



Board of Adjustment Regular Agenda

COUNCIL CHAMBERS BUILDING
CONFERENCE ROOM B-3
JULY 9, 2015
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: May 14, 2015 Regular Meeting

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE BOARD'S DISCRETION

- IV. WITHDRAWALS AND CONTINUANCES
- V. PUBLIC HEARING ITEM

VAR15-03: A Variance request by David Morris to reduce the rear yard setback to 12 feet where 20 feet is required in the R1-8 PRD (Single Residence, Planned Residential Overlay). The site is at 21697 North 53rd Drive and is in the Cholla District. Staff Contact: Thomas Ritz, AICP, Senior Planner.
- VI. OTHER BUSINESS FROM THE FLOOR
- VII. PLANNING STAFF REPORT
- VIII. BOARD COMMENTS AND SUGGESTIONS
- IX. NEXT MEETING: August 13, 2015
- X. ADJOURNMENT

FOR SPECIAL ACCOMMODATIONS



Please contact Diana Figueroa at (623) 930-2808 or dfigueroa@glendaleaz.com at least three working days prior to the meeting if you require special accommodations due to a disability. Hearing impaired persons should call (623) 930-2197.

After 5:00 p.m. on Monday, prior to the meeting, staff reports for the above referenced cases will be available online at <http://www.glendaleaz.com/planning/boardsandcommissions.cfm>. If after reviewing the material you require further assistance, please call the staff contact listed for each application at (623) 930-2800.

Upon a public majority vote of a quorum of the Board of Adjustment, the Board may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purpose:

- (i) discussion or consultation for legal advice with the city's attorneys (A.R.S. § 38-431.03(A)(3)); or

Confidentiality Requirements Pursuant to A.R.S. § 38-431.03(C)(D): Any person receiving executive session information pursuant to A.R.S. § 38-431.02 shall not disclose that information except to the Attorney General or County Attorney by agreement of the Board of Adjustment, or as otherwise ordered by a court of competent jurisdiction.



Board of Adjustment Meeting Minutes

COUNCIL CHAMBERS BUILDING
CONFERENCE ROOM B-3
MAY 14, 2015
4:00 P.M.

CALL TO ORDER

Chairperson Toops called the meeting to order at approximately 4:00pm.

ROLL CALL

Board members Dietzman, Feiner, Zarra, and Chairperson Toops were present. Board member Blakely and Vice Chairperson Vescio were absent.

CITY STAFF

Tabitha Perry, Assistant Planning Director, Thomas Ritz, AICP, Senior Planner, James Gruber, Assistant City Attorney, and Diana Figueroa, Recording Secretary.

APPROVAL OF MINUTES:

Chairperson Toops called for approval of the March 12, 2015 Regular Meeting Minutes.

Board member Dietzman made a motion to approve the March 12, 2015 Regular Meeting Minutes as written. Board member Zarra seconded the motion, which passed with a vote of 4 to 0.

WITHDRAWALS AND CONTINUANCES

Chairperson Toops asked if there were any Withdrawals and Continuances. Ms. Perry said there were none.

PUBLIC HEARING ITEM

Chairperson Toops called for the Public Hearing Item.

VAR15-02: A request by Lucas Stroberg to reduce the side yard setback to 14 feet where 50 feet is required in the A-1 (Agricultural District), to reduce the front yard setback to 19 feet where 75 feet is required in the A-1 (Agricultural District), and to increase the maximum percentage lot coverage to 30 percent where 10 percent is the maximum percentage lot coverage in the A-1 (Agricultural District). The site is at 6133 West Monte Cristo Avenue and is located in the Sahuaro District. Staff Contact: Thomas Ritz, AICP, Senior Planner.

Mr. Thomas Ritz, AICP, Senior Planner, presented this item. He stated this is a request for variance approval to allow a reduction in the side yard setback to 14 feet where 50 feet is required, reduce the front yard setback to 19 feet where 75 feet is required, and increase the maximum percentage of lot coverage to 30 percent where 10 percent is the maximum percentage

in the A-1 (Agricultural District). He said the property is located at 6133 West Monte Cristo Avenue and is in the Sahuaro District.

Mr. Ritz explained the subject site is located within the Sunburst Farms 25 subdivision, south of the southwest corner of Paradise Lane and 59th Avenue. He said the lot dimensions are approximately 96 feet wide and 180 feet deep, and the property is approximately 17,000 square feet in size.

He explained if approved the applicant would construct a garage addition, add a spare bedroom to the rear of the house, construct an addition to the master bathroom, and construct a new detached barn with storage above.

Mr. Ritz said the Planning Division received a telephone call regarding the eight foot block wall which the applicant proposed in his letter to the neighbors. The applicant clarified this would not be a block wall and would be a maximum six feet in height as allowed by city code.

An interested party not located within this subdivision was concerned about the intensity of the proposal. Staff believes that party may not have been familiar with the existing conditions and the A-1 requirements.

He reviewed each of the findings. Regarding finding one, Mr. Ritz said the lot width is 96 feet, the lot depth is 180 feet, and the lot size is 17,000 feet which creates a special circumstance not self-imposed by the property owner.

Regarding finding two, he said due to the special circumstances the strict application of the Zoning Ordinance would prohibit an addition to the garage in line with the existing garage. It would also prohibit the additions proposed at the rear of the home in line with the existing side of the house. The lot coverage required in the A-1 district would prohibit the construction of these additions and the freestanding accessory building. The surrounding properties have setbacks that are similar to those proposed by the applicant.

Mr. Ritz said with regard to finding three, the requested side and front yard setbacks are the minimum necessary to construct the proposed additions on the lot. The requested lot coverage is also required to construct the room additions and a new accessory building on the lot. No other relief from the zoning requirements is proposed as part of this variance request.

Regarding finding four, he said the requested building setbacks and lot coverage are consistent with the other properties in the surrounding area and will not detrimentally affect any neighboring properties. The surrounding neighbors have side yard and front yard setbacks that are similar to what are being requested.

Mr. Ritz added 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 three stipulations as noted in the staff report.

Board member Feiner asked if there were other homes in this subdivision with 30% lot coverage. Mr. Ritz said although he did not do a detailed study, accessory buildings and custom homes are frequently found in this subdivision so it is highly likely there are properties with 30% lot coverage.

In response to a question from Board member Dietzman, Mr. Ritz confirmed it would be a wire fence six feet in height. The neighbor did not wish to have a block wall as her horses may feel confined.

Chairperson Toops asked if the fence is a building code issue or a zoning issue. Mr. Ritz explained that would be a zoning issue. He added that residential fences are allowed at six feet high unless they are backing onto arterial streets in which case eight feet is allowed.

Chairperson Toops called the applicant.

Mr. Lucas Stroberg introduced himself and stated there are homes in the area at or above 30% lot coverage. He was proposing a block fence only to keep his backyard items out of view of the neighbor. Mr. Stroberg said after working with his neighbor, he agreed not to construct a block fence but rather a chain link.

