



Board of Adjustment Regular Agenda

COUNCIL CHAMBERS BUILDING
CONFERENCE ROOM B-3
JUNE 13, 2013
4:00 P.M.

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES April 11, 2013 Regular Meeting
- IV. WITHDRAWALS AND CONTINUANCES
- V. PUBLIC HEARING ITEM

VAR13-03: A request by Dennis Killebrew, representing the property owner Emily Ingersoll, for a variance to reduce the side yard setback to 19 feet where 50 feet is required and to increase the lot coverage to 30% where 10% is required in the A-1 (Agricultural) zoning district. The site is located east of the northeast corner of 63rd Avenue and Monte Cristo avenues (6210 West Monte Cristo Avenue). Staff Contact: Remigio Cordero, Planner (Sahuaro District).
- VI. OTHER BUSINESS FROM THE FLOOR
- VII. PLANNING STAFF REPORT
- VIII. BOARD COMMENTS AND SUGGESTIONS
- IX. ADJOURNMENT

The next Board of Adjustment meeting is scheduled for July 11, 2013.

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.

MINUTES

CITY OF GLENDALE BOARD OF ADJUSTMENT

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

**THURSDAY, APRIL 11, 2013
4:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at approximately 4:03 pm.

II. ROLL CALL

Board members Toops and Garland, and Vice Chairperson Cheshier and Chairperson Blake were in attendance. Board members Mendez and Galbavy were absent.

City Staff: Jon Froke, AICP, Planning Director, Remigio Cordero, Planner, Martin Martell, Planning Intern, Russ Romney, Deputy City Attorney, Diana Figueroa, Recording Secretary

III. APPROVAL OF MINUTES

Chairperson Blake called for a motion regarding the Minutes from the August 9, 2012, Regular Meeting.

Vice Chairperson Cheshier made a MOTION to APPROVE the minutes from the August 9, 2012, Regular Meeting as written. Board member Toops SECONDED the motion, which was UNANIMOUSLY APPROVED.

IV. WITHDRAWALS AND CONTINUANCES

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

V. PUBLIC HEARING ITEMS

VAR13-01: A request by the property owner, Gilbert Lopez, to reduce the side yard setbacks to 12 feet on the north side yard and 8 feet on the south side yard and 10 feet in rear yard where a 20 foot perimeter setback is required in the R-3 (Multiple Residence). The site is located south of the southwest corner of 54th Drive and Ocotillo Road (6642 North 54th Drive). Staff Contact: Remigio Cordero, Planner (Ocotillo District).

Mr. Remigio Cordero, Planner, introduced this item. He said VAR13-01 is a request by the property owner, Mr. Gilbert Lopez, for the property located at 6642 North 54th Drive. He said the applicant is requesting a variance in the R-3 (Multiple Residence) zoning district to reduce the north side yard setback to 12 feet and the south side yard setback to eight feet and the rear

yard setback to 10 feet where a 20 foot perimeter setback is required for the R-3 (Multiple Residence) zoning district.

Mr. Cordero said the property is located south of the southwest corner of 54th Drive and Ocotillo Road. The property is approximately 3,533 square feet in size.

He said the applicant is requesting a variance to decrease the side and rear setbacks to proceed with a room addition and patio additions to the existing property.

He continued by stating on March 7, 2013, the applicant mailed 65 notification letters to adjacent property owners and interested parties. The applicant received one response in support of the request. The Planning Division received no responses regarding the request. The applicant's Citizen Participation Final Report is attached.

Mr. Cordero reviewed each of the four findings:

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

The width, depth, and size of the lot create special circumstances not self-imposed by the property owner. These three characteristics for this property do not meet the zoning ordinance requirements for the R-3 zoning district. The room addition and two patio additions requires some level of relief based on the setback requirement. Currently the home is constructed within the 20 foot perimeter setback. The proposed additions will be within the same side yard setbacks of the house. The surrounding neighborhood is developed with a variety of side-yard and rear 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 owner of adding these additions to the home due to the perimeter setback requirement of 20 feet. Several of the properties in the neighborhood have setbacks that are similar to those proposed by the applicant.

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

The requested side yard setbacks are the minimum necessary to alleviate the property's hardships. This variance would allow the property owner to apply for permits to construct the proposed additions to the home.

- 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.

Mr. Cordero concluded 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 stipulation:

1. Development shall be in conformance with the site plan date-stamped March 6, 2013.

Mr. Cordero stated he was available for questions.

Chairperson Blake asked if the Board had any questions.

Board member Garland asked if the patio was located in the front of the house. Mr. Cordero said the “front” of the home is actually the side which has access through the alley.

Board member Toops asked if the footprint remains the same. Mr. Cordero said the proposed structure is slightly larger.

Chairperson Blake called for the applicant.

Mr. Gilbert Lopez introduced himself and explained his proposal. He said he was available for questions.

Vice Chairperson Cheshier asked if vehicular traffic was allowed on alleyway. Mr. Cordero said it is a public right-of-way and is paved. He added residents are and do use the alleyway to access their lots. He said the alley is maintained by the City of Glendale.

Chairperson Blake opened the public hearing.

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

Chairperson Blake called on Mr. Russ Romney, Deputy City Attorney.

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

Finding One. Chairperson Blake called for a voice vote on Finding One. The Board responded with a 4 – 0 vote in favor.

Finding Two. Chairperson Blake called for a voice vote on Finding Two. The Board responded with a 4 – 0 vote in favor.

Finding Three. Chairperson Blake called for a voice vote on Finding Three. The Board responded with a 4 to 0 vote in favor.

Finding Four. Chairperson Blake called for a voice vote on Finding Four. The Board responded with a 4 – 0 vote in favor.

Mr. Romney asked that if based upon these findings, does the Board wish to grant a variance on VAR13-01, subject to the stipulation as set forth by Planning.

Chairperson Blake called for a motion.

Vice Chairperson Cheshier MADE a MOTION to APPROVE VAR13-01 subject to the stipulation in the staff report. Board member Garland SECONDED the MOTION.

