



Board of Adjustment Regular Agenda

COUNCIL CHAMBERS BUILDING
CONFERENCE ROOM B-3
SEPTEMBER 12, 2013
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 June 13, 2013 Regular Meeting
- IV. WITHDRAWALS AND CONTINUANCES
- V. PUBLIC HEARING ITEM

VAR13-04: 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 north of the northeast corner of 54th Drive and Ocotillo Road (6713 North 54th Drive). Staff Contact: Remigio Cordero, Planner. The site is located in the Ocotillo District.

VAR13-05: 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 north of the northeast corner of 54th Drive and Ocotillo Road (6717 North 54th Drive). Staff Contact: Remigio Cordero, Planner. The site is located in the Ocotillo 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 October 10, 2013.

FOR SPECIAL ACCOMMODATIONS



Please contact Suzie Ricard at (623) 930-2983 or sricard@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, JUNE 13, 2013
4:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at approximately 4:00 pm.

II. ROLL CALL

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

City Staff: Jon Froke, AICP, Planning Director, Remigio Cordero, Planner, Russ Romney, Deputy City Attorney, Council member Sherwood (Sahuaro District), Diana Figueroa, Recording Secretary.

III. APPROVAL OF MINUTES

Chairperson Blake called for a motion regarding the Minutes from the April 11, 2013, Regular Meeting.

Vice Chairperson Cheshier made a MOTION to APPROVE the minutes from the April 11, 2013, Regular Meeting as written. Board member Garland 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 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 (The site is located in the Sahuaro District).

Mr. Remigio Cordero, Planner, began his presentation by stating VAR13-03 is a request by the property owner Emily Ingersoll represented by Dennis Killebrew for the property located at 6210 West Monte Cristo Avenue. The applicant is requesting variances in the A-1 (Agricultural) zoning district 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.

He said the property is located west of the northwest corner of 63rd Avenue and Monte Cristo Avenue. The property is approximately 18,854 square feet in size.

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.

Mr. Cordero continued by stating 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.

He said 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.

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.

Mr. Cordero said the variance is the minimum necessary to alleviate the property hardship and is the minimum necessary to accomplish the property owner's objective to construct their proposed room addition.

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.

He concluded by stating 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.

Mr. Cordero stated he was available for questions.

Chairperson Blake asked if the Board had any questions.

Commissioner Garland asked if the property should be conforming before this variance is discussed. Mr. Romney said the property is legal non-conforming.

Chairperson Blake called for the applicant.

Mr. Dennis Killebrew, applicant, introduced himself and said he was in agreement with staff's presentation. He said he was available for questions.

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 5 – 0 vote in favor.

Finding Two. Chairperson Blake called for a voice vote on Finding Two. The Board responded with a 4 – 1 (Garland) vote in favor.

Finding Three. Chairperson Blake called for a voice vote on Finding Three. The Board responded with a 4 to 1 (Garland) vote in favor.

Finding Four. Chairperson Blake called for a voice vote on Finding Four. The Board responded with a 5 – 0 vote in favor.

Mr. Romney asked that if based upon these findings, does the Board wish to grant a variance on VAR13-03, subject to the stipulation as set forth by Planning.

Chairperson Blake called for a motion.

Board member Toops MADE a MOTION to APPROVE VAR13-03 subject to the stipulation in the staff report. Board member Padia SECONDED the MOTION.

The MOTION was APPROVED with a vote of 4 to 1 (Garland).

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 that the Board vacancy will be filled by the next meeting. He also noted there would be a training workshop sometime in the fall.

VIII. BOARD COMMENTS AND SUGGESTIONS

Chairperson Blake asked the Board if there were any comments or suggestions. He stated this is Vice Chairperson Cheshier's last meeting as her term has expired. He thanked her for her dedication to the Board. Vice Chairperson Cheshier thanked city staff.

ADJOURNMENT

With no further business, the meeting was adjourned at approximately 4:27 pm.

Respectfully submitted,

Diana Figueroa, Recording Secretary



Planning Staff Report

DATE: September 12, 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 (VAR) VAR13-04: HABITAT FOR HUMANITY – 6713 NORTH 54TH DRIVE**

REQUEST: Reduce the side yard setbacks to 5 and 10 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 VAR13-04 subject to stipulations.

SUMMARY: The applicant is requesting a variance to construct a 2,100 square-foot home on a vacant lot.

BOARD ACTION: Board member _____ MADE a MOTION to _____
Case No. VAR13-04, subject to staff report stipulations. Board member _____
SECONDED the MOTION. The MOTION was _____ with a vote of _____ to _____

BACKGROUND INFORMATION:

General Plan Designation:

3.5 – 5 (Medium Density Residential 3 – 5 dwelling units per acre).

Property Location and Size:

The property is located north of the northeast corner of 54th Drive and Ocotillo Road. The lot dimensions are 50 feet wide by 140 feet deep, and the property is approximately 7,000 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, zoned R-3.

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

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

West: Single-family residence, across 54th Drive, 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 25, 2013, the applicant mailed 128 notification letters to adjacent property owners and interested parties. The applicant received one response regarding the request. The nearby property owner was seeking more information regarding the proposed variance. They understood what the applicant was requesting and had no additional concerns. Planning did not receive any 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 August 22, 2013. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on August 23, 2013. The property was posted on August 23, 2013.

STAFF FINDINGS AND ANALYSIS:

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

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

A lot width of 50 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. 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. 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.

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 August 8, 2013.
2. All mechanical equipment shall be ground mounted.
3. All utilities less than 69kv shall be placed underground.

ATTACHMENTS:

1. Applicant's Narrative, date stamped August 8, 2013.
2. Site Plan and Floor Plan, date-stamped August 8, 2013.
3. Citizen Participation Final Report (without mailing labels), approved August 19, 2013.
4. Vicinity Zoning Map.
5. Aerial Photograph, dated November, 2008.

PROJECT MANAGER:

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

REVIEWED BY:



Planning Director



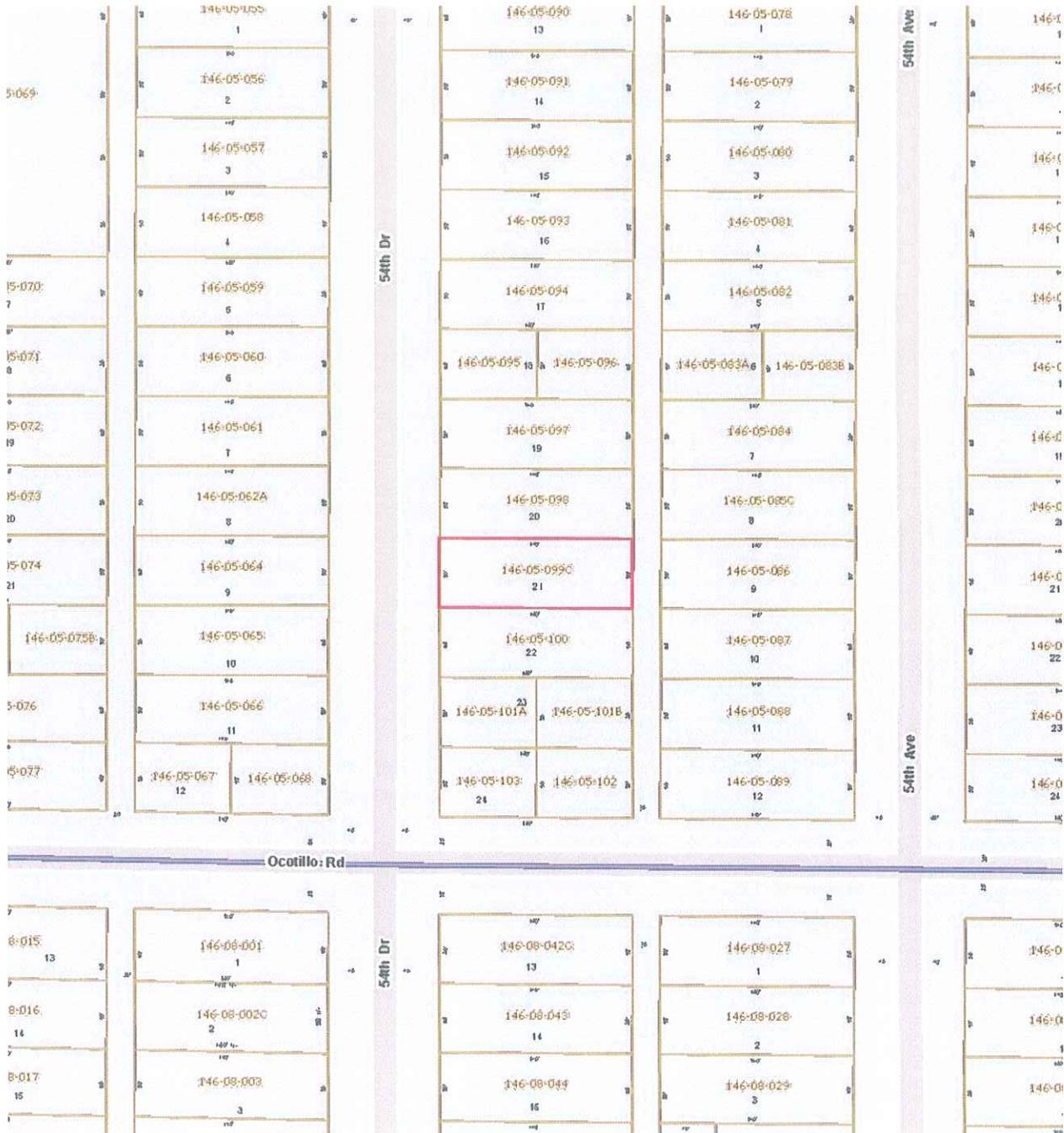
Executive Director

RC/sr

PROJECT DESCRIPTION

PLANNING DEPARTMENT

Habitat for Humanity Central Arizona owns a 7,000 square foot lot situated at 6713 North 54th Drive, Glendale, Arizona 85301. The property is situated in the Sugar Addition Blocks 1-6, 13, and 14, Lot #21. The property is a flat, rectangular shaped lot. It is 50 feet wide by 140 feet deep. The property fronts 54th Drive on the west. The Assessor's Parcel Number is 146-05-099-C. 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 over 825 homes in the metro Phoenix area. We have served families in Avondale, Apache Junction, Chandler, Gilbert, Guadalupe, Glendale, Mesa, Peoria, Phoenix, Surprise and Tempe. These new and renovated homes and the associated 825 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 54th Avenue, four (4) parcels north of Ocotillo Road. The majority of parcels in the area are zoned R-3, Multiple Residence Zoning District. Several 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%.

