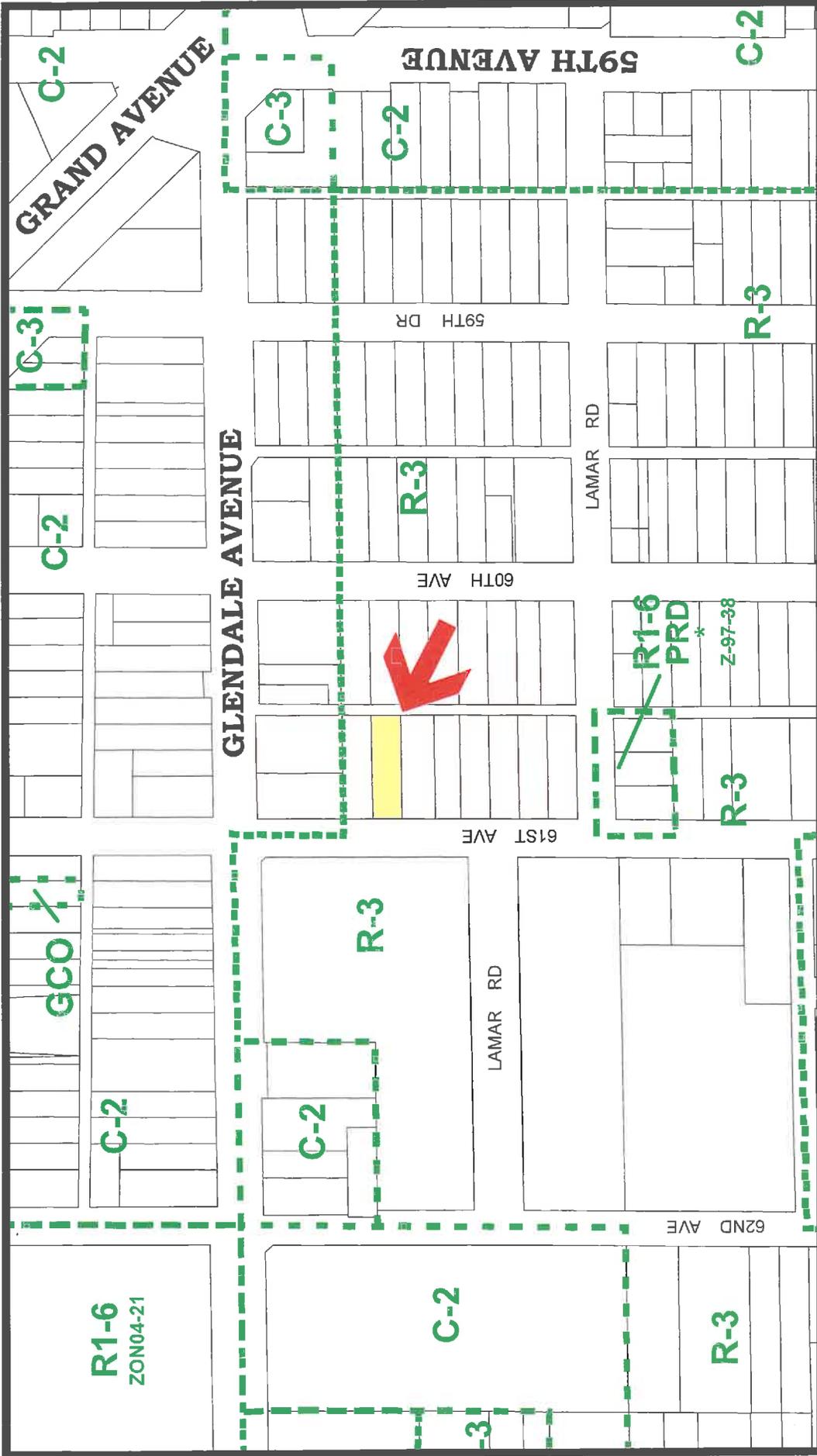
I have included a site plan with this letter for your review. Please provide any comments to this variance request by July 26, 2014. You may contact me at the address or phone number shown below. You may also contact Remigio Cordero with the City of Glendale Planning Department at 623.930.2597.

Sincerely,

Tana Nichols
Director of Land Acquisition and Development



Phoenix Office: P.O. Box 20186 • Phoenix, AZ 85036 • Ph: 602.268.9022
Peoria Office: 9133 NW Grand Avenue Ste. 1 • Peoria, AZ 85345 • Ph: 623.583.2417



CASE NUMBER

VAR14-04



REQUEST

A VARIANCE TO REDUCE THE SIDE YARD SETBACKS TO 9' AND 5' WHERE 20' IS REQUIRED IN THE R-3 (MULTIPLE RESIDENCE) ZONING DISTRICT.

LOCATION

6825 N. 61ST AVENUE



Aerial Date: November 2012



CASE NUMBER
VAR14-04





Planning Staff Report

DATE: August 14, 2014 **AGENDA ITEM:** 3

TO: Board of Adjustment

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

SUBJECT: **VARIANCE (VAR) APPLICATION CASE VAR14-05:
HABITAT FOR HUMANITY VARIANCE #2 – 6829 NORTH
61ST AVENUE**

REQUEST: To reduce the side yard setbacks to 9 feet and 5 feet where 20 feet is required in the R-3 (Multiple Residence) zoning district.

APPLICANT/OWNER: Habitat For Humanity.

REQUIRED ACTION: The Board must consider the facts and determine that the findings required to grant a variance have been met. The Board may condition a variance to ensure that it will not grant special privileges inconsistent with the limitation of other similarly zoned properties. The Board must deny the request if the required findings have not been met.

RECOMMENDATION: Staff recommends approval subject to stipulations.

PROPOSED MOTION: Move to approve VAR14-05 subject to stipulations.

SUMMARY: The applicant is requesting a variance to reduce the side yard setbacks to construct a new single family residential (SFR) home on an infill lot within the City's downtown corridor.

BOARD ACTION: Board member _____ **MADE** a **MOTION** to _____
Case No. VAR14-05, subject to staff report stipulations. Board member _____
SECONDED the **MOTION**. The **MOTION** was _____ with a vote of _____ to _____.

DETAILS OF REQUEST:

General Plan Designation:

3.5 – 5 DU / AC (Medium Density Residential 3.5 – 5 DU / AC).

Property Location and Size:

The property is located one lot south of the southeast corner of 61st and Glendale avenues. The lot dimensions are 49 feet wide by 180 feet deep, and the property is approximately 8,680 square feet in size.

Zoning Ordinance Requirements:

Section 5.420 - R-3 (Multiple Residence) Table 2:

Minimum perimeter yard setback: 20 feet.

Surrounding Land Use and Zoning:

North: Commercial Office zoned C-2 (General Commercial).

East: Multi-Residence, zoned R-3.

South: Vacant Lane, zoned R-3.

West: Glendale Community Housing Office residence, across 61st Avenue, zoned R-3.

History:

- The property is part of the Orchard Addition Blocks Subdivision, which was platted in the Territory of Arizona, Maricopa County on November 7, 1908.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On July 15, 2014, the applicant mailed notification letters to adjacent property owners and interested parties. The applicant did not receive any response regarding the request. Planning did receive one response in opposition to the request. A nearby business owner did not want more density or homes in the area. Staff explained the proposed land use is part of a subdivision that was platted over one hundred years ago. The business owner reiterated his/her opposition to the request. The applicant's Citizen Participation Final Report is attached.

Board of Adjustment Public Hearing Notification:

A Notice of Public Hearing was published in *The Glendale Star* on July 24, 2014. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on July 24, 2014. The property was posted on July 25, 2014.

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;**

A lot width of 49 feet creates a special circumstance not self-imposed by the property owner. The construction of a new SFR home requires some level of relief based on the setback requirement. A 20 foot perimeter setback requirement would render the property unusable. The setback requirement would only allow for a 9 foot wide housing product to be constructed. The surrounding neighborhood is developed with a variety of side-yard setbacks; many do not meet the current R-3 perimeter setbacks.

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

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

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

The requested side yard setbacks are the minimum necessary to construct a single-family residential home on the vacant lot. The front and rear yard setbacks, maximum lot coverage, and minimum lot depth are in conformance with current R-3 zoning requirements.

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

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

RECOMMENDATION:

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

1. Development shall be in conformance with the site plan and floor plan, date-stamped June 27, 2014.
2. All mechanical equipment shall be ground mounted.
3. The power line leading from the pole located in the alley to the newly constructed SFR home shall be placed underground.

4. All power poles on the property shall be removed before issuance of Certificate of Occupancy.

ATTACHMENTS:

1. Site Plan dated stamped June 27, 2014.
2. Applicant's Narrative, date stamped June 27, 2014.
3. Citizen Participation Final Report (without mailing labels), approved July 31, 2014.
4. Vicinity Zoning Map.
5. Aerial Photograph, dated November 2012.