Chairperson Toops opened the public hearing.

With no further questions or comments, Chairperson Toops closed the public hearing.

Based on the facts and evidence presented, Mr. James Gruber, Assistant City Attorney, requested a vote from the Board. He read each finding and waited as the Board responded.

Finding One. Chairperson Toops called for a voice vote on Finding One. The Board responded with a vote of 4 to 0.

Finding Two. Chairperson Toops called for a voice vote on Finding One. The Board responded with a vote of 4 to 0.

Finding Three. Chairperson Toops called for a voice vote on Finding One. The Board responded with a vote of 4 to 0.

Finding Four. Chairperson Toops called for a voice vote on Finding One. The Board responded with a vote of 4 to 0.

Mr. Gruber asked, based on the findings, if the Board wished to grant variance VAR15-02, subject to the stipulations set forth by the Planning Division.

Board member Feiner made a motion to approve VAR15-02 subject to the stipulations listed in the staff report. Board member Zarra seconded the motion, which passed with a vote of 4 to 0.

OTHER BUSINESS FROM THE FLOOR

Chairperson Toops called for Other Business From The Floor. Ms. Perry said there was none.

PLANNING STAFF REPORT

Chairperson Toops called for the Planning Staff Report. Ms. Perry said there was none.

BOARD COMMENTS AND SUGGESTIONS

Chairperson Toops called for Board Comments and Suggestions. There were none.

NEXT MEETING: June 11, 2015

ADJOURNMENT **With no further business, Board member Zarra made a motion to adjourn the meeting. Board member Dietzman seconded the motion, which passed with a vote of 4 to 0. The meeting adjourned at 4:21pm.**



Planning Staff Report

DATE: July 9, 2015 **AGENDA ITEM:** 1

TO: Board of Adjustment

FROM: Tabitha Perry, Assistant Planning Director
PRESENTED BY: Thomas Ritz, AICP, Senior Planner

SUBJECT: **VARIANCE (VAR) APPLICATION VAR15-03: MORRIS RESIDENCE – 21697 NORTH 53RD DRIVE**

REQUEST: To reduce the required rear yard setback to 12 feet where 20 feet is required in the R1-8 PRD (Single Residence, Planned Residential Development overlay) zoning district.

APPLICANT/OWNER: David and Robin Morris.

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 one stipulation.

PROPOSED MOTION: Move to approve VAR15-03 subject to one stipulation.

SUMMARY: The applicant is requesting a variance to reduce the rear yard setback from 20 feet to 12 feet. If approved, the applicant intends to construct a walk-in closet.

BOARD ACTION: Board member _____ MADE a MOTION to _____
Case No. VAR15-03, subject to staff report stipulations. Board member _____
SECONDED the MOTION. The MOTION was _____ with a vote of _____ to _____

DETAILS OF REQUEST:

General Plan Designation:

Medium Density Residential, 2.5 to 3.5 dwelling units per acre.

Property Location and Size:

The property is located within the Estates at Arrowhead Phase 1A subdivision, east of the southeast corner of Melinda Lane and 59th Avenue. The lot dimensions are approximately 90 feet wide (along 53rd Drive) and 100 feet long (along Melinda Lane). The lot also includes a narrow extension on the south side that provides frontage onto an existing lake.

Zoning Ordinance Requirements:

Section 5.307 – R1-8 (Single Residence) Table 1:
Minimum rear yard setback 20 feet.

Surrounding Land Use and Zoning:

Northeast: Single-family residence, across Melinda Lane, zoned R1-8 PRD.

Southeast: Single-family residence, zoned R1-8 PRD.

South: A lake within Arrowhead, zoned R1-6 PRD.

Southwest: Single-family residence, zoned R1-8 PRD.

Northwest: Single-family residence, across 53rd Drive, zoned R1-8 PRD.

Northeast of the properties across Melinda Lane is the Thunderbird Conservation Park, owned by the City of Glendale.

History:

- Annexation into the City of Glendale occurred on September 11, 1979.
- The property is part of the Estates at Arrowhead Phase 1A subdivision, which was platted on July 21, 1995.
- The home was constructed in 1996.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On April 14, 2015, notification letters were mailed to adjacent property owners and interested parties. The applicant talked to the neighbors directly adjacent to the proposed addition and they are not opposed to the expansion or change in the building setback. Planning received no responses regarding the request. The property is located within the Arrowhead Lakes Homeowners Association which is also a registered neighborhood. The applicant received approval from the homeowners association to construct the addition. 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 June 18, 2015. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on June 19, 2015. The property was posted on June 22, 2015.

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 depth of the lot creates a special circumstance not self-imposed by the property owner. The lot is unique due to the narrow portion that provides access to the lake. The construction of the desired addition requires some level of relief.

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

The strict application of the Zoning Ordinance would limit the property to a twenty (20) foot rear yard setback and prohibit the construction of the desired addition.

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

The requested rear yard setback is the minimum necessary to construct the requested addition on the lot. No other relief from the zoning requirements is proposed as a part of this variance request.

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 setback will permit the construction of the desired addition 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 stipulation:

1. Development shall be in conformance with the applicant's narrative, date-stamped May 20, 2015.

ATTACHMENTS:

1. Applicant's Narrative, date stamped May 20, 2015.
2. Citizen Participation Final Report (without mailing labels), approved May 15, 2015.
3. Vicinity Zoning Map.
4. Aerial Photograph, dated November 2012.

PROJECT MANAGER: Thomas Ritz, AICP, Senior Planner (623) 930-2588
tritz@glendaleaz.com

REVIEWED BY:



Planning Director

TR/tr



Development Services Director

Final Development Booklet

Morris Residence – VAR15-03

21697 North 53rd Drive

Glendale, AZ 85308

Case No. SR15-0023

May 20, 2015

PROJECT NARRATIVE

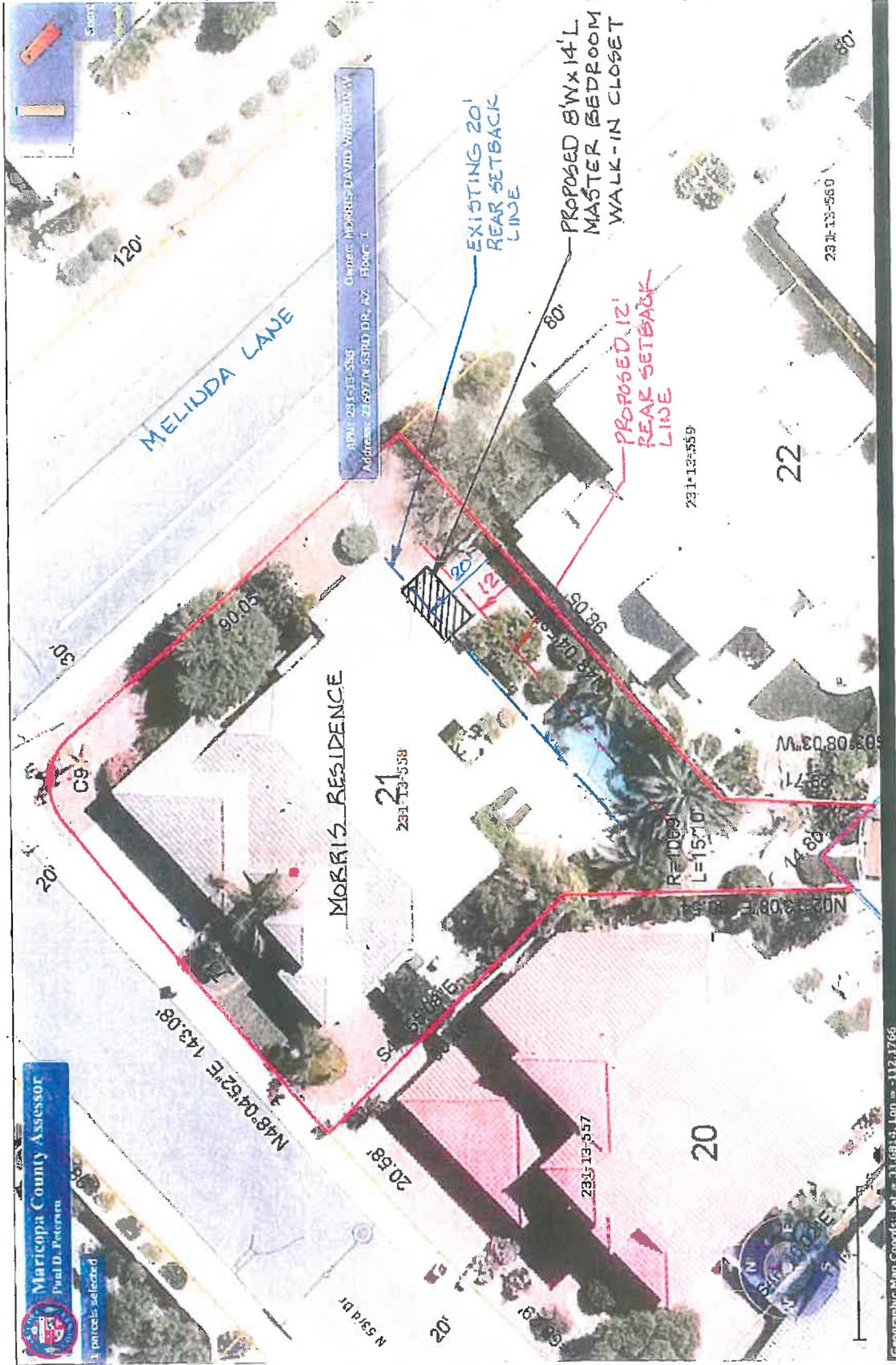
Our property is located at 21697 N. 53rd Drive, Glendale, AZ 85308 in the Cholla District. Our information and project narrative is as follows:

David W. & Robin W. Morris
21697 N. 53rd Drive
Glendale, AZ 85308
Lot 21, Estates at Arrowhead, Phase 1A
Parcel 231-13-558
MCR 400-40
Tele: 623-825-0511
Email: Dave.Morris@kimley-horn.com

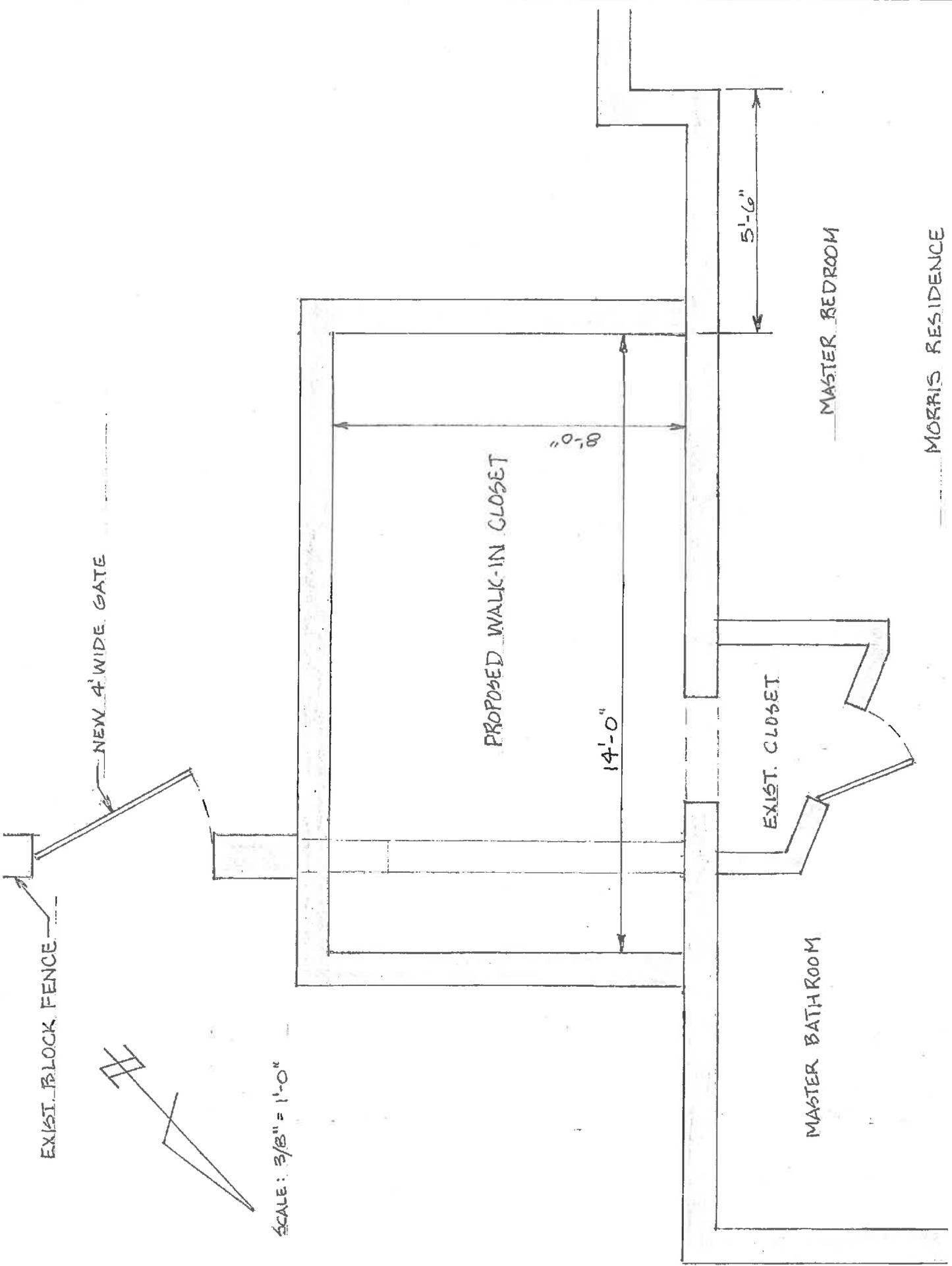
We are proposing to construct an expansion to our home along the southeast side to add a master bedroom walk-in closet. The closet will measure 8'W x 14'L, or 112 square feet. The expansion will extend 8' out from the southeast side of the house and extend 14' along the southeast side of the house starting approximately 2' outside the perimeter block fence and continue southwesterly for 14' along the southeast side of the house inside the fenced in back yard. The perimeter block fence will connect to the expansion and the double gate within the block fence will be replaced with a single gate. The exterior of this expansion will be stucco in the same texture and color as the existing house and the roof will be the same texture and colored concrete tile that is on the existing house. The expansion will include glass block windows with pop-outs similar to the glass block windows and pop-outs that exist on the northeast corner of the house. The roofline trim and pop-outs will be the same texture and color as the existing house trim.