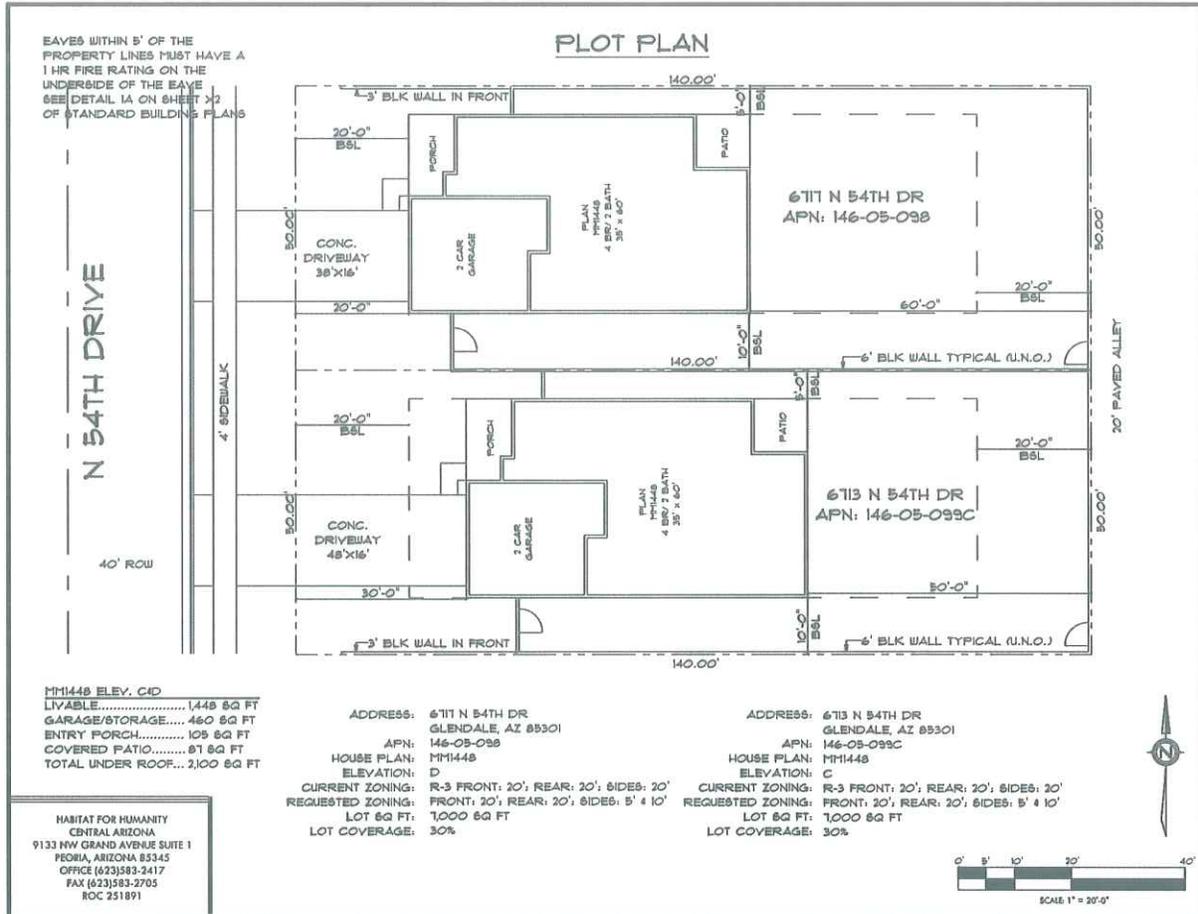
Habitat for Humanity Central Arizona is requesting a variance to allow a decrease in setbacks and minimum lot width that would permit the construction of a single-family residence. We are requesting a variance to allow a five (5) foot side yard setback on the north side where a twenty (20) foot side yard setback is required; a ten (10) 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 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.

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 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.**

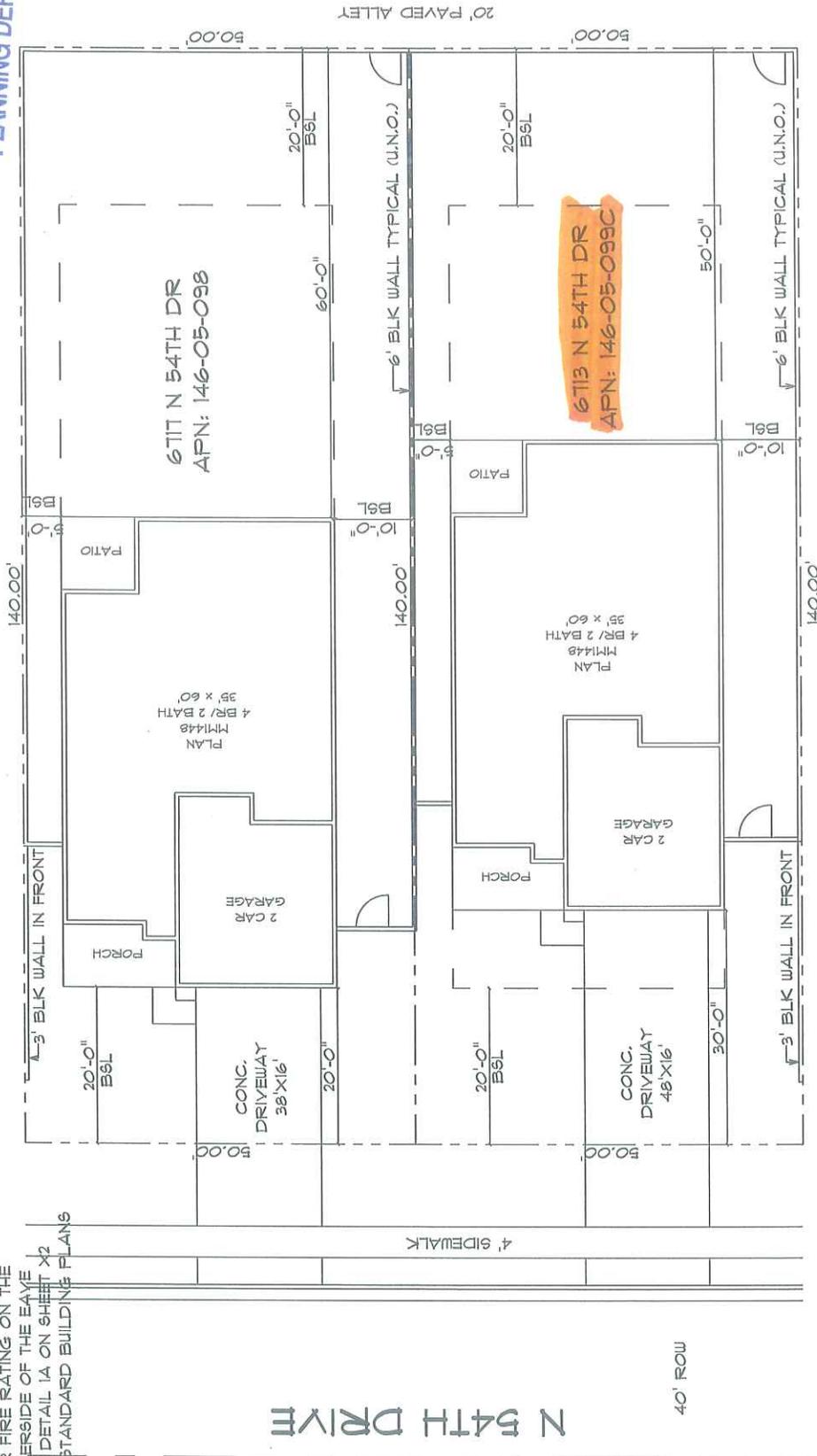
The requested building setbacks are consistent with other properties in the surrounding area and will not detrimentally affect any neighboring properties.