PROJECT MANAGER:

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

REVIEWED BY:



Planning Director



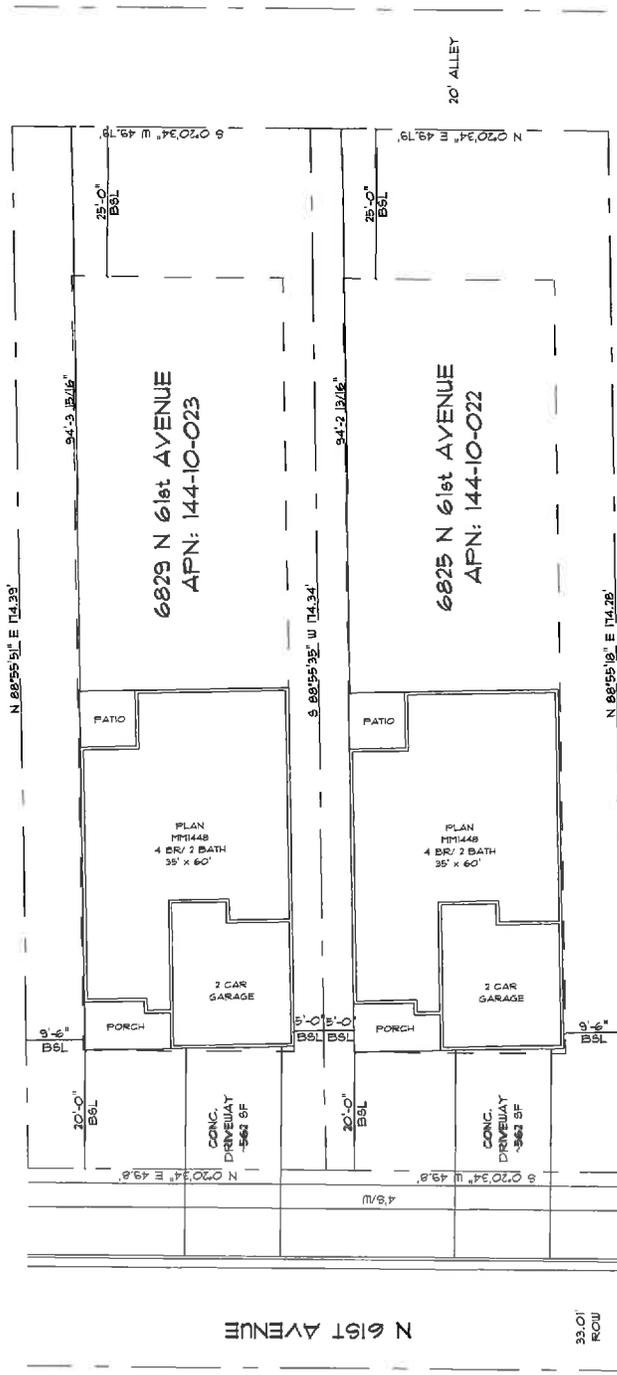
Development Services Director

RC/df

PLOT PLAN

MM1448 ELEV. CID
 LIVABLE.....1,448 SQ FT
 GARAGE/STORAGE.....460 SQ FT
 ENTRY PORCH.....105 SQ FT
 COVERED PATIO.....81 SQ FT
 TOTAL UNDER ROOF...2,100 SQ FT

EAVES WITHIN 5' OF THE
 PROPERTY LINES MUST HAVE A
 1 HR FIRE RATING ON THE
 UNDERSIDE OF THE EAVE
 SEE DETAIL 1A ON SHEET X2
 OF STANDARD BUILDING PLANS



ADDRESS: 6829 N 61ST AVENUE
 GLENDALE, AZ 85301
 APN: 144-10-023
 HOUSE PLAN: MM1448
 ELEVATION: C
 CURRENT ZONING: R-3 FRONT: 20' SIDES: 20' REAR: 20'
 REQUESTED ZONING: R-3 FRONT: 20' SIDES: 5' & 9'-6" REAR: 20'
 LOT SQ FT: 8,680 SQ FT
 LOT COVERAGE: 24.2%

ADDRESS: 6825 N 61ST AVENUE
 GLENDALE, AZ 85301
 APN: 144-10-022
 HOUSE PLAN: MM1448
 ELEVATION: D
 CURRENT ZONING: R-3 FRONT: 20' SIDES: 20' REAR: 20'
 REQUESTED ZONING: R-3 FRONT: 20' SIDES: 5' & 9'-6" REAR: 20'
 LOT SQ FT: 8,611 SQ FT
 LOT COVERAGE: 24.2%

HABITAT FOR HUMANITY
 CENTRAL ARIZONA
 9135 N W GRAND AVENUE SUITE 1
 GLENDALE, AZ 85301
 OFFICE (623)583-2417
 FAX (623)583-2705
 ROC 231891

CONTACT:
 JAMES W. BROWN
 CELL (623)243-0342
 FAX (623)583-2705
 WWW.HFHARIZONA.ORG

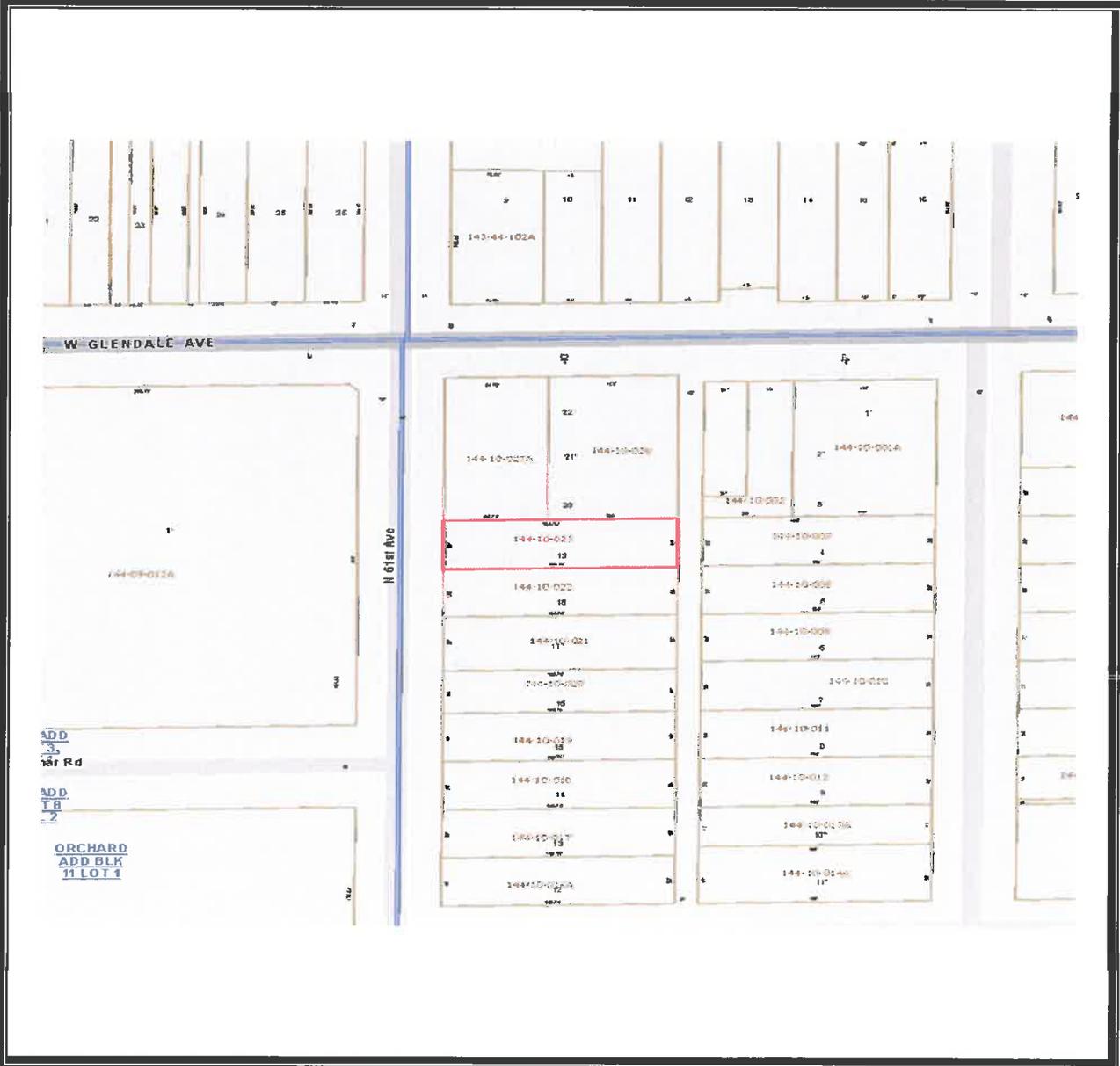
CITY OF GLENDALE

JUN 27 2014

PLANNING DEPARTMENT

PROJECT DESCRIPTION

Habitat for Humanity Central Arizona owns a 8,677 square foot lot situated at 6825 North 61st Avenue, Glendale, Arizona 85301. The property is situated in the Orchard Add Blk 20-21-22, & 38-39-40 Amd, Lot #18. The property is a flat, rectangular shaped lot. The lot is approximately 49.79 feet wide by 174.39 feet deep. The property fronts 61st Avenue on the west. The Assessor's Parcel Number is 144-10-022. A plat map is included following.



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qualified low-income buyers with the help of a no interest loan. The buyers not only put in work hours on their own homes, but on the Habitat homes of their neighbors as well.

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The property is located on the east side of 61st Avenue, just south of Glendale Avenue. The majority of parcels in the area to the south, east, and west are zoned R-3, Multiple Residence Zoning District. Several parcels to the north are zoned C-2, General Commercial. The property along Glendale Avenue is improved with commercial development. The majority of the lots throughout the rest of the neighborhood are improved with single-family residential development similar to the development proposed by Habitat. Development standards within this district require that minimum net lot areas are at least 6,000 square feet, with a minimum width of sixty (60) feet and a minimum depth of ninety-four (94) feet. Front, side, and rear setbacks requirements are twenty (20) feet, with a maximum lot coverage of 50.00%.