In order to construct this expansion we are submitting a building setback variance application to the City of Glendale to reduce the rear lot building setback along the southeast side of the property from the current 20' setback to a 12' setback. Adjacent homes in the neighborhood are single-story or two-story single family residences. This use will fall within the current R1-8 PRD zoning. The gross living area of the existing home is 2,456 SF and will be expanded to 2,568 SF. The lot is 0.252 AC or 10,981 SF.

Appendix A
Site Plans

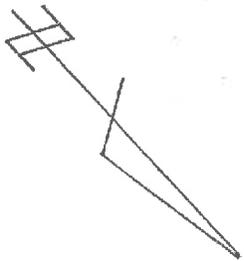


Appendix B
Floor Plan & Elevation Views



EXIST. BLOCK FENCE

NEW 4' WIDE GATE



SCALE: 3/8" = 1'-0"

PROPOSED WALK-IN CLOSET

8'-0"

14'-0"

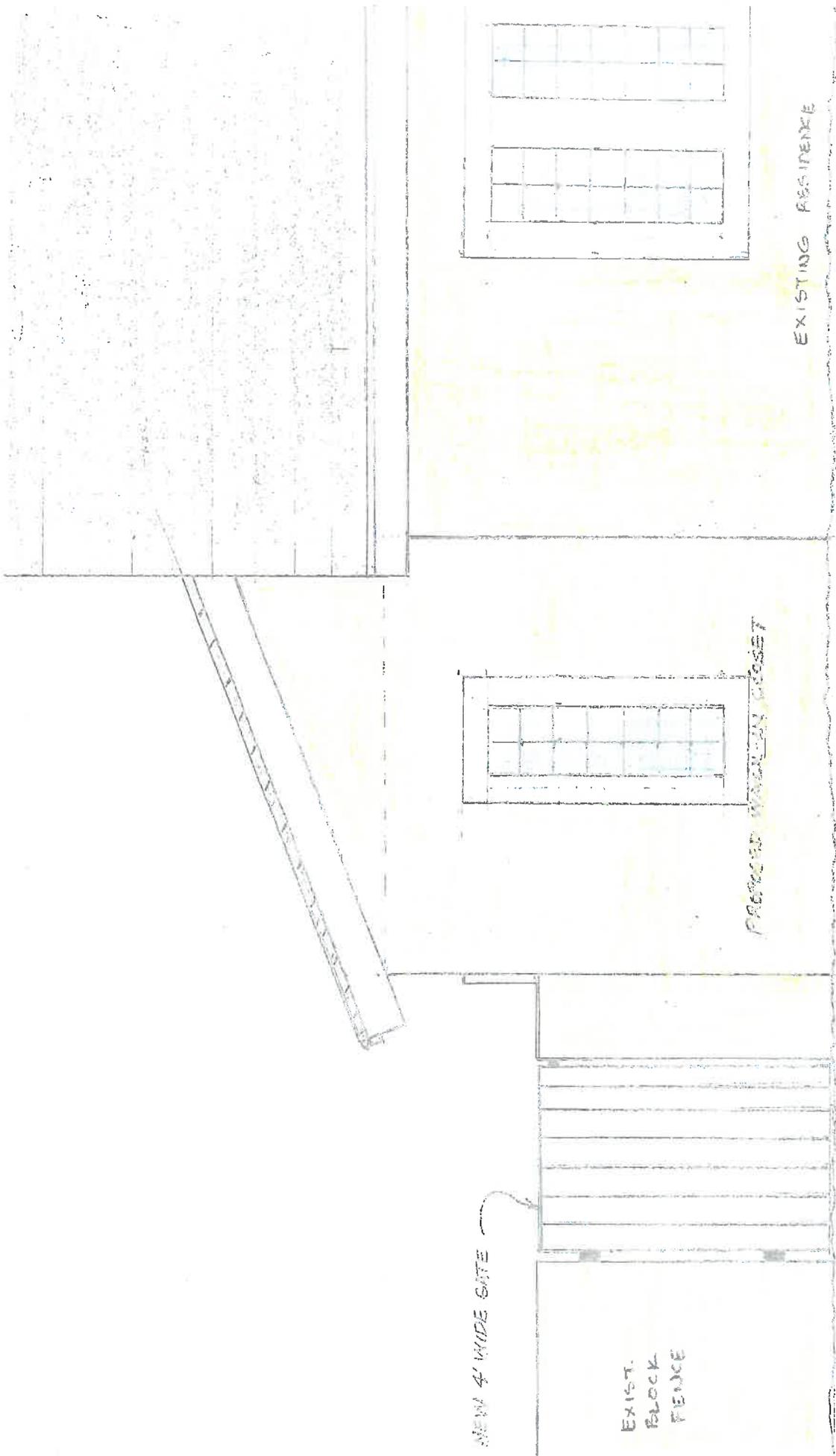
5'-6"