AUG 03 2013

PLANNING DEPARTMENT

PLOT PLAN

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

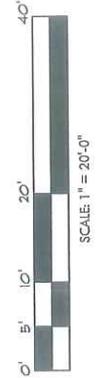


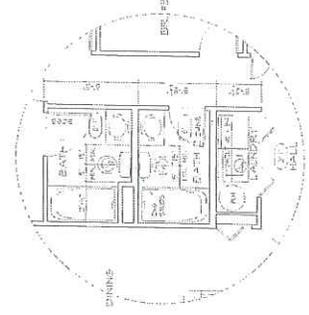
MM1448 ELEV. C+D
 LIVABLE..... 1,448 SQ FT
 GARAGE/STORAGE..... 460 SQ FT
 ENTRY PORCH..... 105 SQ FT
 COVERED PATIO..... 81 SQ FT
 TOTAL UNDER ROOF... 2,100 SQ FT

ADDRESS: 6717 N 54TH DR
 GLENDALE, AZ 85301
 APN: 146-05-098
 HOUSE PLAN: MM1448
 ELEVATION: D
 CURRENT ZONING: R-3 FRONT: 20'; REAR: 20'; SIDES: 20'
 REQUESTED ZONING: FRONT: 20'; REAR: 20'; SIDES: 5' & 10'
 LOT SQ FT: 7,000 SQ FT
 LOT COVERAGE: 30%

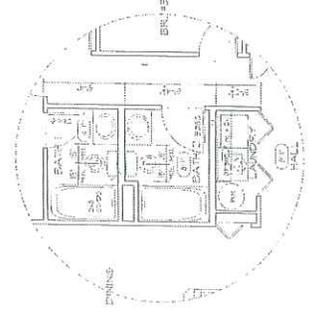
ADDRESS: 6713 N 54TH DR
 GLENDALE, AZ 85301
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 HOUSE PLAN: MM1448
 ELEVATION: C
 CURRENT ZONING: R-3 FRONT: 20'; REAR: 20'; SIDES: 20'
 REQUESTED ZONING: FRONT: 20'; REAR: 20'; SIDES: 5' & 10'
 LOT SQ FT: 7,000 SQ FT
 LOT COVERAGE: 30%

HABITAT FOR HUMANITY
 CENTRAL ARIZONA
 9133 NW GRAND AVENUE SUITE 1
 PEORIA, ARIZONA 85345
 OFFICE (623)583-2417
 FAX (623)583-2705
 ROC 251891





Optional 'ACCESSIBLE' BATH #1

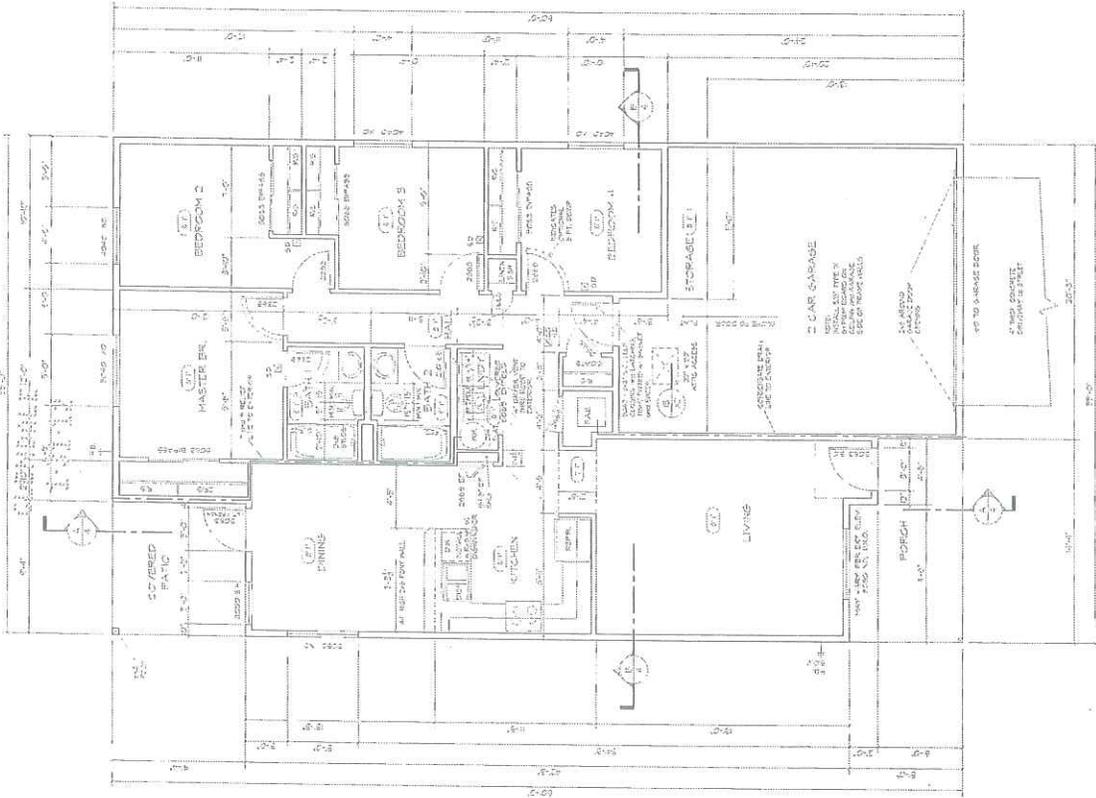


Optional 'ACCESSIBLE' BATH #2 OR

GENERAL NOTES:

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- 2. ALL WALLS ARE 1/2" THICK UNLESS OTHERWISE NOTED.
- 3. ALL FLOORS ARE TO BE FINISHED TO THE TOP OF THE FINISH FLOOR LINE UNLESS OTHERWISE NOTED.
- 4. ALL CEILING ARE TO BE FINISHED TO THE TOP OF THE FINISH CEILING LINE UNLESS OTHERWISE NOTED.
- 5. ALL ROOF ARE TO BE FINISHED TO THE TOP OF THE FINISH ROOF LINE UNLESS OTHERWISE NOTED.
- 6. ALL EXTERIOR WALLS ARE TO BE FINISHED TO THE TOP OF THE FINISH EXTERIOR WALL LINE UNLESS OTHERWISE NOTED.
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- 19. ALL EXTERIOR FLOORS ARE TO BE FINISHED TO THE TOP OF THE FINISH EXTERIOR FLOOR LINE UNLESS OTHERWISE NOTED.
- 20. ALL EXTERIOR WALLS ARE TO BE FINISHED TO THE TOP OF THE FINISH EXTERIOR WALL LINE UNLESS OTHERWISE NOTED.

AREAS - INT. ELEV. '0' and '1'	
LIVABLE	1445 50 FT.
SARAGE / STORAGE	460 50 FT.
ENTRY PORCH	135 50 FT.
COVERED PATIO	57 50 FT.
maximum TOTAL UNDER ROOF	2100 50 FT.
AREAS - EXT. ELEV. '0'	
LIVABLE - STR-48	1445 50 FT.
ENTRY PORCH	45 50 FT.
COVERED PATIO	57 50 FT.
maximum TOTAL UNDER ROOF	2000 50 FT.



FLOOR PLAN
1/8" = 1'-0" Ground as shown, utility lines as shown.

DRAWINGS PREPARED BY
CADDOCKS
RIVERSIDE, ARIZONA
8001 441-1275

Habitat for Humanity
BUILDING A BETTER ARIZONA
1000 N. CENTRAL AVENUE, SUITE 100
PHOENIX, ARIZONA 85004
TEL: 602-955-1111 FAX: 602-955-1114

59 FT WIDE 4 BR. 2.5 BA. ONE STORY
DETACHED SINGLE FAMILY RES.
FLOOR PLAN

PLAN
MM-1448
SHEET
3

DATE: _____ BY: _____
INCH: _____

CITIZEN PARTICIPATION FINAL REPORT

HABITAT FOR HUMANITY CENTRAL ARIZONA

6713 NORTH 54TH DRIVE

GLENDALE, ARIZONA 85301



APPROVED

AUG 19 2013

City of Glendale
Planning Department

Renzi Cochran

PREPARED BY:

TANA NICHOLS

DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT

AUGUST 14, 2013

PROJECT DESCRIPTION

Habitat for Humanity Central Arizona owns a 7,000 square foot lot situated at 6713 North 54th Drive, Glendale, Arizona 85301. The property is situated in the Sugar Addition Blocks 1-6, 13, and 14, Lot #21. The property is a flat, rectangular shaped lot. It is 50 feet wide by 140 feet deep. The property fronts 54th Drive on the west. The Assessor's Parcel Number is 146-05-099-C. 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 over 825 homes in the metro Phoenix area. We have served families in Avondale, Apache Junction, Chandler, Gilbert, Guadalupe, Glendale, Mesa, Peoria, Phoenix, Surprise and Tempe. These new and renovated homes and the associated 825 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 54th Avenue, four (4) parcels north of Ocotillo Road. The majority of parcels in the area are zoned R-3, Multiple Residence Zoning District. Several 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%.

