

4519 W. Myrtle Ave Glendale AZ 85301
Variance (corrective action plan) VAR19-07
Zoning R1-6
Revised Narrative 10-14-2019
Revised Narrative 02-03-2020
Kendra Chavez NEAH Designs LLC

The variance request number (VAR19-07) is now completed on all papers to be submitted.

The Zone R1-6 is revised in the narrative
The 15' rear set back lines are now on the site plan.

All revised comments on November 18, 2019:

- The 15 ft rear set back line is updated on plans.
- The plans now show the 11-foot new rear set back line.
- The homeowner was not aware of the city of Glendale codes and permits at the time of this construction, he is very apologetic. He will obtain the construction permits required by the city of Glendale and pay all fines and fees due.
- A demolition and new construction permits will be submitted to the city.
- No work will be started till all permits are acquired.
- All city code has been updated to the full set of plans Per 2018 IRC codes.
- Construction documents will be submitted on 02/04/2020.
- Building elevation for back patio will be submitted.
- Revised narrative will be submitted as part of the variance and for the board of adjustment meeting (page 7-8).
- Building codes have been updated to IRC 2018.
- A citizen participation plan has been submitted and approved

All revised comments on July 22, 2019:

- The subdivision of 8' public utilities easement along the south property line (rear property line) is showing on the site plan.
- The 14' 1" as stated is the existing structure patio before the demo, if the structure stays at 14' 1" the lot coverage will remain at 43.20% once demolished the new measurement will stand at 8' 1" and a lot coverage of 39.94%.
- The unidentified 6' 0" is from the overhang to the rear property line measurement.
- 3' Encroachment of the rear setback lines of 15' new set back line of 11'.
- The demolition will occur after the meeting with the board of adjustment, so that way we can be for sure on how much needs to be demolished at the time.
- The variance request number (VAR19-07) is now completed on all papers to be submitted.
- The Zone R1-6 is revised in the narrative
- The 15' rear set back lines are now on the site plan.
- The old city logo is removed from site plan
- The answers to the 4 findings of the of the variance section 3.706.B..
- The choice to construct the rear patio was soul the owner to the wellbeing of his children. The owner had no knowledge of the city permits nor set back line rules.
- The VAR19-07 is on all site plans on the bottom left hand side.
- 2 sets of the mailing labels will be submitted with the revised narrative. For the interested party list, 300 SQ FT surrounding property owners, 4 interested party list in the cactus district.
- For the elevations, we will not complete the elevations request. If it is wanted for elevation Thomas Ritz or The Board of Adjustments can request pictures of the rear patio.

- All revised comments, revised narrative, citizen participation plan, and citizen participation final report. Will be presented to the Board of Adjustments at the time of the meeting.
- The citizen participation is completed and was submitted to the city of Glendale on May 29, 2019.
- The citizen participation final report was sent out on Aug 27, 2019 and submitted to the city of Glendale on Oct 4, 2019.
- Both citizen participation and citizen participation final report check list will be provided.
- The citizen participation plan narrative will be attached along with the revised narrative.

Process Dates

May 21, 2019 Narrative letter was composed and revised by Thomas Ritz.

May 29, 2019 The citizen participation plan was submitted.

July 19, 2019 The letter was approved by Thomas Ritz.

August 27, 2019 sent out notification letters.

August 30, 2019 complaint received by a resident.

October 4, 2019 the citizen participation final report was submitted.

November 18, 2019 the revised comments were sent for revisions from Thomas Ritz.

February 4, 2020 submitting the construction permits to the city.

February 4, 2020 the new revised citizen participation final Report will be submitted.

Answers to the ZONING ORDINANCE SEC 3.706

- The location of the property has an apartment building of three stories on the south side of the property, which invades the privacy of the children when doing outside activities.
- This variance is being requested by the family, for the safety of their child while outside. Coverage of shade, privacy of wondering eyes,
- This rear patio was not intentionally done, the home owner did not have knowledge of needing permits. They are just concerned parents for the wellbeing of their children.
- The family I hoping that the variance is granted; to file the permits the correct way.
- We are not asking to change the zoning ordinance, for the property in now complies with 40% lot coverage.
- The demolish of 6' is off the south property rear patio no other measurement will change on the property.