The MOTION was APPROVED with a vote of 4 to 0.

Chairperson Blake called for the next item.

VAR13-02: A request by Habitat for Humanity to reduce the side yard setbacks to 5 and 9 feet where 20 foot perimeter setback is required in the R-3 (Multiple Residence) zoning district. The site is located south of the southwest corner of 55th Avenue and Lamar Road (6730 North 55th Avenue). Staff Contact: Remigio Cordero, Planner (Ocotillo District).

Mr. Cordero presented this item stating VAR13-02 was a request by Habitat for Humanity for the property located at 6730 North 55th Avenue to reduce the side yard setbacks to five and nine where 20 feet is required in the R-3 (Multiple Residence) zoning district.

He explained the property is a rectangular shaped lot and is approximately 49' feet wide and 169' feet deep with an area of approximately 8,526 square feet. The applicant is proposing to construct a new 2,100 square foot single-family home that is comparable in scale to the houses in the existing neighborhood.

On March 7, 2013 the applicant mailed 110 notification letters to adjacent property owners and interested parties. The applicant did not receive any response regarding the request. Planning did not receive any response regarding the request.

Mr. Cordero reviewed the Four Findings.

- 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 home requires some level of relief based on the setback requirement. The setback requirement would only allow for a 9-foot wide housing product to be constructed. A 20 foot perimeter setback requirement would render the property unusable. 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 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.

In conclusion, 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, floor plan, and elevations date-stamped March 7, 2013.
2. All mechanical equipment shall be ground mounted.
3. All utilities less than 69kv shall be placed underground.

Chairperson Blake called the applicant.

Ms. Tana Nichols, Habitat for Humanity, introduced herself and the organization. She said she was available for questions.

Board member Garland questioned the footprint. Ms. Nichols said the footprint for a three bedroom and a four bedroom home was the same.

Chairperson Blake opened the public hearing.

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

Chairperson Blake called on Mr. Russ Romney, Deputy City Attorney.

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

Finding One. Chairperson Blake called for a voice vote on Finding One. The Board responded with a 4 – 0 vote in favor.

Finding Two. Chairperson Blake called for a voice vote on Finding Two. The Board responded with a 4 – 0 vote in favor.

Finding Three. Chairperson Blake called for a voice vote on Finding Three. The Board responded with a 4 to 0 vote in favor.

Finding Four. Chairperson Blake called for a voice vote on Finding Four. The Board responded with a 4 – 0 vote in favor.

Mr. Romney asked that if based upon these findings, does the Board wish to grant a variance on VAR13-02 subject to the stipulations as set forth by Planning.

Chairperson Blake called for a motion.

Board member Garland MADE a MOTION to APPROVE VAR13-02 subject to the stipulations in the staff report. Board member Toops SECONDED the MOTION.

The MOTION was APPROVED with a vote of 4 to 0.

VI. OTHER BUSINESS FROM THE FLOOR

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

VII. PLANNING STAFF COMMENTS AND SUGGESTIONS

Chairperson Blake asked staff if there were any planning staff comments or suggestions. Mr. Froke announced in addition to his role as Planning Director he is now also the liaison to the Board of Adjustment. He said Tabitha Perry is on temporary assignment in the Economic Development Division. Also, he said Board member Mander has resigned from the Board and that Ms. Sandra Mendez was not reappointed by the Government Services Committee.

VIII. BOARD COMMENTS AND SUGGESTIONS

Chairperson Blake asked the Board if there were any comments or suggestions. Vice Chairperson Cheshier stated she is very happy with the 4pm meeting start time.

Board member Garland asked if there were any comments from the public regarding the 4pm start time. Mr. Froke said there have not been any comments or complaints received.

ADJOURNMENT

With no further business, the meeting was adjourned at approximately 4:50 pm.

Respectfully submitted,

Diana Figueroa, Recording Secretary

DRAFT



Planning Staff Report

DATE: June 13, 2013 **AGENDA ITEM:** 1

TO: Board of Adjustment

FROM: Jon M. Froke, M.Ed., AICP, Planning Director
PRESENTED BY: Remigio Cordero, Planner

SUBJECT: **VARIANCE APPLICATION CASE VAR13-03: INGERSOLL VARIANCE – 6210 WEST MONTE CRISTO AVENUE**

REQUEST: To reduce the side yard setback to 19 feet where 50 feet is required and to increase the lot coverage to 30% where 10% is required in the A-1 (Agricultural) zoning district.

APPLICANT/OWNER: Dennis Killebrew representing Emily Ingersoll, property owner.

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 stipulation.

PROPOSED MOTION: Move to approve VAR13-03 subject to stipulation.

SUMMARY: The applicant is requesting a variance to decrease the side yard setback and to increase the lot coverage to construct a room addition to an existing single family residence. If approved, the property owner can proceed to apply for building permits with the Community and Economic Development Department for construction.

BOARD ACTION: Board member _____ **MADE** a **MOTION** to _____
Case No. VAR13-03, subject to staff report stipulations. Board member _____
SECONDED the **MOTION**. The **MOTION** was _____ with a vote of _____ to _____

DETAILS OF REQUEST:

General Plan Designation:

LDR (Low Density Residential 0-1 du / ac)

Property Location and Size:

The property is located east of the northeast corner of 63rd and Monte Cristo avenues and is approximately 18,854 square feet in size.

Table 1 Single Residence Districts Development Standards

A-1 (Agricultural):

Maximum lot coverage is 10%.

Minimum side yard setback is 50 feet.

Surrounding Land Use and Zoning:

North: Single Residence, zoned A-1

East: Single Residence, zoned A-1

South: Single Residence, across Monte Cristo Avenue, zoned A-1

West: Single Residence, zoned A-1

History:

- The site was annexed into the City of Glendale from Maricopa County on February 9, 1971.
- This lot is part of the Sunburst Farms 25 subdivision, which was platted in the City of Glendale on August 28, 1973.
- The single family residence was constructed in 1979.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On April 8, 2013 the applicant mailed 64 notification letters to adjacent property owners and interested parties. The applicant did not receive any response regarding the request. Planning did not receive any responses 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 May 23, 2013. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on May 24, 2013. The property was posted on May 24, 2013.