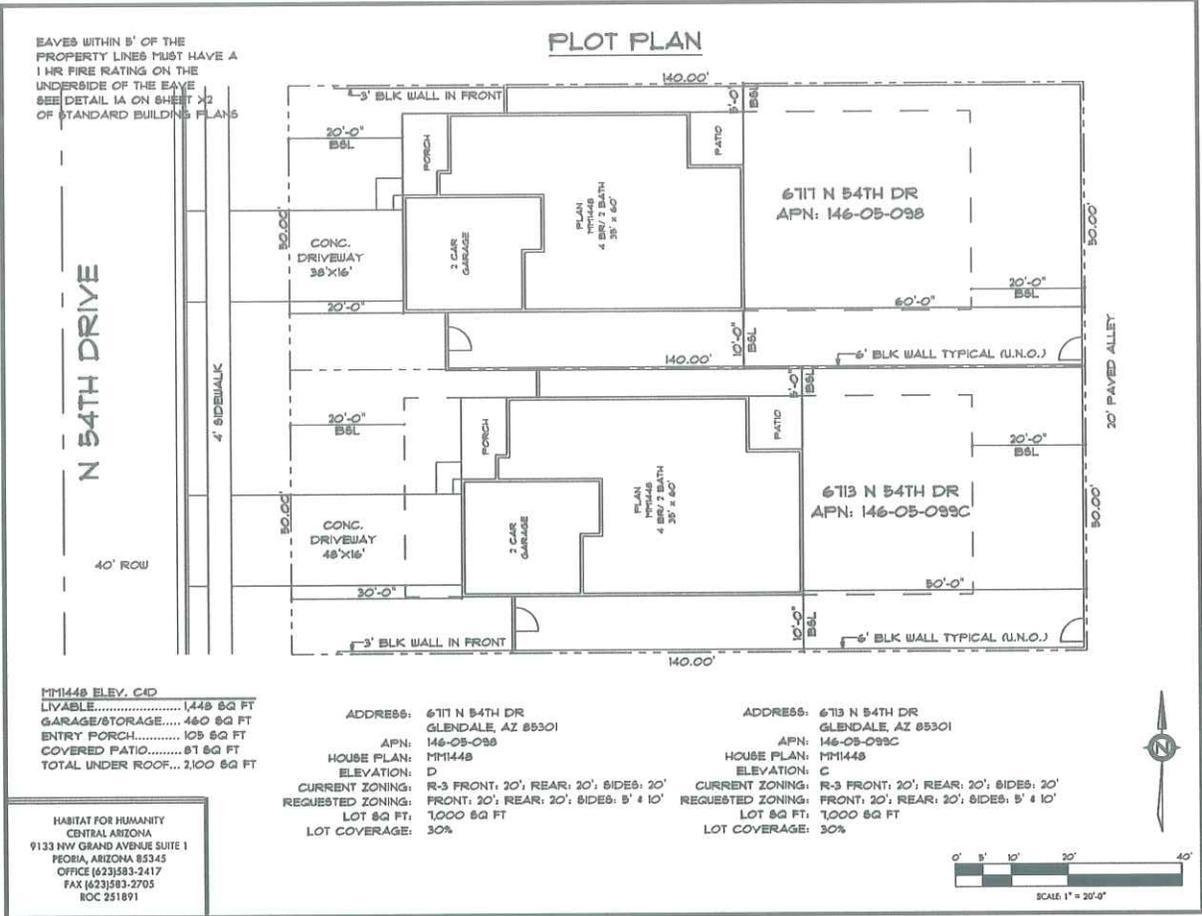
Habitat for Humanity Central Arizona is requesting a variance to allow a decrease in setbacks and minimum lot width that would permit the construction of a single-family residence. We are requesting a variance to allow a five (5) foot side yard setback on the north side where a twenty (20) foot side yard setback is required; a ten (10) 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 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.

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 July 19, 2013. The plan was approved by the City of Glendale's Development Review Team on July 25, 2013. Public notification letters were forwarded to all pertinent parties on July 25, 2013. August 8, 2013 was the deadline to receive citizen input. No revisions to the plan were required and the Citizen Participation Final Report was forwarded August 14, 2013.

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.