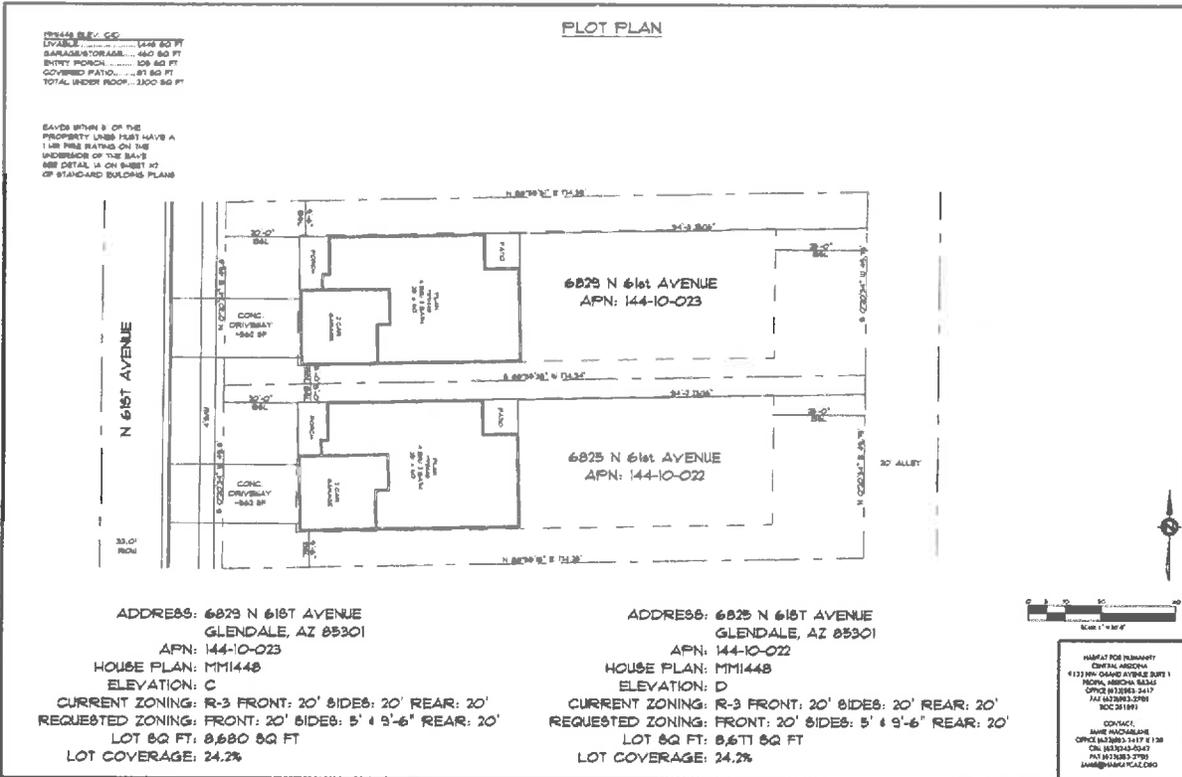
Habitat for Humanity Central Arizona is requesting a variance to allow a decrease in setbacks and minimum lot width that would permit the construction of a single-family residence. We are requesting a variance to allow a five (5) foot side yard setback on the south side where a twenty (20) foot side yard setback is required; a nine foot (9.6) 6 inch side yard setback on the north side yard where a twenty (20) foot side yard setback is required; and a reduction in the minimum required lot width from sixty (60) feet to forty-nine feet (49.79) seventy-nine inches. The home planned is Habitat Model MM1448. The home will be single story and include four (4) bedrooms, two (2) bathrooms, contain a two (2) car garage and will be constructed of frame and stucco.

Square footages of Model MM1336 are as follows:

House	1,448	Square Feet
Two Car Garage	457	Square Feet
Front Patio	112	Square Feet
Rear Patio	<u>125</u>	<u>Square Feet</u>
Total Square Footage	2,142	Square Feet

The home will be 15'9" in height, well below the maximum allowable height as outlined in the R-3, Multi Family Residential Zoning District.

A plot plan is included below.



FINDINGS OF A VARIANCE

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

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

The side setbacks required in the R-3, Multiple Residence Zoning District are not typical of single-family residential development, and further, not typical of existing development in the area. The majority of the surrounding area development contains a variety of setbacks that do not meet the current zoning requirements. The existing homes in the neighborhood are enjoying setbacks less than the twenty (20) feet required.

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

The strict application of the Zoning Ordinance would limit the property to twenty (20) foot side setbacks and limit the type of housing product to a total width of less than ten (10) feet. The majority of the properties in the neighborhood have setbacks that are similar to those proposed by Habitat for Humanity Central Arizona.

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

The requested side setbacks and minimum lot width reduction are the minimum necessary to construct a typically sized single-family residential home on the lot. The front and rear setbacks, as well as the minimum lot depth, and size are in conformance with current R-3 zoning requirements.

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

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

CITIZEN PARTICIPATION FINAL REPORT

HABITAT FOR HUMANITY CENTRAL ARIZONA

6829 NORTH 61ST AVENUE
GLENDALE, ARIZONA 85301



PREPARED BY:

TANA NICHOLS

DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT

JULY 31, 2014

APPROVED

JUL 31 2014

City of Glendale
Planning Department

Ranjo Cochran

PROJECT DESCRIPTION

Habitat for Humanity Central Arizona owns a 8,677 square foot lot situated at 6825 North 61st Avenue, Glendale, Arizona 85301. The property is situated in the Orchard Add Blk 20-21-22, & 38-39-40 Amd, Lot #18. The property is a flat, rectangular shaped lot. The lot is approximately 49.79 feet wide by 174.39 feet deep. The property fronts 61st Avenue on the west. The Assessor's Parcel Number is 144-10-022. A plat map is included following.



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The property is located on the east side of 61st Avenue, just south of Glendale Avenue. The majority of parcels in the area to the south, east, and west are zoned R-3, Multiple Residence Zoning District. Several parcels to the north are zoned C-2, General Commercial. The property along Glendale Avenue is improved with commercial development. The majority of the lots throughout the rest of the neighborhood are improved with single-family residential development similar to the development proposed by Habitat. Development standards within this district require that minimum net lot areas are at least 6,000 square feet, with a minimum width of sixty (60) feet and a minimum depth of ninety-four (94) feet. Front, side, and rear setbacks requirements are twenty (20) feet, with a maximum lot coverage of 50.00%.

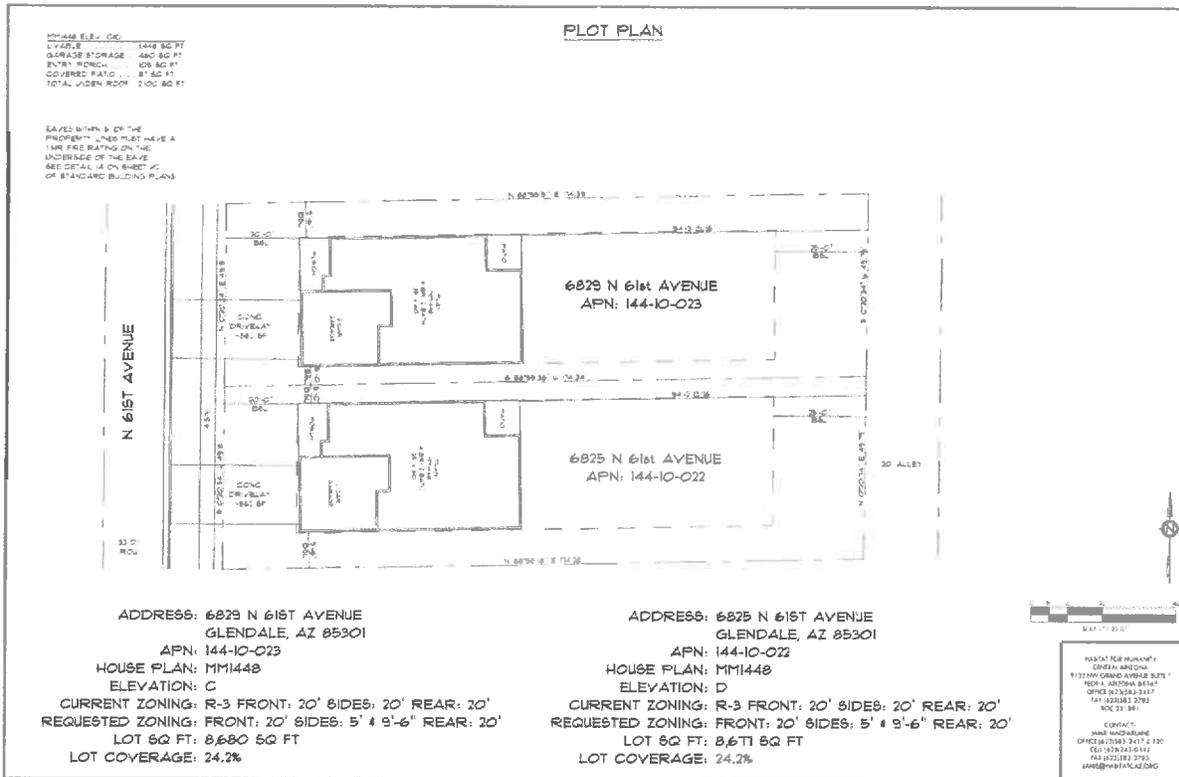
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Square footages of Model MM1336 are as follows:

House	1,448	Square Feet
Two Car Garage	457	Square Feet
Front Patio	112	Square Feet
Rear Patio	<u>125</u>	<u>Square Feet</u>
Total Square Footage	2,142	Square Feet

The home will be 15'9" in height, well below the maximum allowable height as outlined in the R-3, Multi Family Residential Zoning District.

A plot plan is included below.



ELEMENTS OF CITIZEN PARTICIPATION PLAN

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

NOTIFICATION DATES

The Citizen Participation Plan was submitted to the City of Glendale on June 23, 2014. The plan was approved by the City of Glendale's Development Review Team on July 14, 2014. Public notification letters were forwarded to all pertinent parties on July 14, 2014. July 29, 2014 was the deadline to receive citizen input. No revisions to the plan were required and the Citizen Participation Final Report was forwarded July 31, 2014.