STAFF FINDINGS AND ANALYSIS:

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

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

The A-1 zoning district requires 40 acres minimum net lot area, a maximum lot coverage of 10% and a 50 foot minimum side yard setback. The property is a legal non-conforming lot with a lot area of approximately 18,854 square feet and a width of 96 feet. Currently the residence is 1,826 square feet in size with a lot coverage of 9.8%. The existing side yard setbacks are 19 feet, which is within the 50 foot setback requirement. The size and width of the lot are special circumstances 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 limits the property to 50 foot side yard setbacks. Currently the width of the lot is 96 feet and a 50 side yard setback requirement would eliminate the property owner's proposal of room addition to the existing home. The lot coverage on this property is currently at the maximum lot coverage allotment for the A-1 zoning district. Several of the properties in the neighborhood have setbacks and lot coverage's that are similar to those being proposed.

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

The variance is the minimum necessary to accomplish the property owner's objective to construct their proposed room addition.

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

Increasing the lot coverage and decreasing the side yard setback is consistent with the developed properties in the area and does not appear to be detrimental to the surrounding neighborhood or the City. There are similar additions and structures that were constructed within the neighborhood that have setbacks and lot coverage that are similar to the applicant's request.

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 stipulation:

1. Development shall be in conformance with applicable site plan date-stamped April 9, 2013.

ATTACHMENTS:

1. Vicinity Zoning Map.
2. Aerial Photograph, dated 2012.
3. Applicant's Narrative, date stamped April 9, 2013.
4. Applicant's Site Plan, date stamped April 9, 2013
5. Citizen Participation Final Report (without mailing labels), approved May 6, 2013.

PROJECT MANAGER:

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

REVIEWED BY:

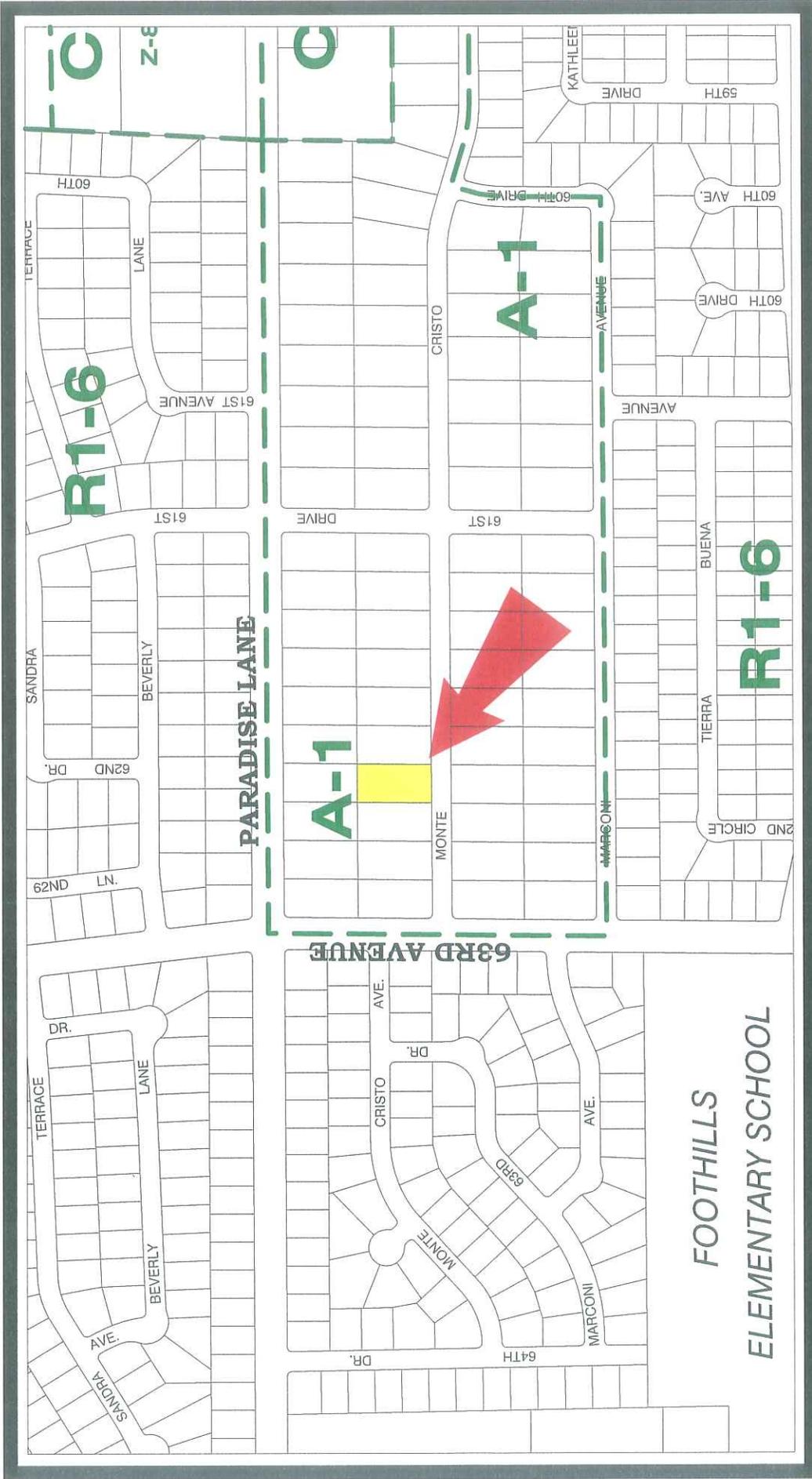


Planning Director



Executive Director

RC/df

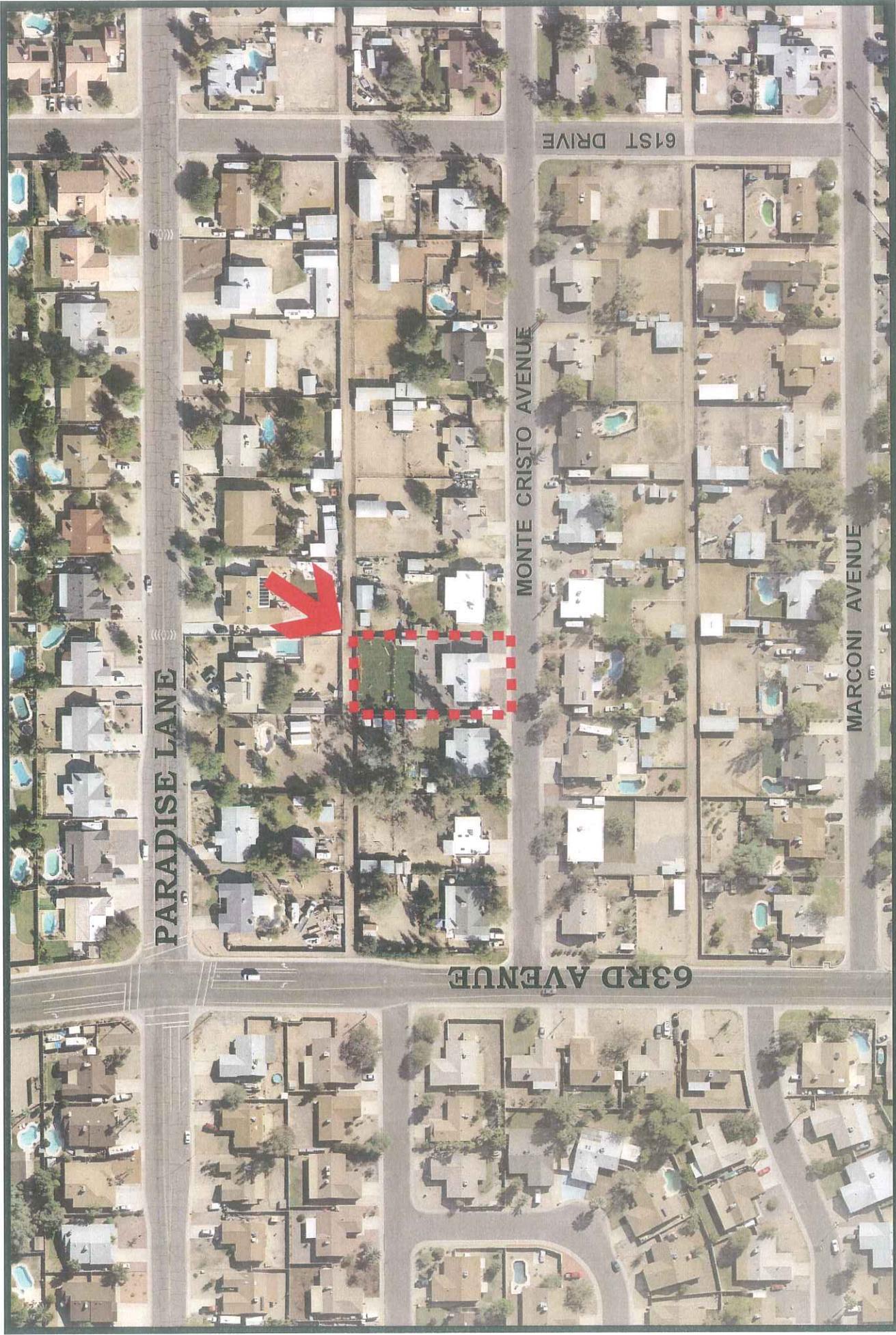


CASE NUMBER
VAR13-03

LOCATION
6210 W. MONTE CRISTO AVENUE

REQUEST
A VARIANCE TO REDUCE THE SIDE YARD SETBACK TO 19' WHERE 50' IS REQUIRED AND TO INCREASE THE LOT COVERAGE TO 30% WHERE 10% IS REQUIRED IN THE A-1 (AGRICULTURAL) DISTRICT.





PARADISE LANE

63RD AVENUE

MONTE CRISTO AVENUE

MARCONI AVENUE

61ST DRIVE



CASE NUMBER
VAR13-03



Aerial Date: 2012

Master Bedroom

6210 West Monte Cristo

Emily Ingersoll

4/9/13

PROJECT NARRATIVE

INTRODUCTION:

I have a single family residence with a 18,854 sq. ft. lot. I am located at 6210 West Monte Cristo Ave.

I am located in the Sahuaro Council District, and my major crossroads are 63rd Ave & Greenway.

I would like to add on to my master bedroom, to enlarge the bedroom, and the closet area.

REQUEST:

The current restriction for my property in the A-1 Zoning district is 10% habitable coverage of the lot size. I am requesting a variance from the prescribed 10% to 30% so I am able to add on the Master bedroom. The addition would add 480 sq.ft. to the total lot coverage.

FINDINGS FOR A VARIANCE

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 in the A-1 Zoning District which allows only 10% habitable coverage of the actual lot size. I would like to bring it to compliance with current standards and request a variance to allow 30% habitable coverage. My property is out of compliance because the majority of A-1 Zoning district property lot sizes are 40acre parcels. *In addition the width of my lot is 96 feet wide. The setback requirement for the A-1 zoning district is 50 feet setbacks and a 50 foot setback on each side would equal 100 feet, which is more than the width of my lot. The side-yard setback would eliminate the possibility of me constructing anything on my property.*

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

The strict application of the zoning ordinance would hinder the addition of any structures onto this property. However when surveying the neighborhood, it is noted that many of my neighbors have various structures on their properties, which add significantly more to the habitable coverage than the 10% allowed *and side-yard setbacks that are significantly less than what I am requesting.*

CITY OF GLENDALE

APR 03 2013

PLANNING DEPARTMENT

- 3 The variance is the minimum necessary to alleviate the property hardship, and

The property is currently over the required lot coverage and to increase the lot coverage to 30% would allow not only my proposed addition, but my home will be in compliance with the zoning ordinance. *The house being constructed over the required lot coverage was not a hardship that I created. The width of the lot being less than what the actual side yard setback requires is an additional hardship that I did not create.*

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

The requested variance, if granted will not have a detrimental effect on this property or adjoining properties as there are several homes with structures in addition to the main house in this area. And this proposed addition would not in any way be different than those. Since the proposed addition is consistent with the other properties in the neighborhood, there will not be any detrimental effect to the surrounding are, or the City in General.