6713 NORTH 54TH DRIVE
CITIZENS PARTICIPATION FINAL REPORT



INDIVIDUALS NOTIFIED

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

6713 NORTH 54TH DRIVE
CITIZENS PARTICIPATION FINAL REPORT

REYES
SARAHYN/HUMBERTO/LAURA
14224 W DESERT COVE RD
SURPRISE AZ 85379-4338
146-05-070

MACIAS JOE D & MILDRED H
6717 N 55TH AVE
GLENDALE AZ 85301
146-05-073

MARTINEZ RICHARD D
8924 W TURNEY AVE
GLENDALE AZ 85037
146-05-076

SAPIEN ISABEL & SARAH H
6738 N 54TH AVE
GLENDALE AZ 85301
146-05-080

DANKIN ENTERPRISES LLC
PO BOX 2343
PEORIA AZ 85380
146-05-083A

JIMENEZ TOMAS & RAMONA
6718 N 54TH AVE
GLENDALE AZ 85301
146-05-085C

BARRAZA SUSAN IRENE
6706 N 54TH AVE
GLENDALE AZ 85301
146-05-088

RASCON JESUS
6741 N 54TH DR
GLENDALE AZ 85301
146-05-091

GUTIERREZ OSCAR
6729 N 54TH DR
GLENDALE AZ 85301
146-05-094

RODRIGUEZ LUCIA L/MORALES
JOHN L
6721 N 54TH DR
GLENDALE AZ 85301
146-05-097

ANGELA AND JUNIOR
PROPERTIES LLC
11171 SUN CENTER DR UNIT 290
RANCHO CORDOVA CA 95670
146-05-071

GONZALES MARIA
GUADALUPE/ROBERTO
RUBEN/ETAL
6713 N 55TH AVE
GLENDALE AZ 85301

CONTRERAS MARIA A
4118 W MEDLOCK DR
PHOENIX AZ 85019
146-05-077

REYES FRANCES C
6734 N 54TH AVE
GLENDALE AZ 85301
146-05-081

AGUILERA JOSE/JULIA
6726 N 54TH AVE
GLENDALE AZ 85301
146-05-083B

SALAS DENNIS & ELVIRA
6714 N 54TH AVE
GLENDALE AZ 85301
146-05-086

GARCIA FELIPE & THERESA V
5408 W OCOTILLO RD
GLENDALE AZ 85301
146-05-089

ERIVES GUILLERMO/IRMA R
P O BOX 1210
TOLLESON AZ 85353
146-05-092

CAMPOS FRANCISCA BRAVO
7125 W COLTER ST
GLENDALE AZ 85301
146-05-095

HABITAT FOR HUMANITY
CENTRAL ARIZONA
115 E WATKINS
PHOENIX AZ 85004
146-05-098

ABAD WILLIAM JR
7343 W CAROLE LN
GLENDALE AZ 85303
146-05-072

DIAZ VELIA & PATRICIA G
CASTRO
6709 N 55TH AVE
GLENDALE AZ 85301
146-05-075B

SIORDIA TERESA/YADIRA
6742 N 54TH AVE
GLENDALE AZ 85301
146-05-079

HERNANDEZ RAMON O
16014 VERDE ST
SURPRISE AZ 85374
146-05-082

JIMENEZ GARCIA
YOLANDA/TOMAS JR
6722 N 54TH AVE
GLENDALE AZ 85301
146-05-084

FLORES ROLANDO/NORMA A
6710 N 54TH AVE
GLENDALE AZ 85301
146-05-087

LOPEZ RAUL G JR
5415 W LAMAR RD
GLENDALE AZ 85301
146-05-090

AGUIRRE MARCO B & LUPE
6733 N 54TH DR
GLENDALE AZ 85301
146-05-093

CAMPOS FRANCISCA BRAVO
7125 W COLTER ST
GLENDALE AZ 85301
146-05-096

HABITAT FOR HUMANITY
CENTRAL ARIZONA
9133 NW GRAND AVE STE 1
PEORIA AZ 85345
146-05-099C

6713 NORTH 54TH DRIVE
CITIZENS PARTICIPATION FINAL REPORT

DOMINGUEZ JOE MANUEL
6216 W BERYL AVE
GLENDALE AZ 85302
146-05-100

GARCIA FRANCISCO/IRENE M
ETAL
5416 W OCOTILLO
GLENDALE AZ 85301
146-05-102

JERSEY HOLDINGS LLC
PO BOX 87341
PHOENIX AZ 85080
146-05-120

VALENZUELA PAULINE
6713 N 54TH AVE
GLENDALE AZ 85301
146-05-123

GUTIERREZ ALFREDO TR
10445 W MULBERRY
AVONDALE AZ 85323
146-05-126

GLENDALE CITY OF
5850 W GLENDALE AVE
GLENDALE AZ 85301
146-08-027

MALDONADO
JOAQUIN/MARGARITA
7622 W ORANGEWOOD AVE
GLENDALE AZ 85303
146-05-057

LOPEZ
RAFAEL/BRUNO/RAUL/ALBERT/
FLORES R M
6726 N 54TH DR
GLENDALE AZ 85301

AMARILLAS JOE C & CLEMEN
VALENZUELA
6633 N 54TH AVE
GLENDALE AZ 85301
146-05-064

SCHROEDER GERALD L/SUSAN
L/BIRD LISA M
5436 W OCOTILLO RD
GLENDALE AZ 85301
146-05-067

GONZALEZ EMILIO G/VIRGINIA
DIAZ
6705 N 54TH DR
GLENDALE AZ 85301
146-05-101A

BYRD ROBERT
7510 N 15TH AVE
PHOENIX AZ 85021
146-05-103

AMARO JAMIE J
6725 N 54TH AVE
GLENDALE AZ 85301
146-05-121

VALENZUELA ANTONIO/IRENE
C/PAULINE C/ETAL
6717 N 54TH AVE
GLENDALE AZ 85301
146-05-124

AGUILAR GUADALUPE
4546 W BETHANY HOME RD
GLENDALE AZ 85304
146-05-127

GLENDALE CITY OF
5850 W GLENDALE AVE
GLENDALE AZ 85301
146-08-042C

GARCIA JAIME
6734 N 54TH DR
GLENDALE AZ 85301
146-05-058

AMARILLAS JOE C
6633 N 54TH AVE
GLENDALE AZ 85301
146-05-061

RANGEL JOSEFA
6710 N 54TH DR
GLENDALE AZ 85301
146-05-065

MORNINGSIDE FUNDING LLC
2370 RICE BLVD UNIT 200
HOUSTON TX 77005
146-05-068

GONZALEZ EMILIO G & VIRGINIA
DIAZ
6705 N 54TH DR
GLENDALE AZ 85301
146-05-101B

LEMKO LLC
PO BOX 3721
GLENDALE AZ 85311
146-05-119

BYRD ROBERT/LINDA
7510 N 15TH AVE
PHOENIX AZ 85021
146-05-122

MOLLINEDO GUSTAVO/ANA L
6709 N 54TH AVE
GLENDALE AZ 85301
146-05-125

RAMIREZ ISABEL
6646 N 54TH DR
GLENDALE AZ 85301
146-08-001

ORDAZ LETCIA
6742 N 54TH DR
GLENDALE AZ 85301
146-05-056

LOPEZ
RAFAEL/BRUNO/RAUL/ALBERT/
FLORES R M
6726 N 54TH DR
GLENDALE AZ 85301
CASTANEDA VICTORINO/SOTELO
CARMEN
6718 N 54TH DR
GLENDALE AZ 85301
146-05-062A

ARCE JESUS
2434 W SUNNYSIDE AVE
PHOENIX AZ 85029
146-05-066

OUR LADY OF PERPETUAL HELP
ROMAN CATHOLIC PAR
400 E MONROE
PHOENIX AZ 85004
146-05-069

6713 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

6713 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 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

6713 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 sixty (60) property owners, fifty-nine (59) individuals included in the Ocotillo District, five (5) Glendale Homeowners Associations and Registered Neighborhood Groups, and four (4) 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, I did receive one phone call from a gentleman named Emilio Gonzales. Mr. Gonzales resides at 6705 North 65th Drive (Parcel Number 146-05-101A). Mr. Gonzales was under the impression that we were requesting to take some of his property. I explained what we were asking the City to consider and that none of his property would be affected. He understood and had no additional concerns. 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 24, 2013

Re: 6713 North 54th Drive, Glendale, Arizona 85301
Parcel No. 146-05-099-C

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 6713 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 north side where a twenty (20) foot side yard setback is required; a ten (10) 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 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.

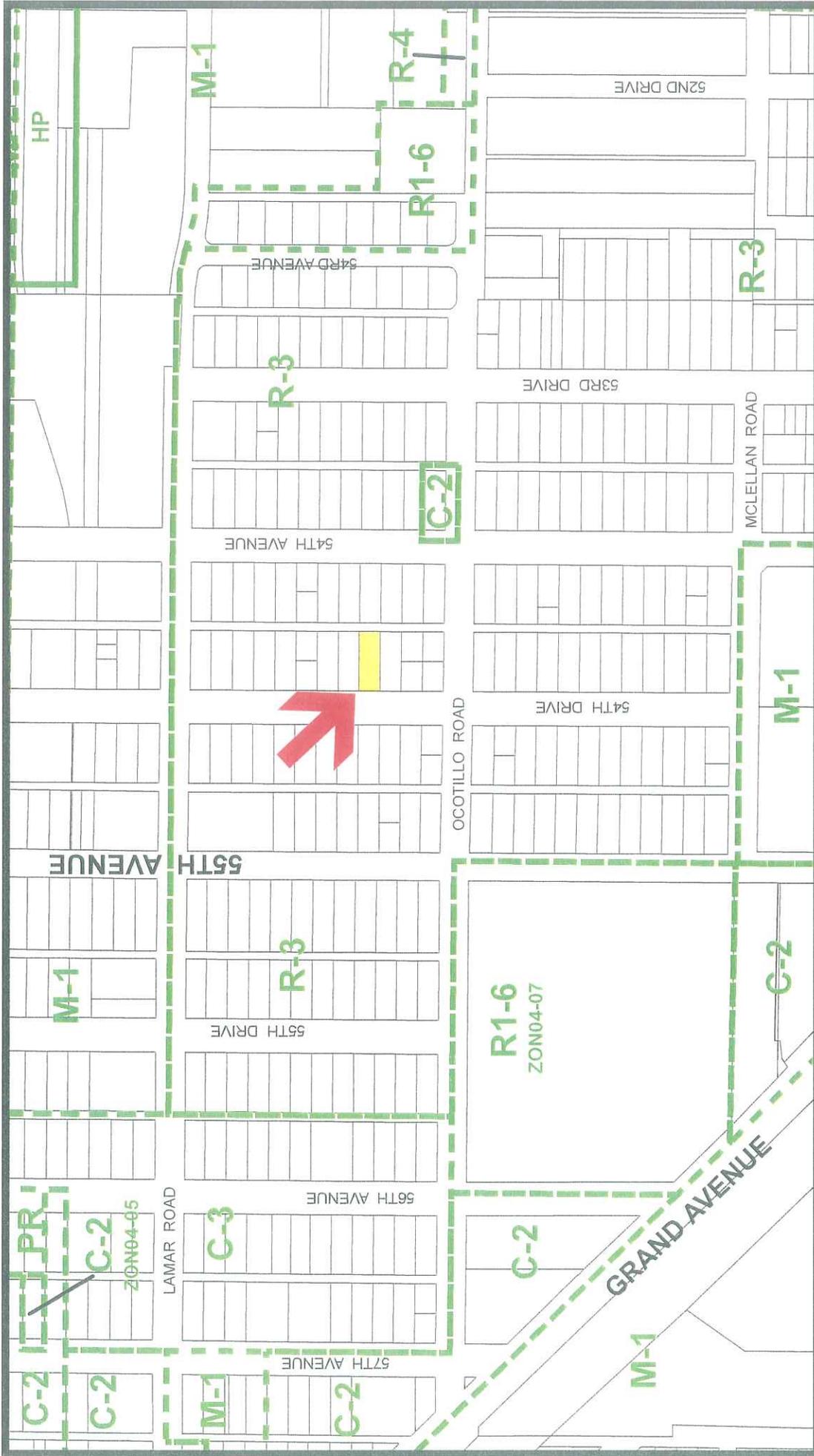
Habitat has already built, renovated and repaired over 825 homes in the metro Phoenix area. We have served families in Avondale, Apache Junction, Chandler, Gilbert, Guadalupe, Glendale, Mesa, Peoria, Phoenix, Surprise and Tempe. These new and renovated homes and the associated 825 families who live in 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 August 8, 2013. 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





CASE NUMBER
VAR13-04



LOCATION
6713 N. 54TH DRIVE

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



Aerial Date: November 2012



CASE NUMBER
VAR13-04





Planning Staff Report

DATE: September 12, 2013 **AGENDA ITEM:** 2

TO: Board of Adjustment

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

SUBJECT: **VARIANCE APPLICATION (VAR) VAR13-05: HABITAT FOR HUMANITY – 6717 NORTH 54TH DRIVE**

REQUEST: Reduce the side yard setbacks to 5 and 10 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 VAR13-05 subject to stipulations.

SUMMARY: The applicant is requesting a variance to construct a 2,100 square-foot home on a vacant lot.

BOARD ACTION: Board member _____ MADE a MOTION to _____
Case No. VAR13-05, subject to staff report stipulations. Board member _____
SECONDED the MOTION. The MOTION was _____ with a vote of _____ to _____

BACKGROUND INFORMATION:

General Plan Designation:

3.5 – 5 (Medium Density Residential 3 – 5 dwelling units per acre).

Property Location and Size:

The property is located north of the northeast corner of 54th Drive and Ocotillo Road. The lot dimensions are 50 feet wide by 140 feet deep, and the property is approximately 7,000 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, zoned R-3.

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

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

West: Single-family residence, across 54th Drive, 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 25, 2013, the applicant mailed 128 notification letters to adjacent property owners and interested parties. The applicant received one response regarding the request. The nearby property owner was seeking more information regarding the proposed variance. The property owner was of the assumption that the applicant wanted to take some of his property to add to their lot in order to construct their home. The applicant informed the property owner that they were not going to do that, rather they needed a relief in the setback requirement on their own lot and his lot would not be affected. The nearby property owner understood what the applicant was requesting and had no additional concerns. Planning did not receive any 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 August 22, 2013. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on August 23, 2013. The property was posted on August 23, 2013.

STAFF FINDINGS AND ANALYSIS:

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

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

A lot width of 50 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. 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. 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.

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 August 8, 2013.
2. All mechanical equipment shall be ground mounted.
3. All utilities less than 69kv shall be placed underground.

ATTACHMENTS:

1. Applicant's Narrative, date stamped August 8, 2013.
2. Site Plan and Floor Plan, date-stamped August 8, 2013.
3. Citizen Participation Final Report (without mailing labels), approved August 19, 2013.
4. Vicinity Zoning Map.
5. Aerial Photograph, dated November, 2008.