NOTIFICATION AREA

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

RECOMMENDED NEIGHBORHOOD NOTIFICATION AREA

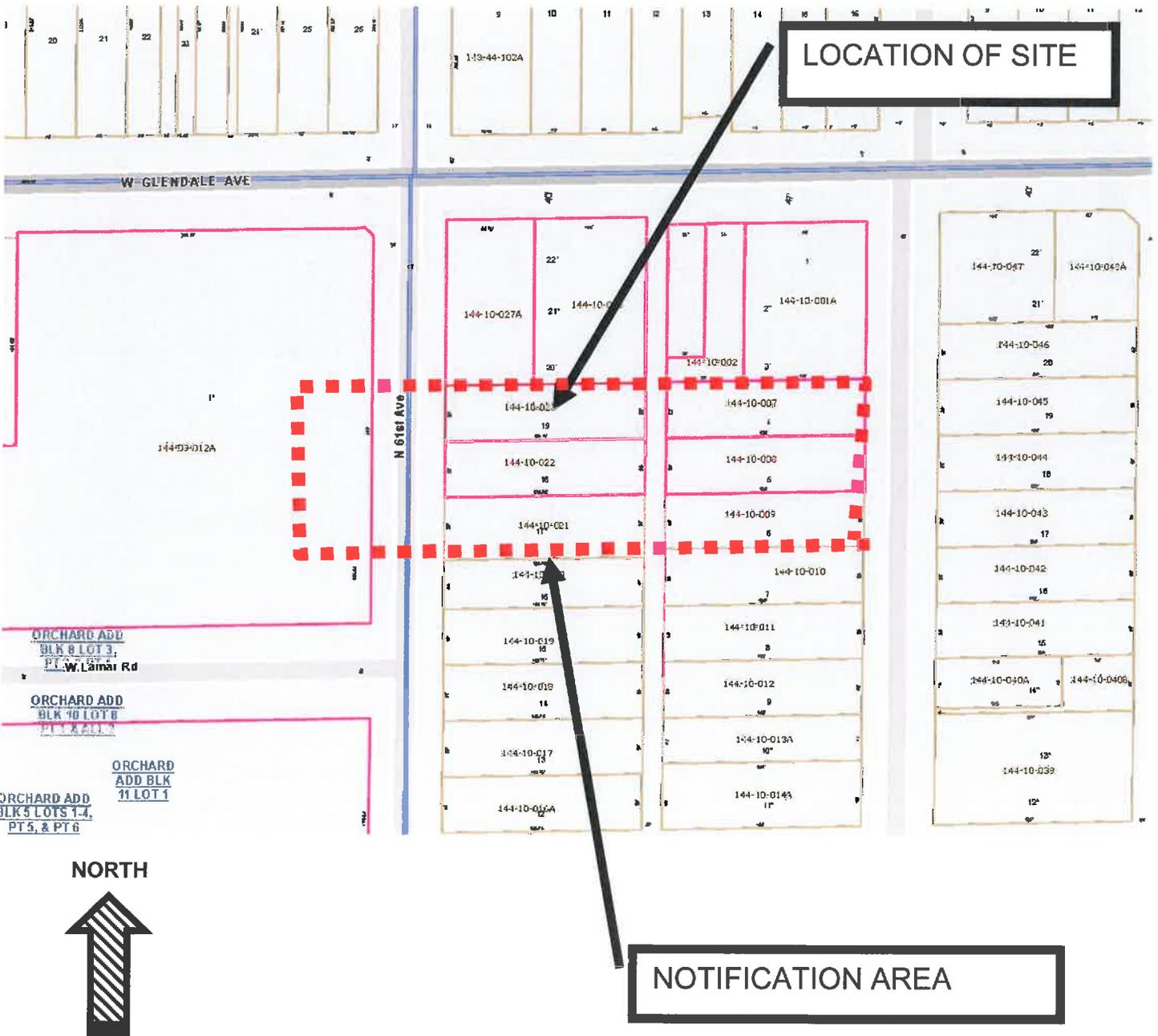
NAME OF REQUEST: HABITAT FOR HUMANITY 2014 #2 VARIANCE

LOCATION: 6829 N. 61st Avenue

A variance request to reduce side yard setbacks of 9 feet and 5 feet where 20 feet is required in the R-3 (Multiple Residence) zoning district.

ZONING DISTRICT: R-3 (Multiple Residence)

COUNCIL DISTRICT: Ocotillo



INDIVIDUALS NOTIFIED

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

All property owners situated adjacent to the parcel on all property sides were forwarded letters. The Orchard Glen Neighborhood Association members were forwarded a letter and are listed as follows:

Jake Guzman
6817 North 63rd Avenue
Glendale, Arizona 85301

John Geurs
6642 North 61st Drive
Glendale, Arizona 85301

Rosie Miller
6326 West Lamar
Glendale, Arizona 85301

Natalie Stahl
6838 North 59th Drive
Glendale, Arizona 85301

The notifications for the Desert Hope Neighborhood Association are listed below:

B. Paul Price
P.O. Box 608
Glendale, Arizona 85311

Finally, the interested parties Notification List for Proposed Development Citywide and Ocotillo District is included following:

Brian Beyer
7634 West Bluefield Avenue
Glendale, Arizona 85308

Bruce Larson
20746 North 56th Avenue
Glendale, Arizona 85308

Jamie Aldama
7329 North 68th Drive
Glendale, Arizona 85303

Steve Johnston
5152 West Augusta Avenue
Glendale, Arizona 85301

David Penilla
5760 West Larkspur Drive
Glendale, Arizona 85304

6829 NORTH 61ST AVENUE
CITIZENS PARTICIPATION FINAL REPORT

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

DAVE TRISH
6773 W VIA MONTOYA DR
GLENDALE AZ 85310

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

MARY SMITH
8968 W CITRUS WAY
GLENDALE AZ 89305

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

DANIEL STREYLE
VERMILION IDG
3131 E CAMELBACK RD
STE 210
PHOENIX AZ 85016

ASLEY GENTNER
8700 E PINNACLE PEAK RD
STE 225
SCOTTSDALE AZ 85255

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

6829 NORTH 61ST AVENUE
CITIZENS PARTICIPATION FINAL REPORT

ARLINE YZQUIERDO
8525 N 52ND DR
GLENDALE AZ 85302

DEBRA KIST
5643 W MOUNTAIN VIEW RD
GLENDALE AZ 85302

JOHN KOLODZIEJ
6258 N 88TH LN
GLENDALE AZ 85308

GEORGIA KNOX
17214 N 66TH TER
GLENDALE AZ 85308

MEL SMITH
PO BOX 12572
GLENDALE AZ 85318

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

ARIZONA REPUBLIC
6751 NORTH SUNSET BLVD #325
GLENDALE AZ 85305-3167

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

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

ELAINE SCRUGGS
19641 NORTH 73RD AVENUE
GLENDALE AZ 85308

STEVEN E. FRATE
PO BOX 6265
GLENDALE AZ 85312

HOYT KESTERSON II
7625 WEST VILLA RITA DRIVE
GLENDALE AZ 85308

SUSAN HELLWIG
7615 WEST BLUEFIELD AVE
GLENDALE AZ 85308

**6829 NORTH 61ST AVENUE
CITIZENS PARTICIPATION FINAL REPORT**

City of Glendale Mayor's Office
Mayor Weiers
5850 West Glendale Avneue
Glendale, Arizona 85301

Glendale City Council Office
Council Member Alvarez
5850 West Glendale Avneue
Glendale, Arizona 85301

Remigio Corder, Planner
Planning
5850 West Glendale Avneue
Glendale, Arizona 85301

Diana Figueroa, Senior Secretary
Planning
5850 West Glendale Avneue
Glendale, Arizona 85301

Mickey D. Nunez
6710 North 53rd Drive
Glendale, Arizona 85301

John B. Torres
5121 West Ocotillo Road
Glendale, Arizona 85301

Joe Eriquez
P.O. Box 2
Glendale, Arizona 85311

John and Pualine Heil
7722 West John Cabot Road
Glendale, Arizona 85308

James and Linda Petrie
7537 West Wagoner Road
Glendale, Arizona 85308

MEETING DATES/LOCATION

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

INDIVIDUALS NOTICED

A total of seven (7) property owners, four (4) Orchard Glen Neighborhood Association members, one (1) Desert Hope Neighborhood Association member, 60 (60) individuals included in the Ocotillo District, and nine (9) Additional Notification individuals were forwarded a public notification letter. None of the individuals noticed participated in the process.

PROJECT CONCERNS

During the fifteen (15) day citizen input period, no individual included in the notification area contacted Habitat for Humanity or the City of Glendale. There was one individual who owns a nearby plumbing business who did contact the City. His property is not included in the required notification area but he expressed his displeasure regarding adding additional density in the area. No additional project concerns, issues, or problems were raised.

PUBLIC NOTIFICATION LETTER

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



July 14, 2014

Re: 6829 North 61st Avenue, Glendale, Arizona 85301
Parcel No. 144-10-023

Dear Neighbor:

This letter is to inform you that Habitat for Humanity Central Arizona affiliate is applying for a variance with the City of Glendale. The property is located at 6829 North 61st Avenue, Glendale, Arizona 85301.

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

Habitat for Humanity is requesting a variance to allow a decrease in setbacks and minimum lot width that would permit the construction of a single-family residence. We are requesting a variance to allow a five (5) foot side yard setback on the north side where a twenty (20) foot side yard setback is required; a nine foot (9.6) 6 inch side yard setback on the south side yard where a twenty (20) foot side yard setback is required; and a reduction in the minimum required lot width from sixty (60) feet to forty-nine feet (49.79) seventy-nine inches which is required in the R-3, Multiple Residence District. This is necessary because Habitat for Humanity would like to construct a 1,448 square foot, single story, single-family residence. The home planned is Habitat Model MM1448.

