

CITIZEN PARTICIPATION PLAN
FINAL REPORT

PROJECT NAME:

Bonar Residence

5439 W State Avenue

Glendale, AZ 85301

Parcel Number: 147-18-027

SERVICE REQUEST #: SR19-0139

CASE NUMBER: VAR19-14

APPROVED
CITY OF GLENDALE
PLANNING DEPARTMENT
DATE: March 11, 2020

Bonar Residence variance Project Plan

Proposed new construction of a 1,689 square foot single family residence with an attached 2-car garage facing the front of the lot. I am requesting a variance to allow side line set backs to be 5' on the west side, & 10' on the east side. The current set backs of 15' on all sides does not allow for a reasonably sized nor designed residence.

Citizen participation Plan

Drafted a Notification letter outlining our property plans
Requested city approval.

Mailed notification letter to the property owners within the notification area outlined in the provided Notification Area Map and the property owners of all the adjacent properties

Allow two week response time for any concerns, issues, or problems concerning my proposal.

Address any concerns of any respondents.

Submit final report to city for approval

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Notification Letter Timeline

INDIVIDUALS NOTIFIED & INDIVIDUALS THAT PARTICIPATED EXCECUTED CPP SCHEDULE:

August 28, 2019 – CPP was submitted to the Project Planner

September 5, 2019 – Actual plan implementation date. Mailed letters

September 23, 2019 Response Deadline - Approximately 3 weeks was allowed for citizen input after implementation.

September 24, 2019 – Submittal date for the CPP final report

A total of 38 individuals were notified with 1 respondent.

Concerns expressed by participants & Addressed

One individual participated, the neighbor to the east of our property called to inform me that he was not opposed to the project in any way. Aside from that, I am not aware of any concerns, issues, or problems expressed by the participants.

Should there be any changes or amendments to my proposal, I will mail out notification to the affected individuals.

Justin Bonar
6025 E Cholla Lane
Paradise Valley, AZ 85253
(602) 763-8163
justinbonar@ymail.com

Dear Neighbor,

This letter is to inform you that I am applying for a variance application with the City of Glendale. The property is located at 5439 W State Avenue, in the Ocotillo District.

I plan to build a new home on the property. The home will be 1,689 square feet with an attached 2-car garage. The previous home was burned beyond repair & the remanence is being removed to make way for new construction. The lot is 6,551 square feet, zoned R-2, & currently has 15' setbacks. This is detrimental to the design of the home due to the lot only being 50' wide. For that reason, we are applying for a variance to allow us to build with 5' setbacks on the west side, & 10' on the east side. The overall height of the house will be 15' 8 ½". The zoning allows for multi-family & single-family homes, though most of the residences in the area are being used as single-family homes. From what I can tell, almost every lot on the street has homes situated roughly 3' from the property line on at least one side.

I have included a site plan with this letter for your review. Please provide any comments to my variance request by September 24, 2019. Please write, email, or call me at the contact information above. You may also contact Thomas Ritz with the City of Glendale at (623) 930-2588.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Justin Bonar', with a long horizontal line extending to the right.

Justin Bonar