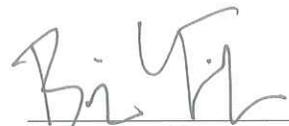
PROJECT MANAGER:

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

REVIEWED BY:



Planning Director



Executive Director

RC/df

CITIZEN PARTICIPATION FINAL REPORT

HABITAT FOR HUMANITY CENTRAL ARIZONA

6717 NORTH 54TH DRIVE
GLENDALE, ARIZONA 85301



APPROVED

AUG 19 2013

City of Glendale
Planning Department

Miguel Cordova

PREPARED BY:

TANA NICHOLS

DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT

AUGUST 14, 2013

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 over 825 homes in the metro Phoenix area. We have served families in Avondale, Apache Junction, Chandler, Gilbert, Guadalupe, Glendale, Mesa, Peoria, Phoenix, Surprise and Tempe. These new and renovated homes and the associated 825 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 54th Avenue, five (5) parcels north of Ocotillo Road. The majority of parcels in the area are zoned R-3, Multiple Residence Zoning District. Several 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%.

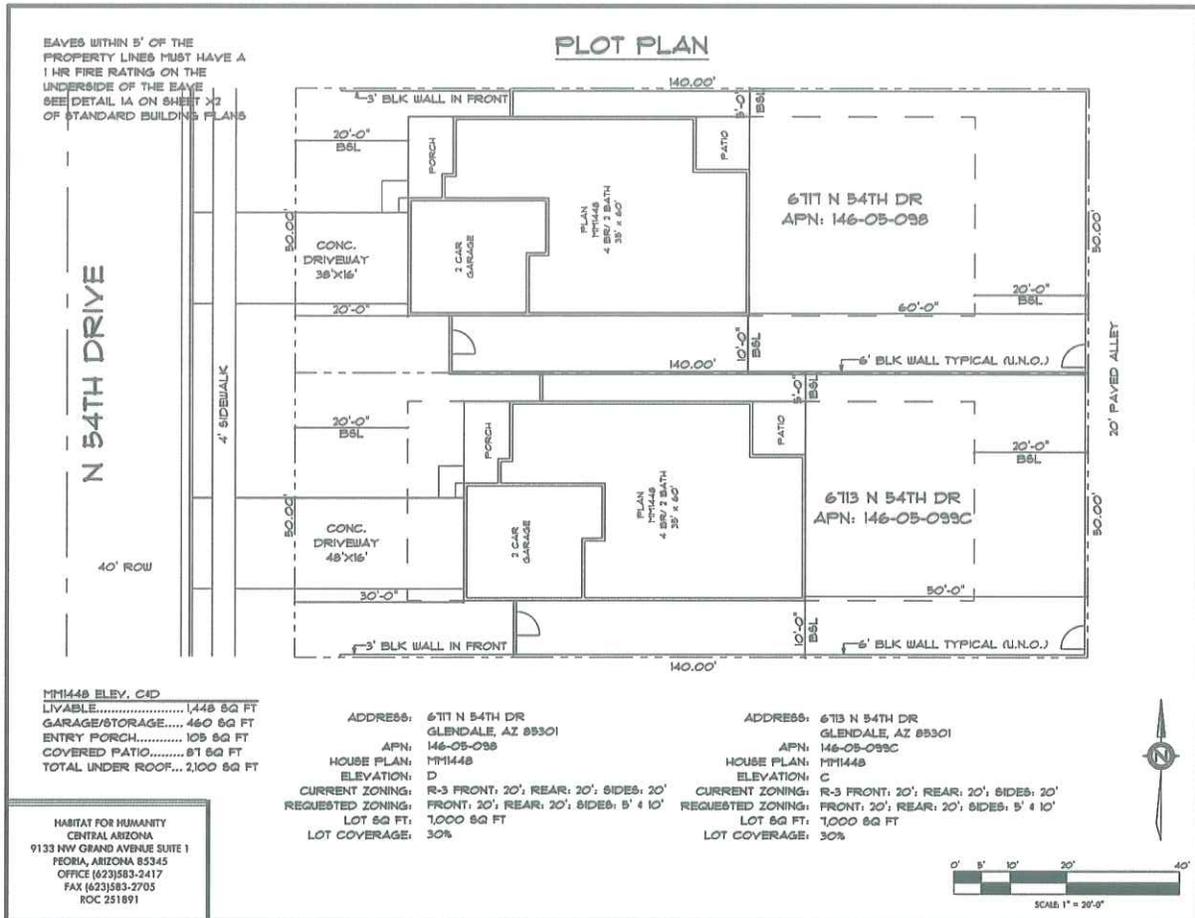
Habitat for Humanity Central Arizona is requesting a variance to allow a decrease in setbacks and minimum lot width that would permit the construction of a single-family residence. We are requesting a variance to allow a five (5) foot side yard setback on the north side where a twenty (20) foot side yard setback is required; a ten (10) 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 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.

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 July 19, 2013. The plan was approved by the City of Glendale's Development Review Team on July 25, 2013. Public notification letters were forwarded to all pertinent parties on July 25, 2013. August 8, 2013 was the deadline to receive citizen input. No revisions to the plan were required and the Citizen Participation Final Report was forwarded August 14, 2013.

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.