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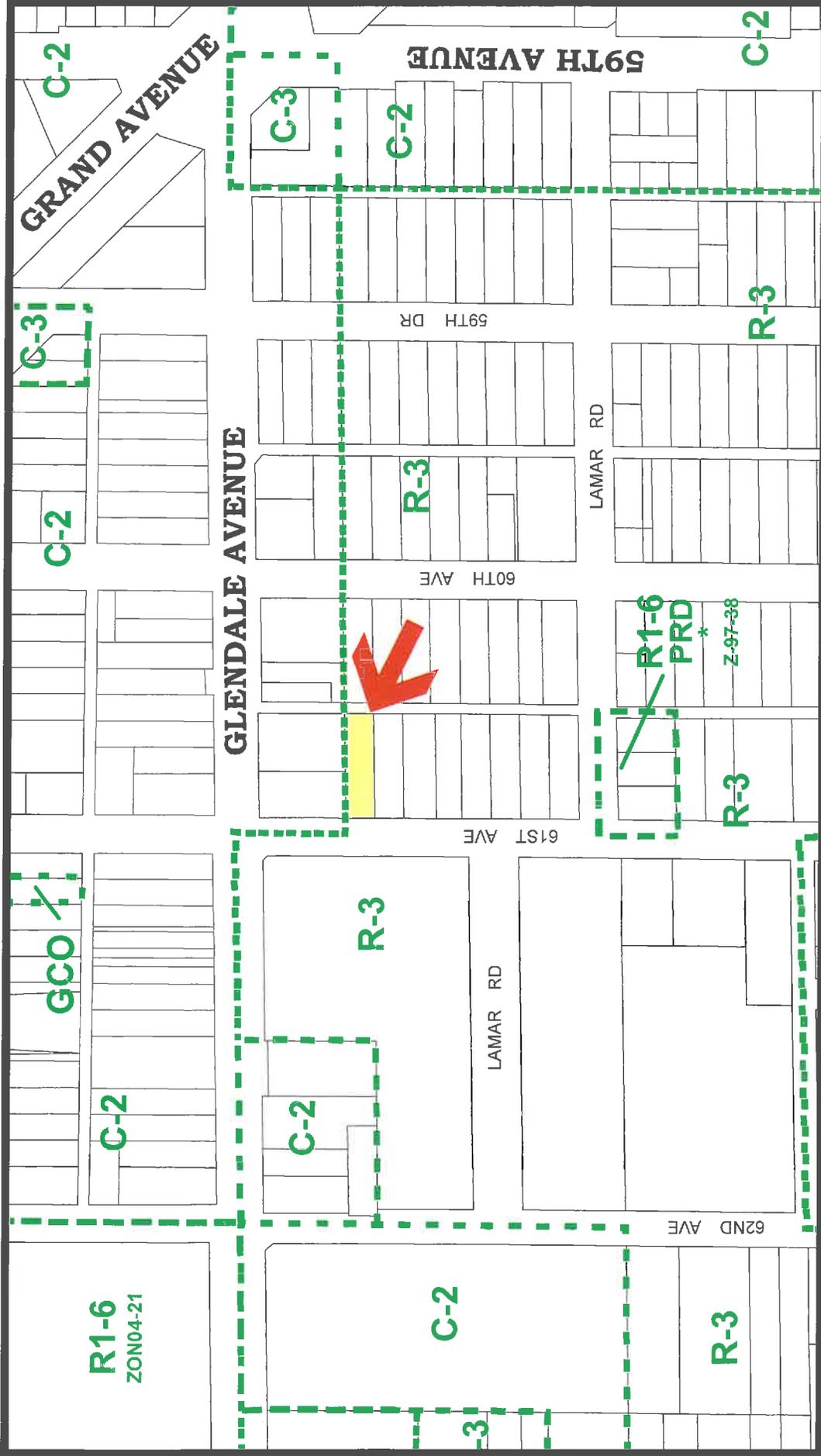
I have included a site plan with this letter for your review. Please provide any comments to this variance request by July 26, 2014. You may contact me at the address or phone number shown below. You may also contact Remigio Cordero with the City of Glendale Planning Department at 623.930.2597.

Sincerely,

Tana Nichols
Director of Land Acquisition and Development



Phoenix Office: P.O. Box 20186 • Phoenix, AZ 85036 • Ph: 602.268.9022
Peoria Office: 9133 NW Grand Avenue Ste. 1 • Peoria, AZ 85345 • Ph: 623.583.2417



CASE NUMBER
VAR14-05



REQUEST

A VARIANCE TO REDUCE THE SIDE YARD SETBACKS TO 9' AND 5' WHERE 20' IS REQUIRED IN THE R-3 (MULTIPLE RESIDENCE) ZONING DISTRICT.

LOCATION

6829 N. 61ST AVENUE



Aerial Date: November 2012



CASE NUMBER
VAR14-05





Planning Staff Report

DATE: August 14, 2014 **AGENDA ITEM:** 4

TO: Board of Adjustment

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

SUBJECT: **VARIANCE (VAR) APPLICATION VAR14-06: HABITAT FOR HUMANITY VARIANCE #3 – 6746 NORTH 54TH DRIVE**

REQUEST: To reduce the side yard setbacks to 10 feet and 5 feet where 20 feet is required in the R-3 (Multiple Residence) zoning district.

APPLICANT/OWNER: Habitat For Humanity.

REQUIRED ACTION: The Board must consider the facts and determine that the findings required to grant a variance have been met. The Board may condition a variance to ensure that it will not grant special privileges inconsistent with the limitation of other similarly zoned properties. The Board must deny the request if the required findings have not been met.

RECOMMENDATION: Staff recommends approval subject to stipulations.

PROPOSED MOTION: Move to approve VAR14-06 subject to stipulations.

SUMMARY: The applicant is requesting a variance to reduce the side yard setbacks to construct a new single family residential (SFR) home on an infill lot.

BOARD ACTION: Board member _____ **MADE a MOTION to** _____
Case No. VAR14-06, subject to staff report stipulations. Board member _____
SECONDED the MOTION. The MOTION was _____ **with a vote of** _____ **to** _____.

DETAILS OF REQUEST:

General Plan Designation:

3.5 – 5 DU / AC (Medium Density Residential 3.5 – 5 DU / AC).

Property Location and Size:

The property is located at the southwest corner of 54th Drive and Lamar Road. The lot dimensions are 50 feet wide by 140 feet deep, and the property is approximately 7,114 square feet in size.

Zoning Ordinance Requirements:

Section 5.420 - R-3 (Multiple Residence) Table 2:

Minimum perimeter yard setback: 20 feet.

Surrounding Land Use and Zoning:

North: Single family residence located across Lamar Road, zoned M-1 (Light Industrial).

East: Single family residence, zoned R-3.

South: Single family residence, zoned R-3.

West: Church, zoned R-3.

History:

- The property is part of the Sugar Addition Blocks Subdivision, which was platted in the Territory of Arizona, Maricopa County on April 12, 1909.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On July 15, 2014, the applicant mailed notification letters to adjacent property owners and interested parties. The applicant did not receive any response regarding the request. Planning did not receive a response regarding the request. The applicant's Citizen Participation Final Report is attached.

Board of Adjustment Public Hearing Notification:

A Notice of Public Hearing was published in *The Glendale Star* on July 24, 2014. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on July 24, 2014. The property was posted on July 25, 2014.

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;**

A lot width of 50 feet creates a special circumstance not self-imposed by the property owner. The construction of a new SFR home requires some level of relief based on the setback requirement. A 20 foot perimeter setback requirement would render the property unusable. The setback requirement would only allow for a 10-foot wide housing product to be constructed.

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

The strict application of the Zoning Ordinance would limit the property to 20 foot side yard setbacks and eliminate the possibility of building a SFR home on the property due to the total width of the lot. The surrounding neighborhood is developed with a variety of side yard setbacks; many do not meet the current R-3 perimeter setbacks. Several of the properties in the neighborhood have setbacks that are similar to those proposed by Habitat for Humanity.

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

The requested side yard setbacks are the minimum necessary to construct a single-family residential home on the vacant lot. The front and rear yard setbacks, maximum lot coverage, and minimum lot depth are in conformance with current R-3 zoning requirements.

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

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

RECOMMENDATION:

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

1. Development shall be in conformance with the site plan and floor plan, date-stamped June 27, 2014.
2. All mechanical equipment shall be ground mounted.
3. The power line leading from the pole located in the alley to the newly constructed home shall be placed underground.

ATTACHMENTS:

1. Site Plan dated stamped June 27, 2014.
2. Applicant's Narrative, date stamped June 27, 2014.
3. Citizen Participation Final Report (without mailing labels), approved July 31, 2014.
4. Vicinity Zoning Map.
5. Aerial Photograph, dated November 2012.

