

BONAR PROPERTY VARIANCE (VAR19-14)

Property Address

5439 West State Avenue
Glendale, Arizona 85301
Assessor's Parcel Number: 147-18-027

Presented By

Justin Bonar
6025 E Cholla Lane
Paradise Valley, Arizona 85323

PROJECT NARRATIVE

This request proposes a set back variance of a recently purchased lot that for many years had a fire ravaged structure. A new home will be built on the property which is located in the city of Glendale. The property is zoned R-2 (Mixed Residence) requiring 15' setbacks. This is detrimental to the design of a functional home and does not allow for an adequate building envelope of the 50' lot. The request purposes a variance to the setbacks from 15' to 5' on the west side of the property and 10' on the east.

A minimum of a 35 foot wide structure is needed for a functional layout that includes an attached garage.

Currently the surrounding properties do not follow the set back ordinance. The homes are built 3' from the property line on one side. This includes the original structure that was previously on the lot.

The proposed variance is not just solely for my good or benefit, but it is an overall improvement to the neighborhood. Prior to the purchase of the property the home was completely devastated by a fire; leaving the neighborhood with an open lot that allows trespassers, vandals and potential illegal activity. It is a blight to the community and causing a depreciation of the current home values. Building a new home will help alleviate the current symptoms.

After the variance approval, the building plans will be submitted to the City of Glendale for a building permit. The proposed plans consist of a one story 1,689 square feet wood framed structure with stucco finishes. The house will have a attached garage and a front facing drive way. The lot will be surrounded by a new block fence allowing for full usage of the property.