Thank You,

Dennis Killebrew

Emily Ingersoll

SITE PLAN

600-600-1958 DUNTERMAN POPCO

CITY OF GLENDALE
APR 3 2013
PLANNING DEPARTMENT

SCALE 60

PARCEL 231-02-547
GLENDALE
MCR 166-17
SUNBURST FARMS 25
LOT 1117
LOT SIZE 18,854
MAY LIVING 1,876 SQ
CONSTRUCTION YR 1979

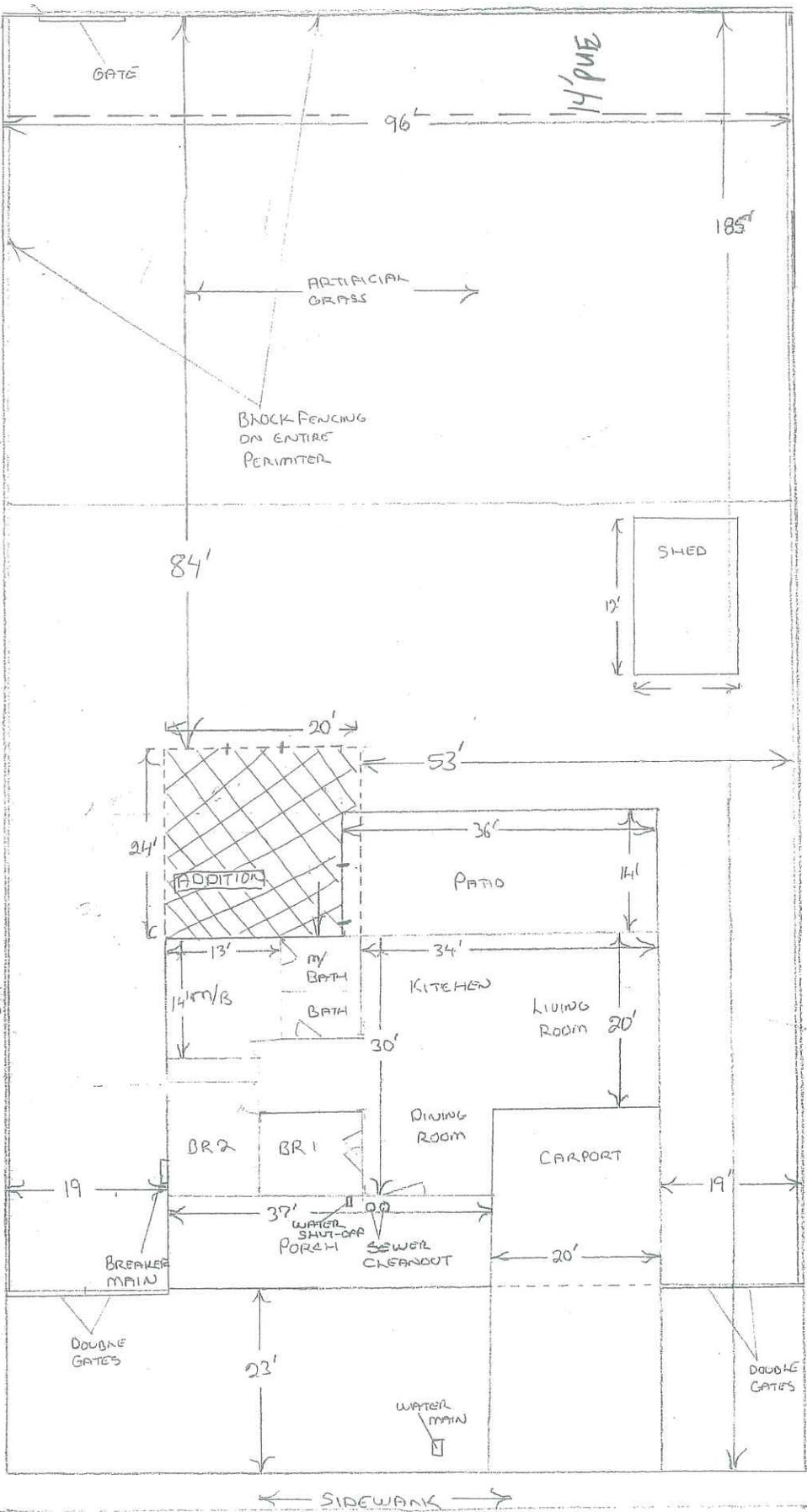
PROPOSED ADDITION
460 SQ

LEFT CENTER
200 AMP LOAD

1	2	RANGE
3	50	" "
5	2	WATER
7	30	HEATER
9	2	DRYER
11	20	" "
13	15	LIGHTS LR OR
15		SPARE
17		SPARE
19	15	LIGHTS OUT AND PATIO

RIGHT
200 AMP LOAD

2	20	WASHER
4	20	KITCHEN
6	15	LIGHTS BR 1 BR 2
8	15	LIGHTS MASTER
10	2	AC
12	50	" "
14	20	DISPOSAL
16		SPARE
18		SPARE
20		SPARE



MONTE CRISTO AVENUE

**Citizen
Participation
Plan
Final Report
VAR13-03**

**Bedroom Addition
6210 W/ Monte Cristo**

**Prepared By
Dennis Killebrew
c/o Emily Ingersoll
April 26, 2013**

APPROVED

MAY 06 2013

**City of Glendale
Planning Department**

Sanjay Chandra

I am requesting variance to allow for a 30% of habitable coverage on my property and a side yard setback of 19 feet.