PROJECT MANAGER:

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

REVIEWED BY:



Planning Director

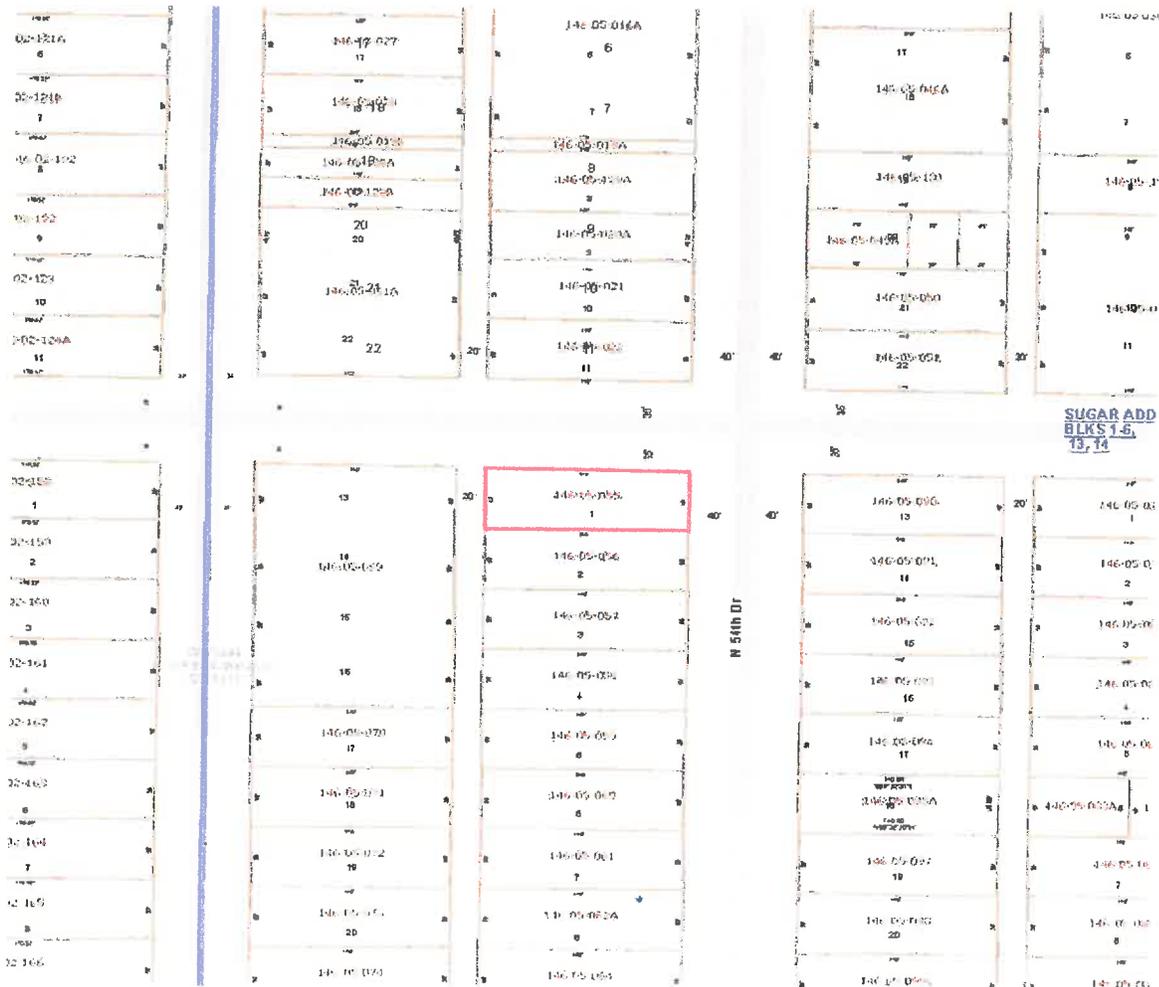
RC/df



Development Services Director

PROJECT DESCRIPTION

Habitat for Humanity Central Arizona owns a 7,114 square foot lot situated at 6746 North 54th Drive, Glendale, Arizona 85301. The property is situated in the Sugar Addition Blocks 1-6, 13, and 14, Lot #1. The property is a flat, basically rectangular shaped lot. The lot is approximately 50 feet wide by 140 feet deep. The property fronts 54th Drive on the east and Lamar Road on the north. The Assessor's Parcel Number is 146-05-055. A plat map is included following.



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The property is located on the southwest corner of 54th Avenue and Lamar Road. The majority of parcels in the area to the south are zoned R-3, Multiple Residence Zoning District. Several parcels to the north are zoned M-1, Light Industrial. The majority of the lots are improved with single-family residential development similar to the development proposed by Habitat for Humanity. Development standards within this district require that minimum net lot areas are at least 6,000 square feet, with a minimum width of sixty (60) feet and a minimum depth of ninety-four (94) feet. Front, side, and rear setbacks requirements are twenty (20) feet, with a maximum lot coverage of 50.00%.

Habitat for Humanity Central Arizona is requesting a variance to allow a decrease in setbacks and minimum lot width that would permit the construction of a single-family residence. We are requesting a variance to allow a five (5) foot side yard setback on the south side where a twenty (20) foot side yard setback is required; a ten (10) foot side yard setback on the north side yard where a twenty (20) foot side yard setback is required; and a reduction in the minimum required lot width from sixty (60) feet to fifty (50) feet. The home planned is Habitat Model MM1448. The home will be single story and include four (4) bedrooms, two (2) bathrooms, contain a two (2) car garage and will be constructed of frame and stucco.

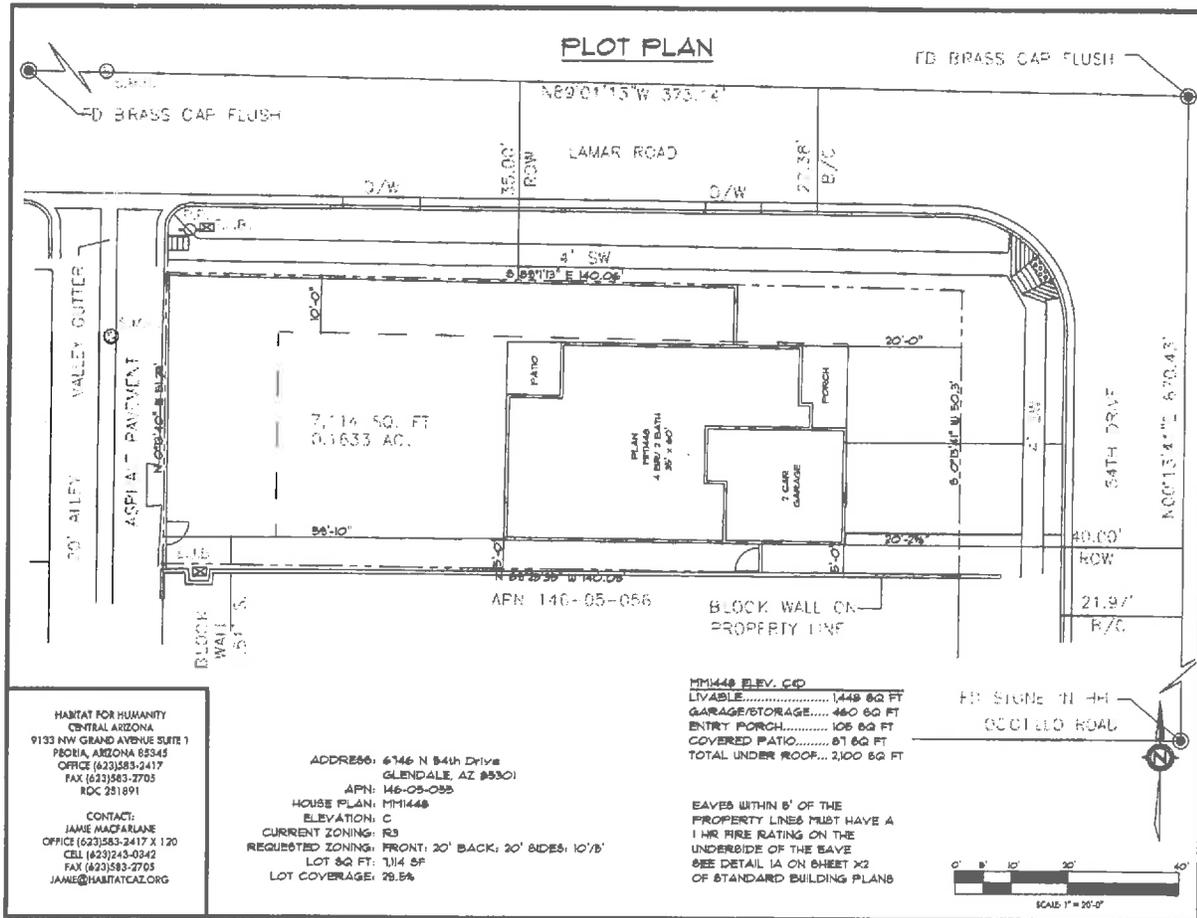
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Front Patio	112	Square Feet
Rear Patio	<u>125</u>	<u>Square Feet</u>
Total Square Footage	2,142	Square Feet

PROJECT NARRATIVE
6746 NORTH 54TH DRIVE

The home will be 15'9" in height, well below the maximum allowable height as outlined in the R-3, Multi Family Residential Zoning District.

A plot plan is included below.



FINDINGS OF A VARIANCE

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

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

The side setbacks required in the R-3, Multiple Residence Zoning District are not typical of single-family residential development, and further, not typical of existing development in the area. The majority of the surrounding area development contains a variety of setbacks that do not meet the current zoning requirements. The existing homes in the neighborhood are enjoying setbacks less than the twenty (20) feet required.

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

The strict application of the Zoning Ordinance would limit the property to twenty (20) foot side setbacks and limit the type of housing product to a total width of ten (10) feet. The majority of the properties in the neighborhood have setbacks that are similar to those proposed by Habitat for Humanity Central Arizona.

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

The requested side setbacks and minimum lot width reduction are the minimum necessary to construct a typically sized single-family residential home on the lot. The front and rear setbacks, as well as the minimum lot depth, and size are in conformance with current R-3 zoning requirements.