Revised Narrative

01/21/2020

The project of Cancio Residence located at 4519 W. Myrtle ave Glendale AZ 85301. For a 3' encroachment in the 15' feet rear setback lines for the existing rear patio. The rear patio is currently 14'1" by 41'6" we are proposing after the adjustment board meeting, a demolition of the rear patio to meet the variance requirements of the patio will be 8'1" by 41'6" and is in 9' height to the south of the property. Also, the rear patio is about 4' feet off the rear property line. The new rear set back line will be 11' to the south rear patio. This is a residential zoning R1-6 and lot coverage of 40%. Currently the lot coverage is 43.20% without the demolition. Once the new measurements and demolition is done, the property lot coverage will be at 39.94%. The lot size is 7,668 SQ FT livable space is 1,972 SQ FT the rear patio 598 SQ FT in total. All adjacent properties did not have any complaints about the variance nor the patio. The only comment that came up was a concern resident caller on August 30, 2019 at 3:53pm. The rear patio is a necessity to the family to keep the kids safe from the environment while outside. The children of this family love to be outside in the pool and playing with the pets. While being outside there is a three-story apartment complex, the rear patio shades the children and provides privacy to the kids from the upstairs tenants while outside. The back patio is in no way of a disturbance of the surrounding residence. There will be no future add-ons or changes to the rear patio of the property. The homeowner was not aware of the city of Glendale codes and permits at the time of this construction, he is very apologetic. He will obtain the construction permits required by the city of Glendale and pay all fines and fees due. Elevation will be submitted at the time of the board of adjustment meeting. No demolition construction will be started till the end of the board of adjustment meeting is finalized and all permits are achieved. We will be filling the building and

demolition permits February 4, 2020 with the city of Glendale. Also include the revised citizen participation final report on February 4, 2020

Revised Narrative

10/17/2019

The project of Cancio Residence located at 4519 W. Myrtle ave Glendale AZ 85301. For a 3' encroachment in the 15' feet rear setback lines for the existing rear patio. The rear patio is currently 14'1" by 41'6" we are proposing after the adjustment board meeting, a demolition of the rear patio to meet the variance requirements of the patio will be 8'1" by 41'6" and is in 9' height to the south of the property. Also, the rear patio is about 4' feet off the rear property line. The new rear set back line will be 12' to the south rear patio. This is a residential zoning R1-6 and lot coverage of 40%. Currently the lot coverage is 43.20% without the demolition. Once the new measurements and demolition is done, the property lot coverage will be at 39.94%. In 1972 a partial patio was built under permit measuring 18' by 10' and 180 SQFT. The lot size is 7,668 SQ FT livable space is 1,972 SQ FT the rear patio 598 SQ FT in total. All adjacent properties did not have any complaints about the variance nor the patio. The only comment that came up was a concern resident caller on August 30, 2019 at 3:53pm. The rear patio is a necessity to the family to keep the kids safe from the environment while outside. The children of this family love to be outside in the pool and playing with the pets. While being outside there is a three-story apartment complex, the rear patio shades the children and provides privacy to the kids from the upstairs tenants while outside. The back patio is in no way of a disturbance of the surrounding residence. There will be no future add-ons or changes to the rear patio of the property.

Narrative

05/21/2019

The project of an additional 8'1" encroachment in the 20' feet rear setback line for a rear patio. The rear patio is currently 14'1" by 41'6" after demolition the patio will be 8'1" by 41'6" and is 9' height to the south of the property. Also, the rear patio is about 4' feet off the rear property line. The new rear set back line will be 11' 9" to the back-rear patio. This is a residential zoning (R1-6) and no reason to change the zoning. In 1978 a partial patio was built under permit measuring 18' by 10'. The lot size is 7,668 SQ FT livable space is 1,972 SQ FT the rear patio 598 SQ FT. All adjacent properties are residential homes and an apartment complex. The rear patio is a necessity for the family of two young kids, which love to be outside and playing in the pool. Located behind the house is a three-story apartment complex, so there is no privacy for this family when outside. The rear patio provides a safe environment for the children while outside. The rear patio also provides shelter from the sun and the view of the upstairs tenants at the apartment complex. There will be no future add-ons or changes to the property regarding the back patio. The back patio is not in any way of disturbing the surrounding residents. The sole purpose of this additional 8'1" encroachment in the 20' feet rear setback line, is to give privacy to the family.