Since the current restrictions allow for only 10% of habitable coverage per lot size and a side yard setback of 50 feet on each side.

This lot is in an A-1 Zone and has a house which has 1,826 square feet of living space. My proposal is to build a bedroom/ master closet that will add 480 square feet.

The Planning Department has determined that a notification letter is the most appropriate public notification technique for this project. 64 notification letters were sent out on April 8, 2013.

The notification area map and a list of property owners are attached to this report.

All property owners in the notification area have been notified.

Homeowners Associations: Sunburst Farms

Registered Neighborhood Groups: Sunburst Farms

Notification letters were sent to all interested parties, and there was no response to the mailing.

Notification letters were sent to all parties who may be affected, directly or indirectly,

and those individuals who expressed interest or concern. There was no response during the notification period.

In thinking of the project from the perspective of others, I do not find that there would be

any reason for concern. There are many homes within my subdivision that have similar to or more coverage on their lot than my request.

All individuals will be free to call on me at any time during the application process.

If there are any changes to the project prior to the hearing date, another notification letter will be mailed.

I will be in contact with my project planner Remigio Cordero, to update him.

Thank You, Dennis Killebrew, Emily Ingersoll

To Whom it concerns,

I am requesting a variance to allow for a 30% of habitable coverage on my property

Since the current restrictions allow for only 10% of habitable coverage per lot size.

This lot is in an A-1 Zone and has a house which has 1,340 square feet of living space. My proposal is to build a bedroom/ master closet that will add 480 square feet.

The Planning Department has determined that a notification letter is the most

Appropriate public notification technique for this project. 64 notification letters were Sent out on April 26, 2013.

The notification area map and a list of property owners are attached to this report.

All property owners in the notification area have been notified.

Homeowners Associations: Sunburst Farms

Registered Neighborhood Groups: Sunburst Farms

Notification letters were sent to all interested parties, and there was no response

To the mailing.

Notification letters were sent to all parties who may be affected, directly or indirectly,

And those individuals who expressed interest or concern. There was no response during the notification period.

In thinking of the project from the perspective of others, I do not find that there would be

Any reason for concern. There are many homes within my subdivision that have similar to or more coverage on their lot than my request.

All individuals will be free to call on me at any time during the application process.

If there are any changes to the project prior to the hearing date, another notification Letter will be mailed.

I will be in contact with my project planner Remigio Cordero , to update him.

Thank You, Dennis Killebrew, Emily Ingersoll

Notification Letter

DATE 4/4/13

Emily Ingersoll
6210 W/ Monte Cristo Ave.
Glendale Az. 85306
C/O Dennis Killebrew
dkillebrew@bop.gov
602-622-1958

Subject:

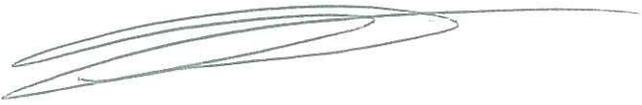
Dear Neighbor:

This letter is to inform you that I am applying for a variance application with the City of Glendale. The property is located at 6210 West Monte Cristo in the *Sahuaro* District.

I am requesting a variance to reduce the west side yard setback to 19 feet where 50 feet is required and to increase the lot coverage to 30% where 10% is required in the A-1 (Agricultural) zoning district. I am proposing to add one room to my existing home for to increase the Master Bedroom, and add a walk in closet. The A-1 zoning district requires 50 feet side yard setbacks and the width of my home is 96' feet, a 50 foot setback on each side yard would make a total of 100' virtually not allowing me to construct my additions. The A-1 zoning district also requires that a minimum lot area is 40 acres and my lot is only 18,854 square feet. So with these requirements set in place, I am seeking a variance as a relief from these A-1 zoning district standards to build room additions that others in this same subdivision enjoy.

I have included a site plan with this letter for your review. Please provide any comments to my variance request by 4/18/2013. Please write, email, or call me at the contact information above. You may also contact Remigio Cordero with the City of Glendale at (623) 930-2597.

Sincerely,
Emily Ingersoll
Co/ Dennis Killebrew



Enclosed: Site plan

SITE PLAN

GLENDALE P2 85306
 C/O DENNIS KILMER
 602-602-1958 DRINKER/DORRIS

SCALE 60
 PARCEL 231-02-547
 GLENDALE
 MCR 166-17
 SUNBURST FARMS 25
 LDT 1117
 LOT SIZE 18,854
 MAIN LIVING 1,370 SQ
 CONSTRUCTION YR 1979