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

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

CITIZEN PARTICIPATION FINAL REPORT

HABITAT FOR HUMANITY CENTRAL ARIZONA

6746 NORTH 54TH DRIVE
GLENDALE, ARIZONA 85301



PREPARED BY:

TANA NICHOLS
DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT

JULY 31, 2014

APPROVED

JUL 31 2014

**City of Glendale
Planning Department**

Rajeev Chahal

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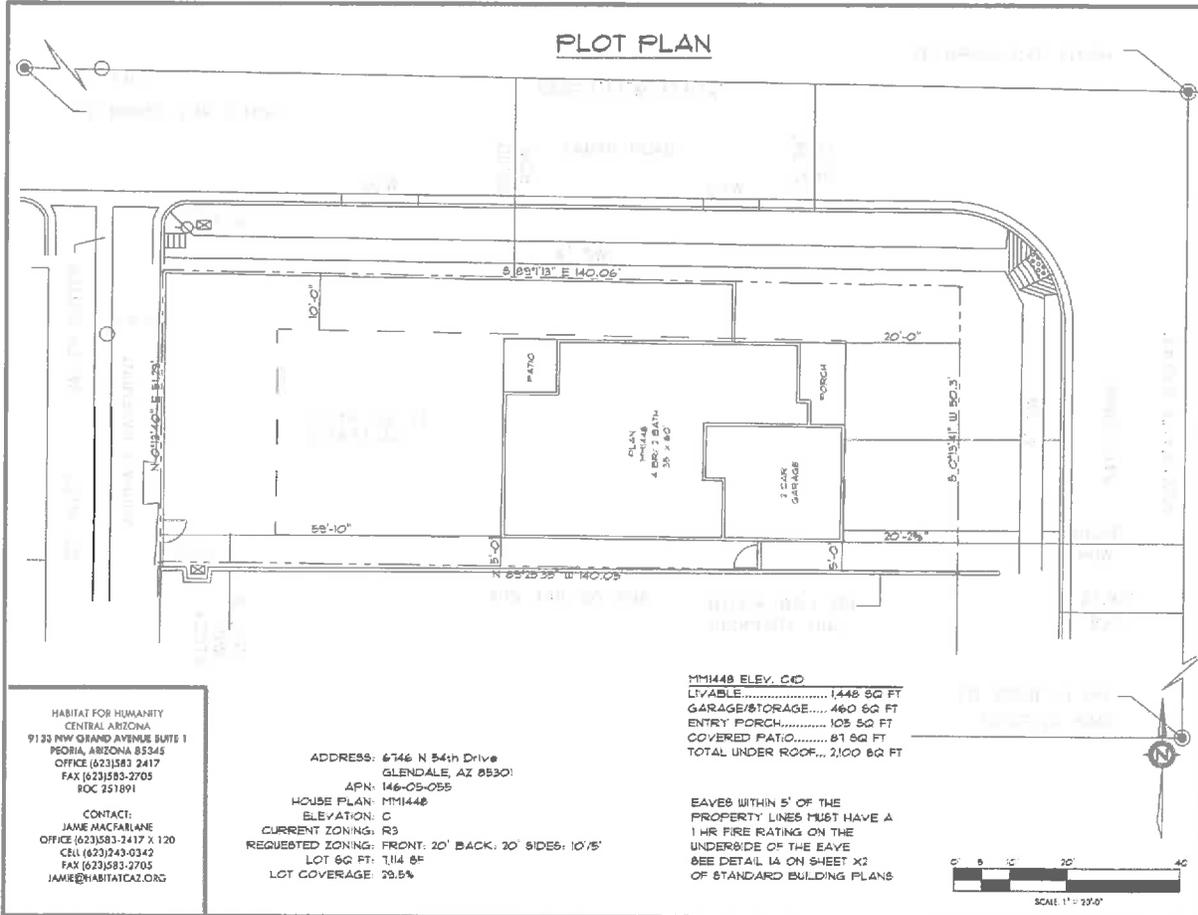
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Rear Patio	<u>125</u>	<u>Square Feet</u>
Total Square Footage	2,142	Square Feet

The home will be 15'9" in height, well below the maximum allowable height as outlined in the R-3, Multi Family Residential Zoning District.

A plot plan is included below.



ELEMENTS OF CITIZEN PARTICIPATION PLAN

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

NOTIFICATION DATES

The Citizen Participation Plan was submitted to the City of Glendale on June 23, 2014. The plan was approved by the City of Glendale's Development Review Team on July 14, 2014. Public notification letters were forwarded to all pertinent parties on July 14, 2014. July 29, 2014 was the deadline to receive citizen input. No revisions to the plan were required and the Citizen Participation Final Report was forwarded to the City Planner on July 31, 2014.

NOTIFICATION AREA

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



INDIVIDUALS NOTIFIED

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

All property owners situated adjacent to the parcel on all property sides were forwarded letters. The Heart of Glendale homeowners were forwarded a letter and are listed as follows:

Mickey D. Nunez
6710 North 53rd Drive
Glendale, Arizona 85301

John B. Torres
6630 North 53rd Drive, #B
Glendale, Arizona 85301

Joe Eriquez
P.O. Box 2
Glendale, Arizona 85311

Finally, the interested parties Notification List for Proposed Development Citywide and Ocotillo District is included following:

Brian Beyer
7634 West Bluefield Avenue
Glendale, Arizona 85308

Bruce Larson
20746 North 56th Avenue
Glendale, Arizona 85308

Jamie Aldama
7329 North 68th Drive
Glendale, Arizona 85303

Steve Johnston
5152 West Augusta Avenue
Glendale, Arizona 85301

David Penilla
5760 West Larkspur Drive
Glendale, Arizona 85304

**6746 NORTH 54TH DRIVE
CITIZENS PARTICIPATION FINAL REPORT**

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

DAVE TRISH 6773 W VIA MONTOYA DR GLENDALE AZ 85310	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	MARY SMITH 8968 W CITRUS WAY GLENDALE AZ 89305
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
DANIEL STREYLE VERMILION IDG 3131 E CAMELBACK RD STE 210 PHOENIX AZ 85016	ASLEY GENTNER 8700 E PINNACLE PEAK RD STE 225 SCOTTSDALE AZ 85255	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

6746 NORTH 54TH DRIVE
CITIZENS PARTICIPATION FINAL REPORT

ARLINE YZQUIERDO
8525 N 52ND DR
GLENDALE AZ 85302

DEBRA KIST
5643 W MOUNTAIN VIEW RD
GLENDALE AZ 85302

JOHN KOLODZIEJ
6258 N 88TH LN
GLENDALE AZ 85308

GEORGIA KNOX
17214 N 66TH TER
GLENDALE AZ 85308

MEL SMITH
PO BOX 12572
GLENDALE AZ 85318

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

KATHLEEN LEWIS
7456 W AURORA DR
GLENDALE AZ 85308

MICKEY LUND
5708 W ROYAL PALM RD
GLENDALE AZ 85302

CHERI MCCLOSKEY
5336 W BECK LN
GLENDALE AZ 85306

CARRIE AND MITCH MEEK
6563 W PIUTE AVE
GLENDALE AZ 85308

DAVE TRISH
6773 W VIA MONTOYA DR
GLENDALE AZ 85310

BILL NORNGREN
8608 W CAVALIER
GLENDALE AZ 85305

LAURA RAKOCZYNSKI
9403 N 50TH DR
GLENDALE AZ 85302

PATTY WYRICK
9626 N 58TH DR
GLENDALE AZ 85302

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

MAGI SHRECK
10673 W RANCHO DR
GLENDALE AZ 85307

ARIZONA REPUBLIC
6751 NORTH SUNSET BLVD #325
GLENDALE AZ 85305-3167

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

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

ELAINE SCRUGGS
19641 NORTH 73RD AVENUE
GLENDALE AZ 85308

STEVEN E. FRATE
PO BOX 6265
GLENDALE AZ 85312

HOYT KESTERSON II
7625 WEST VILLA RITA DRIVE
GLENDALE AZ 85308

SUSAN HELLWIG
7615 WEST BLUEFIELD AVE
GLENDALE AZ 85308

**6746 NORTH 54TH DRIVE
CITIZENS PARTICIPATION FINAL REPORT**

City of Glendale Mayor's Office
Mayor Weiers
5850 West Glendale Avneue
Glendale, Arizona 85301

Glendale City Council Office
Council Member Alvarez
5850 West Glendale Avneue
Glendale, Arizona 85301

Remigio Corder, Planner
Planning
5850 West Glendale Avneue
Glendale, Arizona 85301

Diana Figueroa, Senior Secretary
Planning
5850 West Glendale Avneue
Glendale, Arizona 85301

Mickey D. Nunez
6710 North 53rd Drive
Glendale, Arizona 85301

John B. Torres
5121 West Ocotillo Road
Glendale, Arizona 85301

Joe Eriquez
P.O. Box 2
Glendale, Arizona 85311

John and Pualine Heil
7722 West John Cabot Road
Glendale, Arizona 85308

James and Linda Petrie
7537 West Wagoner Road
Glendale, Arizona 85308

MEETING DATES/LOCATION

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

INDIVIDUALS NOTICED

A total of five (5) property owners, sixty (60) individuals included in the Ocotillo District, three (3) individuals within the Heart of Glendale and nine (9) Additional Notification individuals were forwarded a public notification letter. None of the individuals noticed participated in the process.

PROJECT CONCERNS

During the fifteen (15) day citizen input period, none of the individuals notified contact Habitat for Humanity Central Arizona or the City of Glendale. No additional project concerns, issues, or problems were raised.

PUBLIC NOTIFICATION LETTER

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



July 14, 2014

Re: 6746 North 54th Drive, Glendale, Arizona 85301
Parcel No. 146-05-055

Dear Neighbor:

This letter is to inform you that Habitat for Humanity Central Arizona affiliate is applying for a variance with the City of Glendale. The property is located at 6746 North 54th Drive, Glendale, Arizona 85301.