EXIST. CLOSET

MASTER BATHROOM

MASTER BEDROOM

MORRIS RESIDENCE
PROPOSED WALK-IN CLOSET



Note: Gate not shown

MORRIS RESIDENCE

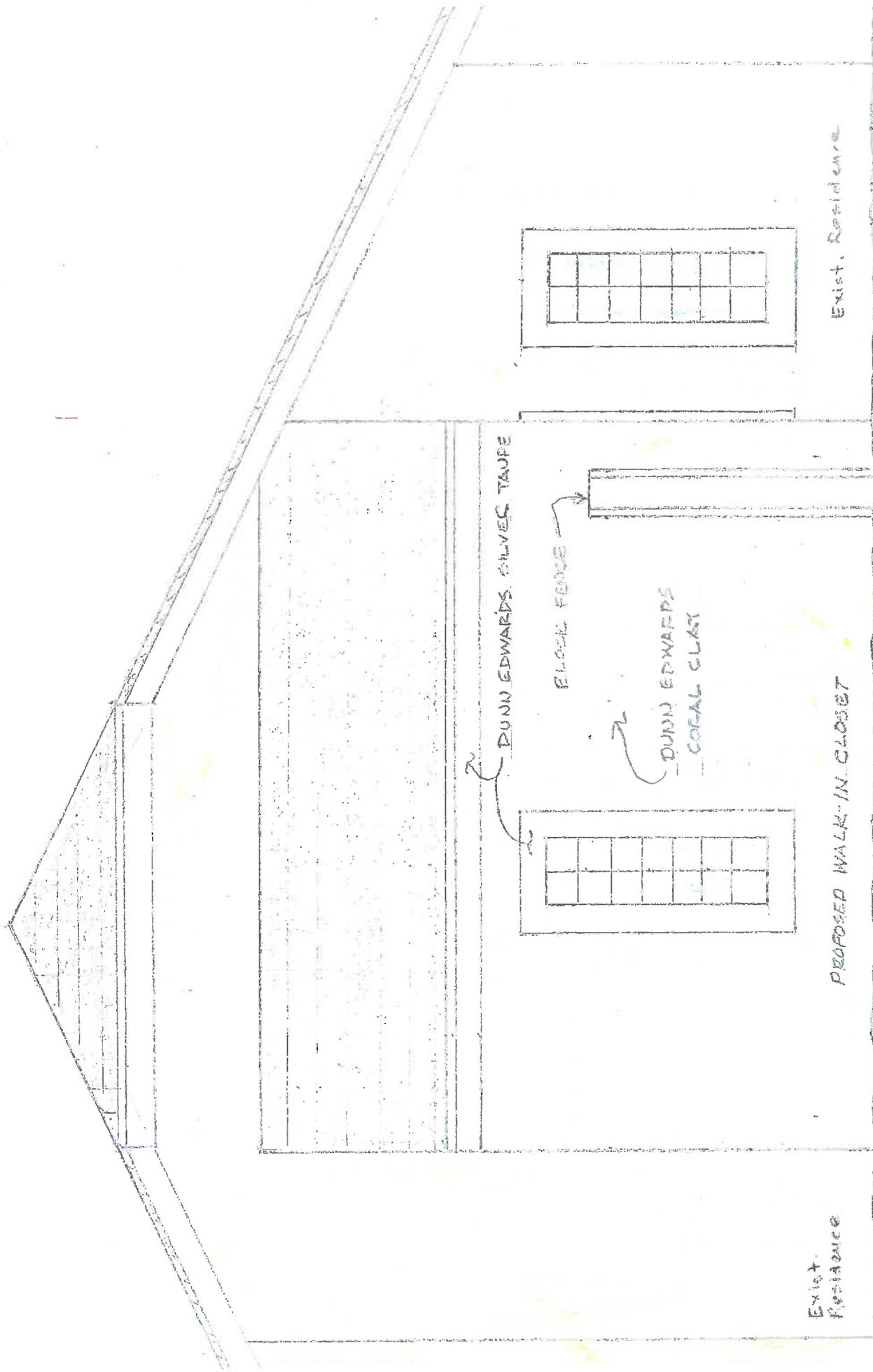
PROPOSED WALK-IN CLOSET

ELEVATION VIEW - Looking Southwest

Scale: 3/8" = 1'-0"



ELEVATION VIEW - EXISTING CONDITION (LOOKING SOUTHWEST)



MORRIS RESIDENCE
 PROPOSED WALK-IN CLOSET
 ELEVATION VIEW - Looking Northwest

Note: Lemon Tree Not Shown

SCALE: 3/8" = 1'-0"



ELEVATION VIEW- EXISTING CONDITION (LOOKING WEST/NORTHWEST)

Appendix C
Arrowhead Lakes HOA
Architectural Committee Review & Approval

3570-19

Arrowhead Lakes Homeowners Association Inc.
c/o AAM, LLC
1600 W Broadway Rd., Ste 200
Tempe, AZ 85282

05/13/2015

David Morris, Robin Morris
21697 N 53rd Dr
Glendale, AZ 85308

Re: 21697 N 53rd Dr Lot #: AY-001A-0021
Glendale, AZ 85308
Submittal: (1) ROOM ADDITIONS
(2) REPLACE GATE

Dear David Morris
Robin Morris

The Architectural Committee has reviewed and **PRELIMINARY APPROVAL ONLY** the above listed application. The Architectural Committee has placed stipulations on your approval, they are outlined below:

HOMEOWNER IS RESPONSIBLE FOR ANY AND ALL PERMITS REQUIRED BY CITY OF GLENDALE.

Please complete project within 90 days from the date of this letter. Re-submission to the Architectural Committee is required if project is not completed within 90 days as noted above. It is the responsibility of the homeowner to provide evidence of project completion to gain Final Approval and initiate the process of receiving the refundable deposit if applicable. Without Final Approval the homeowner is subject to being fined.

This approval is subject to all County, City, State and Federal permits, codes, statutes, laws, rules and regulations, which are the sole responsibility of the homeowner. This approval shall not be deemed a warranty or representation as to the quality of construction, installation, addition, alteration, repair, change or other work.

Should you have any questions, please feel free to contact Erin O'Donnell at 602-674-4372 or by email at eodonnell@aamaz.com. We thank you for your patience with this process.

Sincerely,

Sherry Welchlin

Sherry Welchlin
Community Manager
For the Architectural Committee of
Arrowhead Lakes Homeowners Association Inc.
<http://www.arrowheadlakeshoa.org/>

ARROWHEAD LAKES HOMEOWNERS' ASSOCIATION

REQUEST FOR CHANGES TO PROPERTY (not covered by other forms)

Phone: 602-674-4372 or email eodonnell@aamaz.com

Owner's Name: DAVID W. & Robin W. MORRIS Phone: (623) 825-0511
Mailing Address: 21697 N. 53rd Drive
City: Glendale State: AZ Zip: 85308
Property Address: 21697 N. 53rd Drive Unit # _____ Lot # 1A-21
Golf Course Lot () Lake Lot ()

A homeowner or representative must be present at the Architecture Committee meeting when this request is submitted.

SEE PAGE 2 OF THIS FORM FOR A CHECKLIST OF ITEMS REQUIRED TO BE SUBMITTED WITH THIS REQUEST. FORMS WITHOUT ALL CHECKLIST ITEMS WILL BE RETURNED.

DO NOT obtain a Building Permit or Variance before your request has been given "Approval to Proceed" by the Architectural Committee.

When a permit is required, approval will be given contingent upon homeowner providing ALL necessary permits by faxing or delivering to AAM, LLC **BEFORE** beginning construction. Questions regarding permits should be directed to the City of Glendale, Planning, and Zoning at (623) 930-2800.