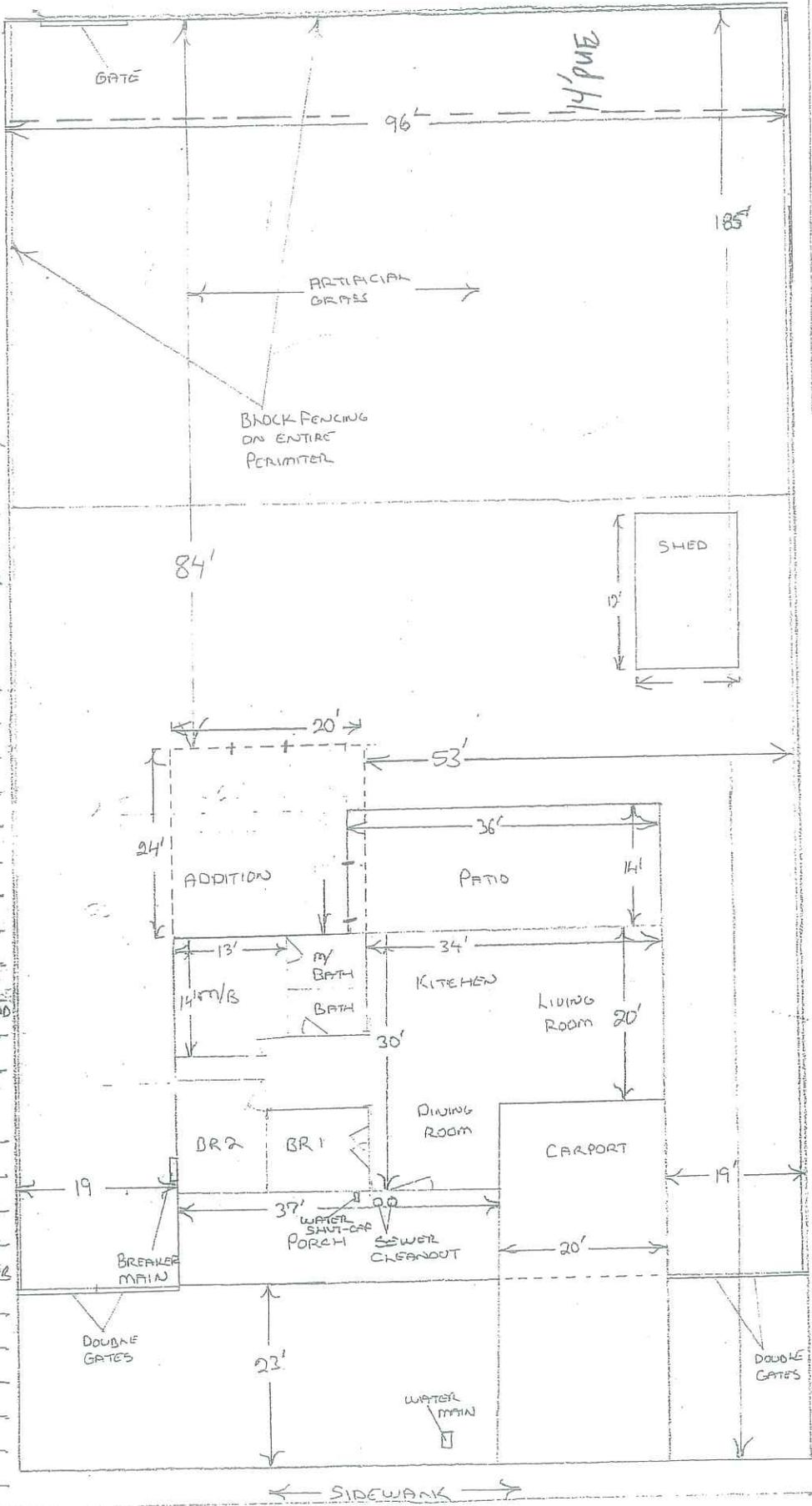
PROPOSED ADDITION
 460 SQ

LEFT CENTER 200 AMP LOAD

1	2	RANGE
3	50	" "
5	2	WATER
7	30	HEATER
9	2	PRNGR
11	30	" "
13	15	LIGHTS LR DR
15		SPARE
17		SPARE
19	15	LIGHTS PATIO

RIGHT 200 AMP LOAD

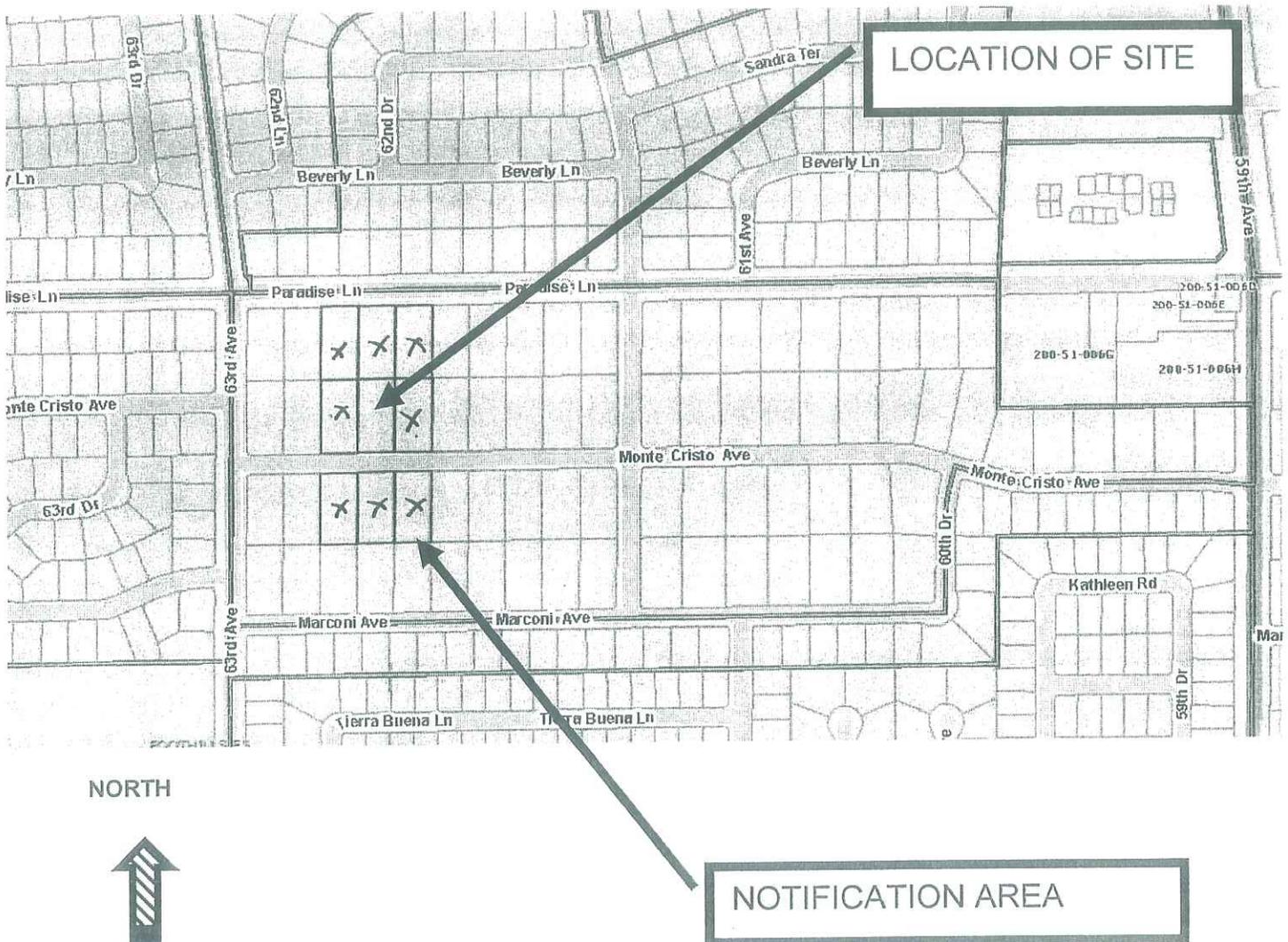
2	20	WASHER
4	20	KITCHEN
6	15	LIGHTS BR 1 DR 2
8	15	LIGHTS MASTER
10	2	AC
12	50	" "
14	20	DISPOSAL
16		SPARE
18		SPARE
20		SPARE