6717 NORTH 54TH DRIVE
 CITIZENS PARTICIPATION FINAL REPORT



INDIVIDUALS NOTIFIED

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

6717 NORTH 54TH DRIVE
CITIZENS PARTICIPATION FINAL REPORT

REYES
SARAHYN/HUMBERTO/LAURA
14224 W DESERT COVE RD
SURPRISE AZ 85379-4338
146-05-070

MACIAS JOE D & MILDRED H
6717 N 55TH AVE
GLENDALE AZ 85301
146-05-073

MARTINEZ RICHARD D
8924 W TURNEY AVE
GLENDALE AZ 85037
146-05-076

SAPIEN ISABEL & SARAH H
6738 N 54TH AVE
GLENDALE AZ 85301
146-05-080

DANKIN ENTERPRISES LLC
PO BOX 2343
PEORIA AZ 85380
146-05-083A

JIMENEZ TOMAS & RAMONA
6718 N 54TH AVE
GLENDALE AZ 85301
146-05-085C

BARRAZA SUSAN IRENE
6706 N 54TH AVE
GLENDALE AZ 85301
146-05-088

RASCON JESUS
6741 N 54TH DR
GLENDALE AZ 85301
146-05-091

GUTIERREZ OSCAR
6729 N 54TH DR
GLENDALE AZ 85301
146-05-094

RODRIGUEZ LUCIA L/MORALES
JOHN L
6721 N 54TH DR
GLENDALE AZ 85301
146-05-097

ANGELA AND JUNIOR
PROPERTIES LLC
11171 SUN CENTER DR UNIT 290
RANCHO CORDOVA CA 95670
146-05-071

GONZALES MARIA
GUADALUPE/ROBERTO
RUBEN/ETAL
6713 N 55TH AVE
GLENDALE AZ 85301

CONTRERAS MARIA A
4118 W MEDLOCK DR
PHOENIX AZ 85019
146-05-077

REYES FRANCES C
6734 N 54TH AVE
GLENDALE AZ 85301
146-05-081

AGUILERA JOSE/JULIA
6726 N 54TH AVE
GLENDALE AZ 85301
146-05-083B

SALAS DENNIS & ELVIRA
6714 N 54TH AVE
GLENDALE AZ 85301
146-05-086

GARCIA FELIPE & THERESA V
5408 W OCOTILLO RD
GLENDALE AZ 85301
146-05-089

ERIVES GUILLERMO/IRMA R
P O BOX 1210
TOLLESON AZ 85353
146-05-092

CAMPOS FRANCISCA BRAVO
7125 W COLTER ST
GLENDALE AZ 85301
146-05-095

HABITAT FOR HUMANITY
CENTRAL ARIZONA
115 E WATKINS
PHOENIX AZ 85004
146-05-098

ABAD WILLIAM JR
7343 W CAROLE LN
GLENDALE AZ 85303
146-05-072

DIAZ VELIA & PATRICIA G
CASTRO
6709 N 55TH AVE
GLENDALE AZ 85301
146-05-075B

SIORDIA TERESA/YADIRA
6742 N 54TH AVE
GLENDALE AZ 85301
146-05-079

HERNANDEZ RAMON O
16014 VERDE ST
SURPRISE AZ 85374
146-05-082

JIMENEZ GARCIA
YOLANDA/TOMAS JR
6722 N 54TH AVE
GLENDALE AZ 85301
146-05-084

FLORES ROLANDO/NORMA A
6710 N 54TH AVE
GLENDALE AZ 85301
146-05-087

LOPEZ RAUL G JR
5415 W LAMAR RD
GLENDALE AZ 85301
146-05-090

AGUIRRE MARCO B & LUPE
6733 N 54TH DR
GLENDALE AZ 85301
146-05-093

CAMPOS FRANCISCA BRAVO
7125 W COLTER ST
GLENDALE AZ 85301
146-05-096

HABITAT FOR HUMANITY
CENTRAL ARIZONA
9133 NW GRAND AVE STE 1
PEORIA AZ 85345
146-05-099C

6717 NORTH 54TH DRIVE
CITIZENS PARTICIPATION FINAL REPORT

DOMINGUEZ JOE MANUEL
6216 W BERYL AVE
GLENDALE AZ 85302
146-05-100

GARCIA FRANCISCO/IRENE M
ETAL
5416 W OCOTILLO
GLENDALE AZ 85301
146-05-102

JERSEY HOLDINGS LLC
PO BOX 87341
PHOENIX AZ 85080
146-05-120

VALENZUELA PAULINE
6713 N 54TH AVE
GLENDALE AZ 85301
146-05-123

GUTIERREZ ALFREDO TR
10445 W MULBERRY
AVONDALE AZ 85323
146-05-126

GLENDALE CITY OF
5850 W GLENDALE AVE
GLENDALE AZ 85301
146-08-027

MALDONADO
JOAQUIN/MARGARITA
7622 W ORANGEWOOD AVE
GLENDALE AZ 85303
146-05-057

LOPEZ
RAFAEL/BRUNO/RAUL/ALBERT/
FLORES R M
6726 N 54TH DR
GLENDALE AZ 85301

AMARILLAS JOE C & CLEMEN
VALENZUELA
6633 N 54TH AVE
GLENDALE AZ 85301
146-05-064

SCHROEDER GERALD L/SUSAN
L/BIRD LISA M
5436 W OCOTILLO RD
GLENDALE AZ 85301
146-05-067

GONZALEZ EMILIO G/VIRGINIA
DIAZ
6705 N 54TH DR
GLENDALE AZ 85301
146-05-101A

BYRD ROBERT
7510 N 15TH AVE
PHOENIX AZ 85021
146-05-103

AMARO JAMIE J
6725 N 54TH AVE
GLENDALE AZ 85301
146-05-121

VALENZUELA ANTONIO/IRENE
C/PAULINE C/ETAL
6717 N 54TH AVE
GLENDALE AZ 85301
146-05-124

AGUILAR GUADALUPE
4546 W BETHANY HOME RD
GLENDALE AZ 85304
146-05-127

GLENDALE CITY OF
5850 W GLENDALE AVE
GLENDALE AZ 85301
146-08-042C

GARCIA JAIME
6734 N 54TH DR
GLENDALE AZ 85301
146-05-058

AMARILLAS JOE C
6633 N 54TH AVE
GLENDALE AZ 85301
146-05-061

RANGEL JOSEFA
6710 N 54TH DR
GLENDALE AZ 85301
146-05-065

MORNINGSIDE FUNDING LLC
2370 RICE BLVD UNIT 200
HOUSTON TX 77005
146-05-068

GONZALEZ EMILIO G & VIRGINIA
DIAZ
6705 N 54TH DR
GLENDALE AZ 85301
146-05-101B

LEMKO LLC
PO BOX 3721
GLENDALE AZ 85311
146-05-119

BYRD ROBERT/LINDA
7510 N 15TH AVE
PHOENIX AZ 85021
146-05-122

MOLLINEDO GUSTAVO/ANA L
6709 N 54TH AVE
GLENDALE AZ 85301
146-05-125

RAMIREZ ISABEL
6646 N 54TH DR
GLENDALE AZ 85301
146-08-001

ORDAZ LETCIA
6742 N 54TH DR
GLENDALE AZ 85301
146-05-056

LOPEZ
RAFAEL/BRUNO/RAUL/ALBERT/
FLORES R M
6726 N 54TH DR
GLENDALE AZ 85301

CASTANEDA VICTORINO/SOTELO
CARMEN
6718 N 54TH DR
GLENDALE AZ 85301
146-05-062A

ARCE JESUS
2434 W SUNNYSIDE AVE
PHOENIX AZ 85029
146-05-066

OUR LADY OF PERPETUAL HELP
ROMAN CATHOLIC PAR
400 E MONROE
PHOENIX AZ 85004
146-05-069

6717 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

6717 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

MICKY 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

6717 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 sixty (60) property owners, fifty-nine (59) individuals included in the Ocotillo District, five (5) Glendale Homeowners Associations and Registered Neighborhood Groups, and four (4) 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, I did receive one phone call from a gentleman named Emilio Gonzales. Mr. Gonzales resides at 6705 North 65th Drive (Parcel Number 146-05-101A). Mr. Gonzales was under the impression that we were requesting to take some of his property. I explained what we were asking the City to consider and that none of his property would be affected. He understood and had no additional concerns. 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 24, 2013

Re: 6717 North 54th Drive, Glendale, Arizona 85301
Parcel No. 146-05-098

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 6717 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 north side where a twenty (20) foot side yard setback is required; a ten (10) 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 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.

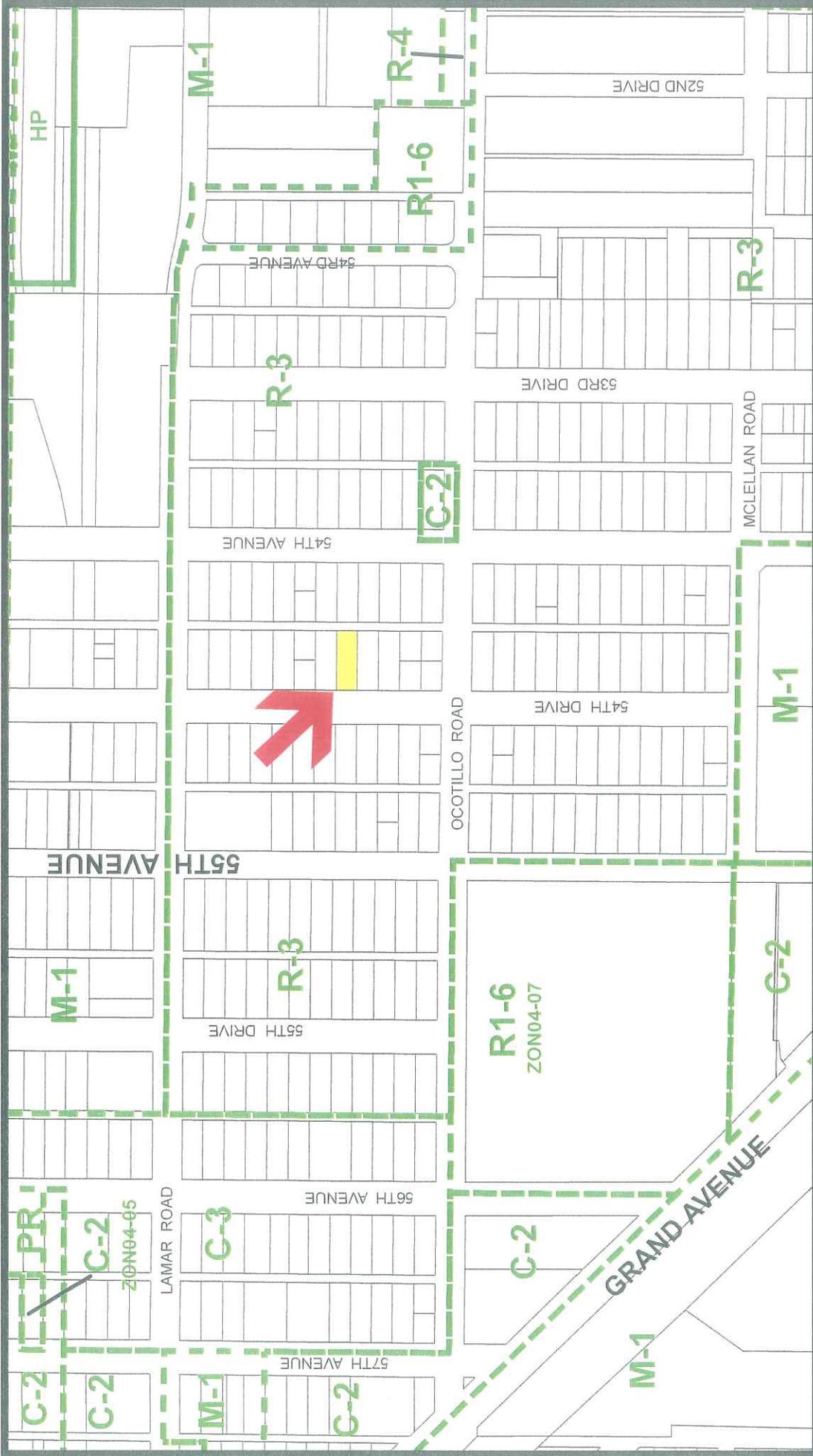
Habitat has already built, renovated and repaired over 825 homes in the metro Phoenix area. We have served families in Avondale, Apache Junction, Chandler, Gilbert, Guadalupe, Glendale, Mesa, Peoria, Phoenix, Surprise and Tempe. These new and renovated homes and the associated 825 families who live in 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 August 8, 2013. 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,

A handwritten signature in blue ink, appearing to read "Tana Nichols".

Tana Nichols
Director of Land Acquisition and Development



CASE NUMBER
 VAR13-05



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

LOCATION
 6717 N. 54TH DRIVE



Aerial Date: November, 2012



CASE NUMBER
VAR13-05



PROJECT DESCRIPTION

PLANNING DEPARTMENT

Habitat for Humanity Central Arizona owns a 7,000 square foot lot situated at 6717 North 54th Drive, Glendale, Arizona 85301. The property is situated in the Sugar Addition Blocks 1-6, 13, and 14, Lot #20. The property is a flat, rectangular shaped lot. It is 50 feet wide by 140 feet deep. The property fronts 54th Drive on the west. The Assessor's Parcel Number is 146-05-098. A plat map is included following.



**PROJECT NARRATIVE
6717 NORTH 54TH DRIVE**

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.

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The property is located on the east side of 54th Avenue, five (5) parcels north of Ocotillo Road. The majority of parcels in the area are zoned R-3, Multiple Residence Zoning District. Several 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%.