I have read the "Covenants, Conditions, and Restrictions for Arrowhead Lakes", Articles VIII and XIII and Exhibit B; and the "Arrowhead Lakes Homeowners' Association Architectural Committee Guidelines (Revision September 2011)." These documents are available on the Arrowhead Lakes Homeowners' Association web site: www.arrowheadlakeshoa.org.

I will comply with all applicable city and state laws and obtain all necessary permits or variances as determined by the city of Glendale.

I assume responsibility of any work under the proposed improvement that my contractor or I accomplish, which may in the future adversely affect the common area. I will assume responsibility for all future maintenance of this addition or improvement.

Property Owner Signature: David W. Morris Date: 5/6/15

Homeowner shall notify the Association of actual completion of project. Final Approval is given only after homeowner provides evidence that the project has been completed as approved. **Without Final Approval the homeowner is subject to being fined.** Email eodonnell@aamaz.com or mail evidence using address on page 2. Project shall be completed within three (3) months of Architectural Committee Approval to Proceed.

No vendor signs shall be displayed on homeowners property before, during, and after work is completed.

PROPERTY UPDATE GUIDELINES

- Exterior Structural change to house
- Lighting
- Yards
- Sheds
- Play Structure
- Trampoline
- Other Backyard Structure
- Fence/wall
- Basketball Goal
- Awnings
- Driveways
- Statues, Fountains, Lawn Ornamentation, etc.
- Other (list below)

Please use a separate form for each project. See the Architectural Committee Guidelines for each of the above projects.

MINIMUM CHECKLIST FOR PROPERTY UPDATE REQUEST

Site plan including:

- Your name, phone number, lot address, and lot number
- Contractor's name, phone, and license number, if applicable
- Complete written description of update
- Location of home, driveways, walkways, and patios on lot (site plan with dimensions) as applicable based upon request.
- Pictures of property or Photoshop-like diagrams are desired but not mandatory
- Anything else that makes it clear what the desired changes/additions are. Be specific. To ensure speedy Approval to Proceed provide anything you think will help the Architectural Committee clearly understand your plans.

NOTE: The above items are the minimum requirements for inclusion with your submittal. If you have other items or information that you feel may help the committee when considering your submittal, please include them.

Do not begin installation before your request has been approved

Mail to:
Arrowhead Lakes HOA
c/o AAM LLC
1600 W Broadway Rd., Ste 200
Tempe, AZ 85282

**Citizen Participation
Final Report**

**Morris Residence – VAR15-03
21697 North 53rd Drive
Glendale, AZ 85308**

Case No. SR15-0023

May 8, 2015

APPROVED

MAY 15 2015

City of Glendale
Planning Department

Project Description

David W. and Robin W. Morris that reside at 21697 N. 53rd Drive, Glendale, AZ 85308 want to expand their home along the southeast side to add a 8'W x 14'L walk-in closet that will attach to their master bedroom. In order to construct this addition to their home, the Morris' are applying for a variance to reduce the rear lot setback along the southeast side of the home from 20' to 12'.

Elements of the Public Participation Plan

A notification letter and site map were submitted to each homeowner within the notification area (as defined by the City), to board and/or committee members of the Arrowhead Lakes Homeowners Association (as defined by the City), to the Mayor's Office, to the City's Councilmember specified by the City, to the City of Glendale Planning Dept. Planner and Senior Secretary and to other interested parties (as defined by the City). A notarized Affidavit of Mailing was provided to the City of Glendale Planning Department on April 10, 2015 along with the addressed and stamped envelopes with notification letters and site maps enclosed to be mailed out by City forces. The variance application and required fee were also submitted to the City on April 10, 2015.

As stated in the notification letter, all notified parties were given an opportunity to contact the Morris' and to discuss the project and variance with the Morris'. Also, all notified parties were given the opportunity to meet with the Morris' so they could explain what the Morris' proposed to add to their home and how the addition would impact the rear lot building setback that they are requesting a variance on. All notified parties were given the opportunity to voice their comments and/or concerns and hopefully voice their endorsement of the proposed project and variance request. As stated by the City's Planning Department, all notification letters were mailed out on April 14, 2015. A three-week notification period was provided from the time of notification. As suggested by the City's Planner, Thomas Ritz, end of notification period was to be on May 8, 2015.

See copy of the Notification Letter and Site Map mailed out to all interested parties and a copy of Affidavit of Mailing in Appendix A.

Neighborhood Notification Area Map

Refer to Appendix B for a copy of the neighborhood notification area map as defined by and provided by the City Planning Department.

Neighbors, Homeowner's Associations, Groups, Interested Parties Notified

Refer to Appendix C for a complete list of neighbors, representatives of Homeowner's Associations, Public Officials, Groups and Interested Parties notified via U.S. mail.

The Morris' met with the Arrowhead Lakes Homeowners Association Architectural Review Committee on May 6, 2015 to present their proposed addition to their home and to explain that they have made application with the City of Glendale for the Building Setback Variance. The HOA Architectural Review Committee approved the addition to their home based on the building setback being revised by the City of Glendale. The approval is for a 90-day period and can be extended for additional 30-days upon request. Multiple 30-day extensions can be requested if needed. The management company for Arrowhead Lakes HOA, Associated Asset Management, will mail an approval letter to the Morris'. Confirmation of this approval can be obtained from Erin O'Donnell, Administrative Assistant of Associated Asset Management. Her direct line is 602-674-4372 or can be reached at codonnell@aamaz.com.

Dates of Meetings

No official site visits or meetings were required for this Variance, as stated by the City's Planning Department.

People Noticed and Participated

No one that was notified via the notification process called or stopped by to inquire about the project and setback change. The Morris' did reach out to their next door neighbors to discuss the project and the change to the rear lot building setback. The Morris' met with Donald and Sandra Flamm that live at 5333 W. Melinda Lane and on the southeast side of the Morris' residence and Gloria Nipper that lives at 21689 N. 53rd Drive that lives on the other side of the Morris' residence.

Donald and Sandra Flamm and Gloria Nipper had no objections to the expansion of the Morris' home or to the proposed change of the rear lot building setback line.

Concerns, Issues, Problems

There were no issues, concerns or problems brought up by any of the parties notified or by the neighbors that the Morris' discussed the project with as indicated above. Since there weren't any concerns, issues or problems, there weren't any issues, concerns or problems to address.

Appendix A

March 23, 2015

David W. & Robin W. Morris
21697 N. 53rd Drive
Glendale, AZ 85308
Lot 21, Estates at Arrowhead, Phase 1A
Parcel 231-13-558
MCR 400-40
Tele: 623-825-0511
Email: Dave.Morris@kimley-horn.com

Subject: Neighbor Notification -- Variance to Reduce Rear Lot Building Setback

Dear Neighbor:

This letter is to inform you that we are applying for a building setback variance with the City of Glendale. Our property is located at 21697 N. 53rd Drive, Glendale, AZ 85308 in the Cholla District.