← SIDEWALK →

RECOMMENDED NEIGHBORHOOD NOTIFICATION AREA

NAME OF REQUEST:	INGERSOLL VARIANCE
LOCATION:	6210 West Monte Cristo Avenue
<p>The applicant is requesting variances to reduce the side yard setback to 5 and 10 feet where 50 feet is required and to reduce the front yard setback to 18 feet where 75 feet is required and to increase the lot coverage from 10 percent to 20 percent in the A-1 (Agricultural) zoning district.</p>	
ZONING DISTRICT:	COUNCIL DISTRICT: Sahuaro
A-1 (Agricultural)	





CITIZEN PARTICIPATION NEIGHBORHOOD NOTIFICATION

A NOTIFICATION LETTER IS RECOMMENDED (see sample on page 3)

The neighborhood meeting may be held at a facility near your project site or at a Glendale City Hall meeting room. Please contact me if you need assistance.

Draft a letter outlining your proposed project. Submit the letter to your planner for approval. **DO NOT MAIL** out your letter until you have received approval.

Upon approval of your notification letter, send to the following:

a) **Property owners located within the notification area outlined on the attached Notification Area Map** (see page 4). When creating mailing labels for areas outlined on the map, use the format shown on the attached "Sample Property Owner List with Parcel Number and Sample Parcel Map" (see page 5). Property owner information can be obtained from the County Assessor's Office, the County Assessor's website (<http://www.maricopa.gov/Assessor/GIS/Map.html>), or a Title Company.

b) **Glendale Homeowners Associations and Registered Neighborhood Groups:**

None in the area.

c) **Interested Parties List:**

Notify individuals on the Sahuaro District and City Wide interested parties list. **This list will be provided to you by your planner upon approval of your project notification letter.**

d) **Additional Notification List:**

• City of Glendale Mayor's Office
Mayor Weiers
5850 W. Glendale Avenue
Glendale, AZ 85301

• Glendale City Council Office
Council member Sherwood
5850 W. Glendale Avenue
Glendale, AZ 85301

• Remigio Cordero, Planner
Planning
5850 W. Glendale Ave., Suite 212
Glendale, AZ 85301

• Diana Figueroa, Senior Secretary
Planning
5850 W. Glendale Ave., Suite 212
Glendale, AZ 85301

An Affidavit of Mailing must be submitted upon approval of your letter (see page 6).

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

THE ARIZONA REPUBLIC
17235 N 75TH AVE
STE A 100
GLENDALE AZ 85308

DON TATE
6735 W ROBIN LN
GLENDALE AZ 85310

KAREN ABORNE
7318 W GRIFFIN AVE
GLENDALE AZ 85303

HARRIET AGIUS
7132 W GROVERS AVE
GLENDALE AZ 85308

MARY SMITH
8968 W CITRUS WAY
GLENDALE AZ 89305

DOUG ATTIG
6066 N 84TH DR
GLENDALE AZ 85305

A.I. BABINEAU
4815 W COCHISE DR
GLENDALE AZ 85302

DIANA M SEGER
6132 W TOWNLEY AVE
GLENDALE AZ 85302

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

MICHAEL SOCACIU
8574 W BERRIDGE LN
GLENDALE AZ 85305

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

MAGI SHRECK
10673 W RANCHO DR
GLENDALE AZ 85307

JOHN AND SUE JONES
18658 N 78TH DR
GLENDALE AZ 85308

ARLINE YZQUIERDO
8525 N 52ND DR
GLENDALE AZ 85302

DEBRA KIST
5643 W MOUNTAIN VIEW RD
GLENDALE AZ 85302

JOHN KOLODZIEJ
6258 N 88TH LN
GLENDALE AZ 85308

BONNIE STEIGER
5325 W ACAPULCO
GLENDALE AZ 85306

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 NORGRN
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 STE 200
PHOENIX AZ 85018

CHRISTIAN WILLIAMS
PEORIA UNIFIED SCHOOL DISTRICT
6330 W THUNDERBIRD RD
GLENDALE, AZ 85306

JEFF BLAKE
19210 NORTH 70TH AVENUE
GLENDALE AZ 85308

WILLIAM RAY
7305 W ANGELA DR
GLENDALE AZ 85308

RICHARD SCHWARTZ
8232 W MONTEBELLO AVE
GLENDALE AZ 85303

GARY SHERWOOD
5928 WEST PERSHING AVE
GLENDALE AZ 85304-1123

ELAINE SCRUGGS
19641 NORTH 73RD AVENUE
GLENDALE AZ 85308



Planning

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) VAR13-03

Project Name: INGERSOLL VARIANCE

I, DENNIS KILNEAROW certify that I am the authorized applicant / representative to the City of Glendale for the above application, and do hereby affirm that notice as required for the case noted above has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance, and a copy of the letter and mailing labels has also been submitted.

Applicant/Representative Signature: 

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 4 day of April, 2013.

Brooke Nicole McGinnis
Notary Public

My Commission Expires:

10.09.16