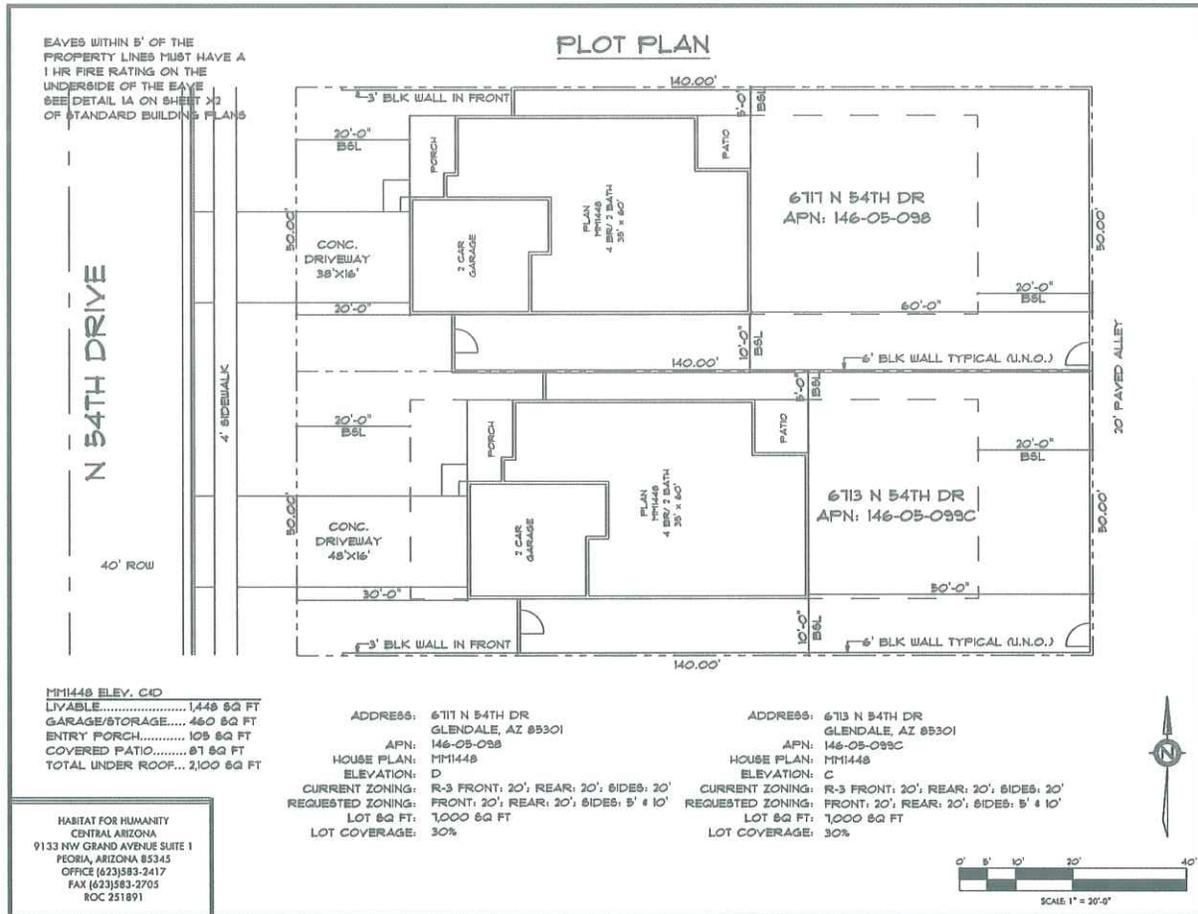
Habitat for Humanity Central Arizona is requesting a variance to allow a decrease in setbacks and minimum lot width that would permit the construction of a single-family residence. We are requesting a variance to allow a five (5) foot side yard setback on the north side where a twenty (20) foot side yard setback is required; a ten (10) 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 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.

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 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.**

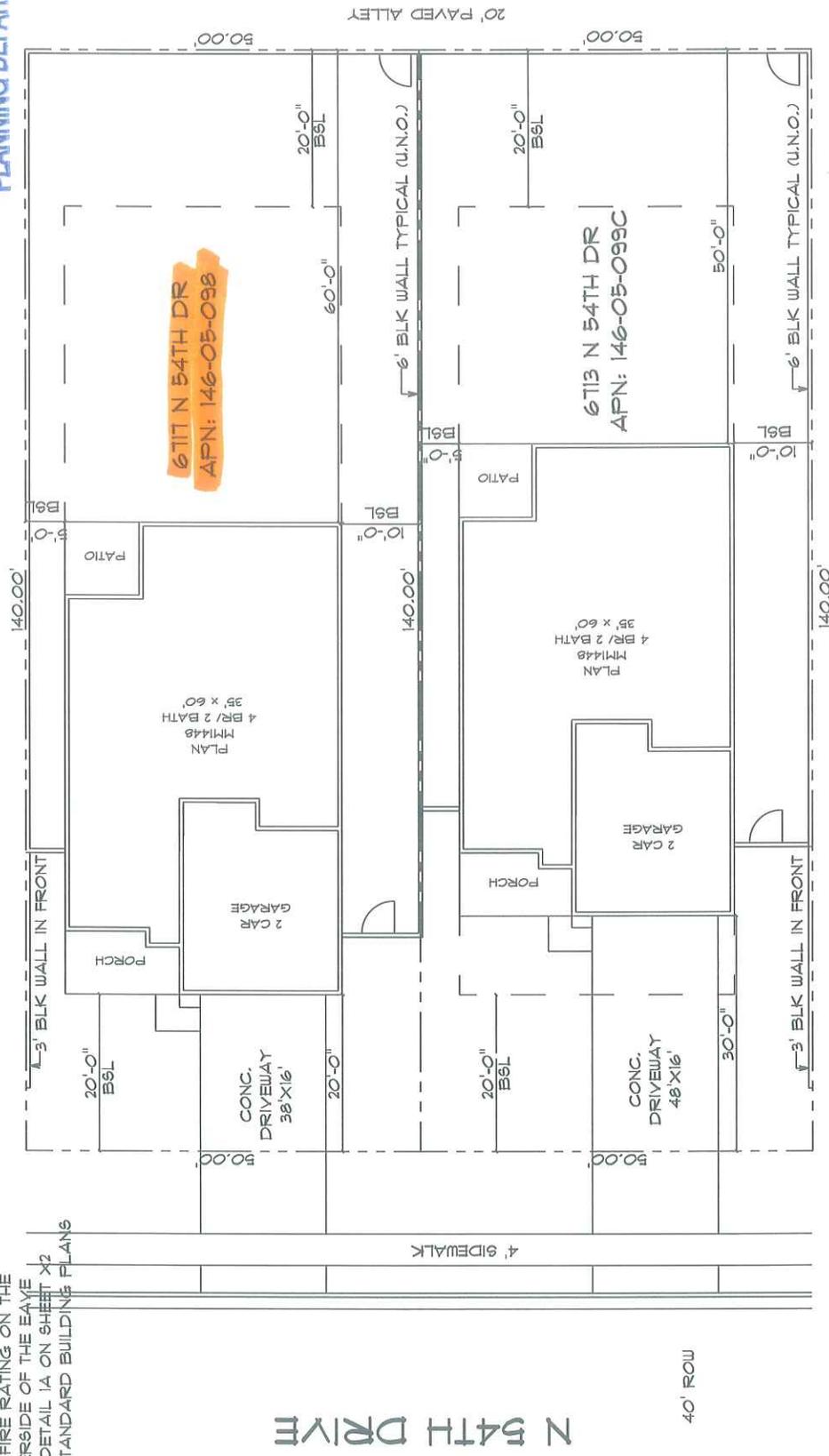
The requested building setbacks are consistent with other properties in the surrounding area and will not detrimentally affect any neighboring properties.

AUG 08 2013

PLANNING DEPARTMENT

PLOT PLAN

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



MM1448 ELEV. C4D
 LIVABLE..... 1,448 SQ FT
 GARAGE/STORAGE..... 460 SQ FT
 ENTRY PORCH..... 105 SQ FT
 COVERED PATIO..... 87 SQ FT
 TOTAL UNDER ROOF... 2,100 SQ FT

ADDRESS: 6711 N 54TH DR
 GLENDALE, AZ 85301
 APN: 146-05-098
 HOUSE PLAN: MM1448
 ELEVATION: D
 CURRENT ZONING: R-3 FRONT: 20'; REAR: 20'; SIDES: 20'
 REQUESTED ZONING: FRONT: 20'; REAR: 20'; SIDES: 5' & 10'
 LOT SQ FT: 1,000 SQ FT
 LOT COVERAGE: 30%

ADDRESS: 6713 N 54TH DR
 GLENDALE, AZ 85301
 APN: 146-05-098C
 HOUSE PLAN: MM1448
 ELEVATION: C
 CURRENT ZONING: R-3 FRONT: 20'; REAR: 20'; SIDES: 20'
 REQUESTED ZONING: FRONT: 20'; REAR: 20'; SIDES: 5' & 10'
 LOT SQ FT: 1,000 SQ FT
 LOT COVERAGE: 30%



HABITAT FOR HUMANITY
 CENTRAL ARIZONA
 9133 NW GRAND AVENUE SUITE 1
 PEORIA, ARIZONA 85345
 OFFICE (623)583-2417
 FAX (623)583-2705
 ROC 251891