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

Habitat for Humanity is requesting a variance to allow a decrease in setbacks and minimum lot width that would permit the construction of a single-family residence. We are requesting a variance to allow a five (5) foot side yard setback on the south side where a twenty (20) foot side yard setback is required; a ten (10) foot side yard setback on the north side yard where a twenty (20) foot side yard setback is required; and a reduction in the minimum required lot width from sixty (60) feet to fifty (50) feet which is required in the R-3, Multiple Residence District. This is necessary because Habitat for Humanity would like to construct a 1,448 square foot, single story, single-family residence. The home planned is Habitat Model MM1448.

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

Habitat has already built, renovated and repaired in excess of 1,725 homes in the metro Phoenix area as well as Pinal County. We have served families in Avondale, Apache Junction, Chandler, Gilbert, Guadalupe, Glendale, Mesa, Peoria, Phoenix, Surprise, Tempe, Coolidge, and Casa Grande. These new and renovated homes and the associated 1,725 families who live in them have had a positive impact on communities all over the valley. Many people do not realize that we build and renovate energy efficient stucco homes for stable working people who are legal residents and have good credit. These families pay for their homes. It is not a give away program. If you would like to see the quality of our homes you may visit our website at www.habitatcaz.org.

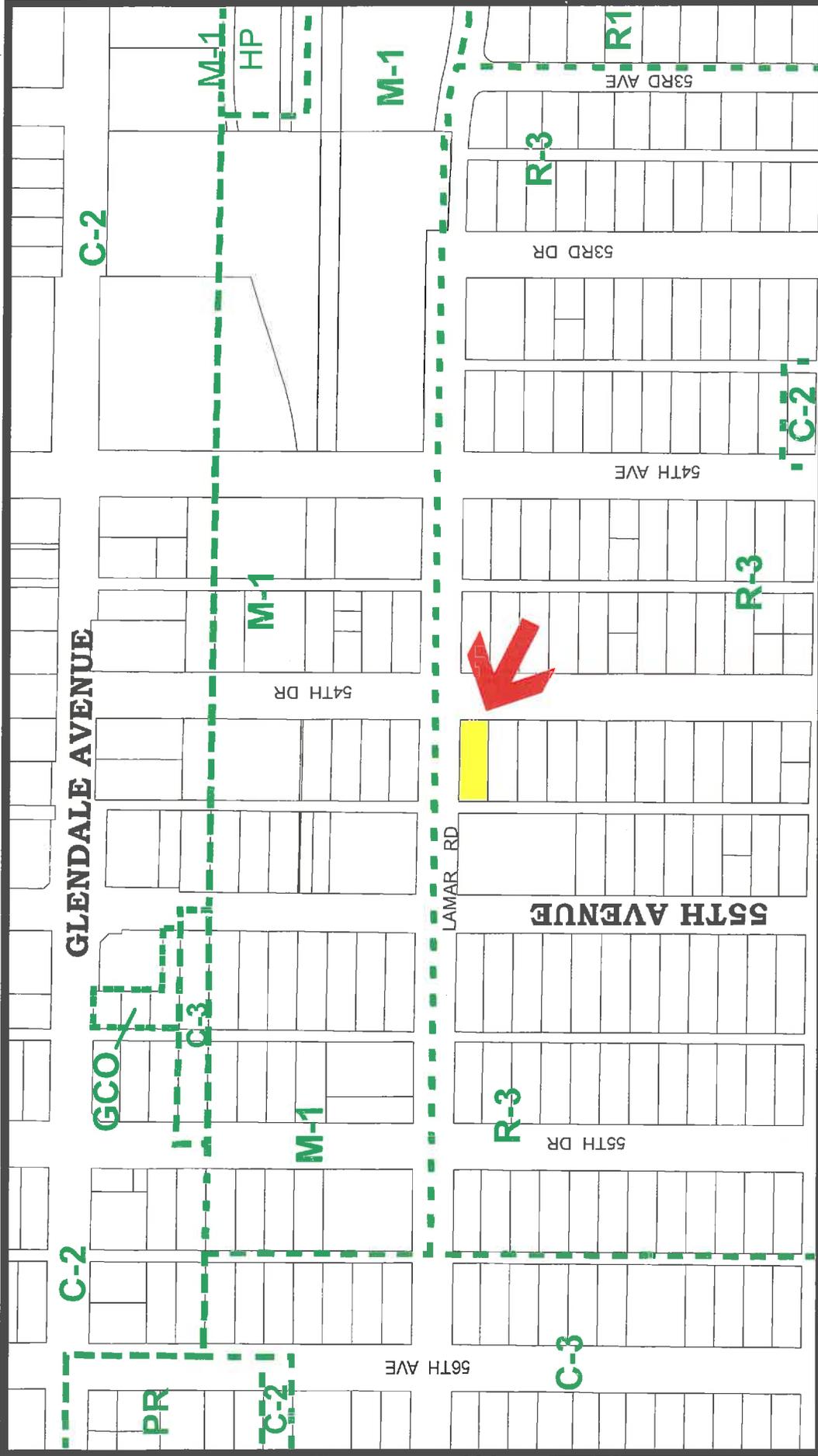
I have included a site plan with this letter for your review. Please provide any comments to this variance request by July 26, 2014. You may contact me at the address or phone number shown below. You may also contact Remigio Cordero with the City of Glendale Planning Department at 623.930.2597.

Sincerely,

Tana Nichols
Director of Land Acquisition and Development



Phoenix Office: P.O. Box 20186 • Phoenix, AZ 85036 • Ph: 602.268.9022
Peoria Office: 9133 NW Grand Avenue Ste. 1 • Peoria, AZ 85345 • Ph: 623.583.2417



CASE NUMBER

VAR14-06

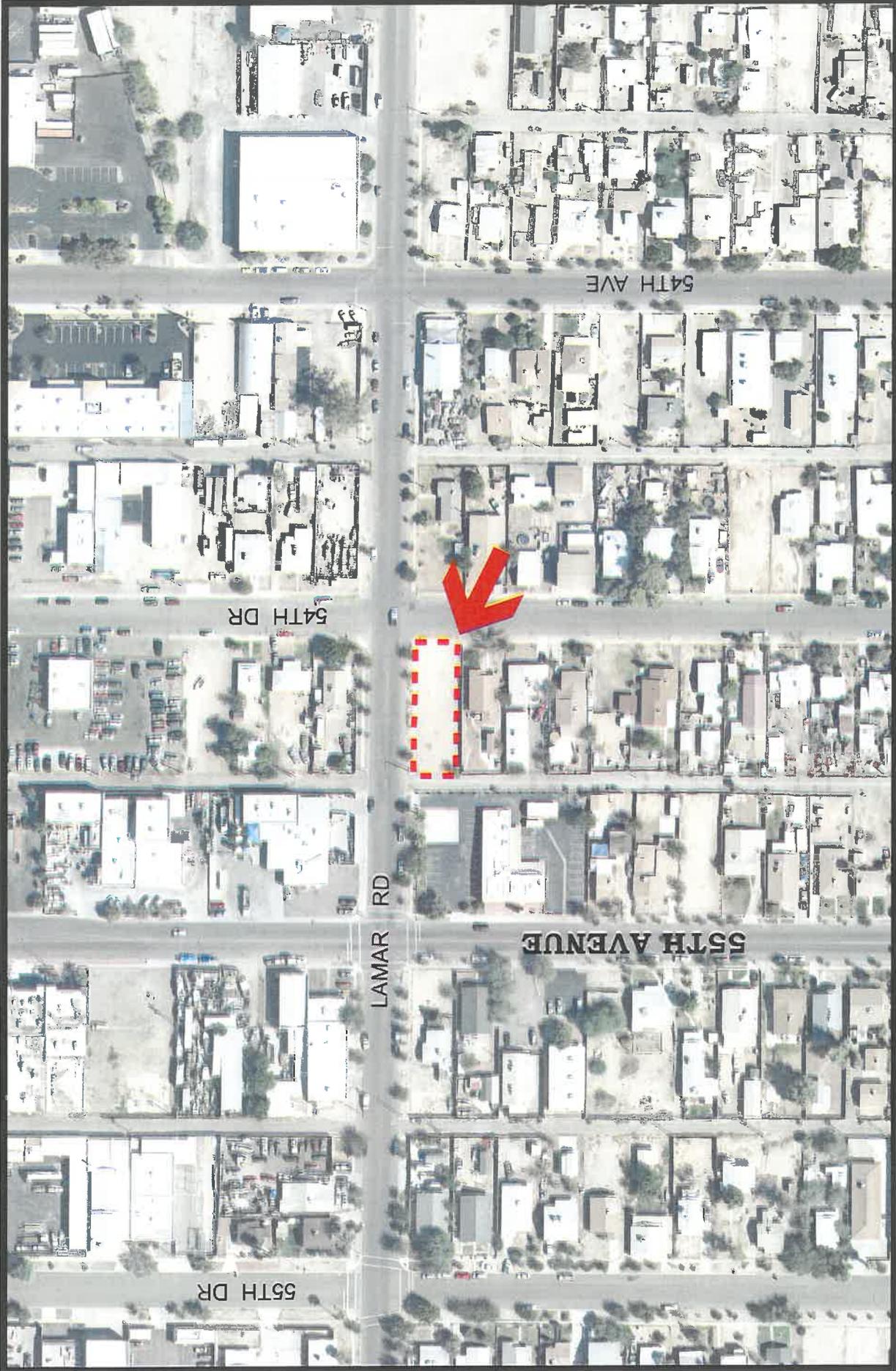


REQUEST

A VARIANCE TO REDUCE THE SIDE YARD SETBACKS TO 10' AND 5' WHERE 20' IS REQUIRED IN THE R-3 (MULTIPLE RESIDENCE) ZONING DISTRICT.

LOCATION

6746 N. 54TH AVENUE



Aerial Date: November 2012



CASE NUMBER

VAR14-06