We are proposing to construct an expansion to our home along the southeast side to add a master bedroom walk-in closet. The closet will measure 8'W x 14'L, or 112 square feet. The expansion will extend 8' out from the southeast side of the house and extend 14' along the southeast side of the house starting approximately 2' outside the perimeter block fence and continue southwesterly for 14' along the southeast side of the house inside the fenced in back yard. The perimeter block fence will connect to the expansion and the double gate within the block fence will be replaced with a single gate. The exterior of this expansion will be stucco in the same texture and color as the existing house and the roof will be the same texture and colored concrete tile that is on the existing house. The expansion will include glass block windows with pop-outs similar to the glass block windows and pop-outs that exist on the northeast corner of the house. The roofline trim and pop-outs will be the same texture and color as the existing house trim. In order to construct this expansion we are submitting a building setback variance application to the City of Glendale to reduce the rear lot building setback along the southeast side of the property from the current 20' setback to a 12' setback. Adjacent homes in the neighborhood are single-story or two-story single family residences. This use will fall within the current R1-8 PRD zoning. The gross living area of the existing home is 2,456 SF and will be expanded to 2,568 SF. The lot is 0.252 AC or 10,981 SF.

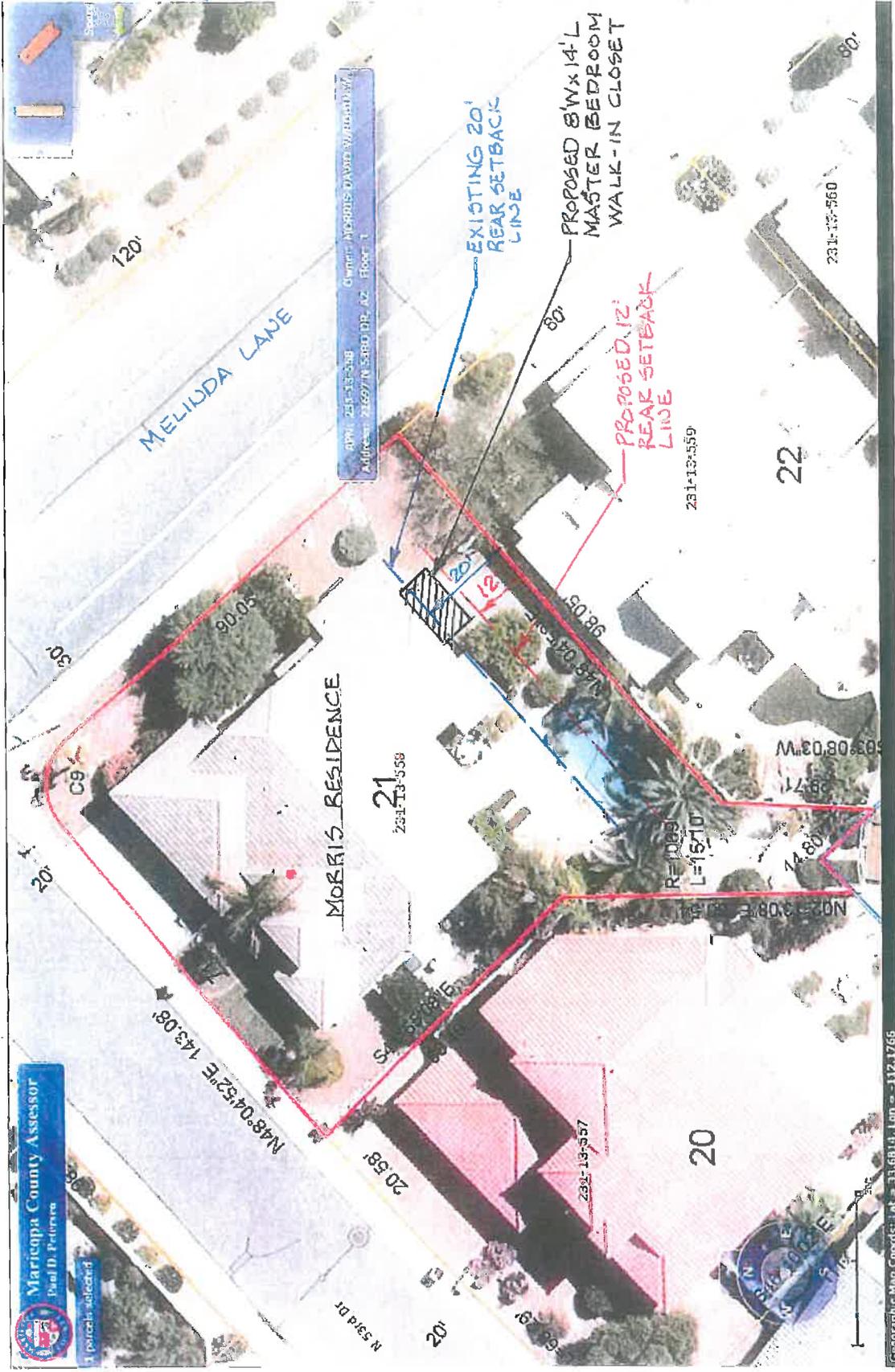
I have included a site plan with this letter for your review. If you have any questions or concerns, please feel free to contact me at the telephone number or email address listed above within 3 weeks of receipt of this letter. If you want to stop by and discuss our project, please call in advance so we can arrange a date/time to meet. You may also contact Thomas Ritz with the City of Glendale at 623-930-2588.

Sincerely,



David W. Morris

Enclosed: Site Plan





Planning

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) SRIS-0023

Project Name: MORRIS RESIDENCE - ADDITION TO HOME 8'Wx14'L WALK-IN CLOSET- BUILDING SETBACK VARIANCE

I, DAVID W. MORRIS 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: David W. Morris

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 9th day of April, 2015.



Angelia Shoemaker
Notary Public

My Commission Expires:

April 25, 2017

Appendix B

RECOMMENDED NEIGHBORHOOD NOTIFICATION AREA

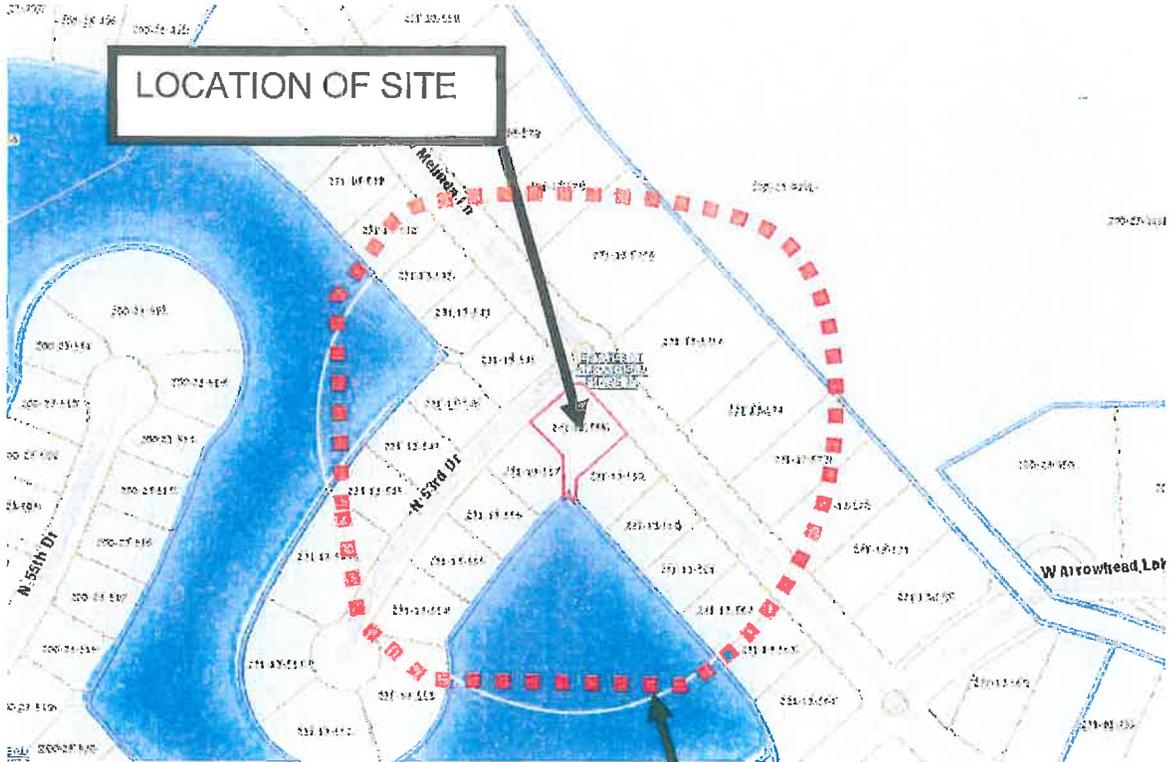
NAME OF REQUEST: MORRIS VARIANCE

LOCATION: 21697 North 53rd Drive

The applicant is requesting the approval of a variance to reduce the required rear yard setback from 20 feet to 12 feet.

ZONING DISTRICT: R1-8 PRD

COUNCIL DISTRICT: Cholla



North



300' NOTIFICATION AREA



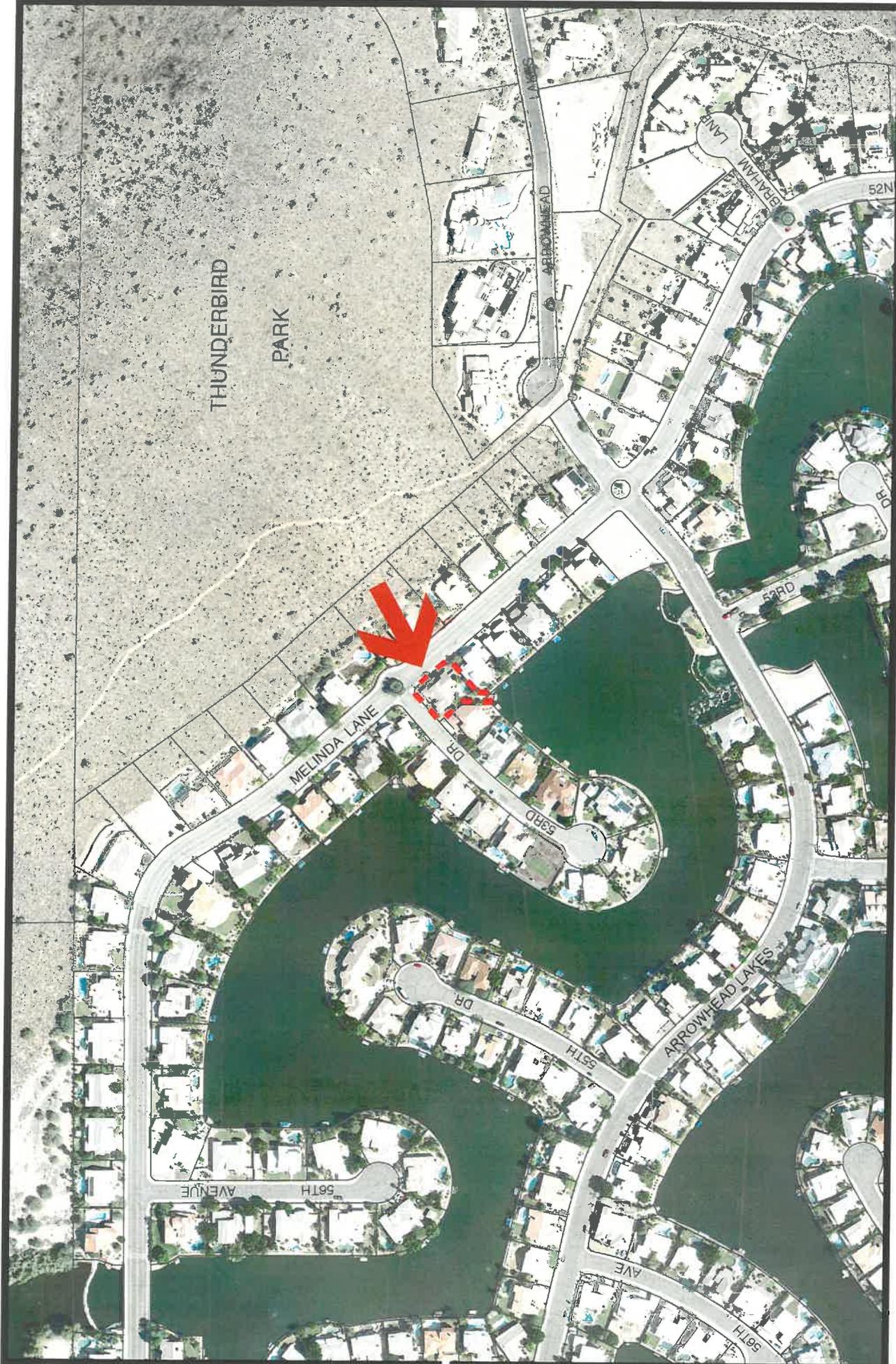
CASE NUMBER
VAR15-03



LOCATION
21697 N. 53RD DRIVE

REQUEST

A VARIANCE TO REDUCE THE REAR YARD SETBACK TO 12' WHERE 20' IS REQUIRED IN THE R1-8 PRD (SINGLE RESIDENCE, PLANNED RESIDENTIAL DEVELOPMENT) ZONING DISTRICT.



THUNDERBIRD
PARK

MELINDA LANE

ARROWHEAD
LANE

ARROWHEAD
LANE

52N

58RD

56TH
AVENUE

DR

55TH

ARROWHEAD LAKES

AVE

56TH

Aerial Date: November 2012



CASE NUMBER
VAR15-03

