

March 17<sup>th</sup>, 2020

To Whom It May Concern,

The Board of Adjustment shall make the following findings based on the evidence in the record prior to granting a variance:

1. There are special circumstances or conditions applicable to the property including its size, which were not self-imposed by the owner
  - a) – in this case the property zoned as A-1 should have at least 40 acres but has only 0.95 acres
  - b) – location of the existing house/building it's 33 feet off the property line and it should have been at least 50 feet as based on the A-1 zoning district requirements
2. Due to the special circumstances, the strict application of the Zoning Ordinance would deprive the property of privileges enjoyed by other properties in the same classification in same zoning district;
3. The variance is the minimum necessary to alleviate the property hardship; and
4. Granting the variance will not have a detrimental effect on the property, adjoining property, the surrounding neighborhood, or the City in general.

Thank you for your consideration,

Sincerely,

Dorin Pitut

APR 14 2020

VAR 19-17

April 9<sup>th</sup>, 2020

To Whom It May Concern,

I am representing the owner of the property located at 10823 N. 59<sup>th</sup> Ave., Glendale, AZ 85304, in a variance request to reduce the building setbacks required by the City of Glendale Zoning Ordinance. The property is zoned A-1, which required building setbacks of 75 feet on front side and 50 feet on sides and rear with maximum lot coverage of 10%.

We are requesting a setback reduction for the back/rear (East) side from 50 feet to 40 feet, on the front (West) side from 75 feet to 40 feet and on the sides (North and South) side from 50 feet to 20 feet with maximum lot coverage of 25%. The Existing house on the North house has an Existing setback of 33'-9" – was already build within the required setback.

The reason for the variance request is to add bedrooms, a covered entry/portico necessary for the house on the property. Since the house doesn't have an Existing Covered Entry and lot is undersized for the existing A-1 zoning district, the above mentioned requests are made for the owner's potential home and land use. Please see attached plans for more information.

For any questions or further information regarding this request, you can contact me at 602-380-1395, [dorinpitut@gmail.com](mailto:dorinpitut@gmail.com), or Thomas Ritz, Glendale Planning staff at 623-930-2588, [tritz@glendaleaz.com](mailto:tritz@glendaleaz.com)

Zoning (A-1) Requirements:

Front – 75

Rear – 50

Sides – 50

Allowed Lot Coverage 10%

NEW Zoning Requests:

Front – 40

Rear – 50

Sides – 20

Allowed Lot Coverage 25%

Thank you for your consideration,

Sincerely,

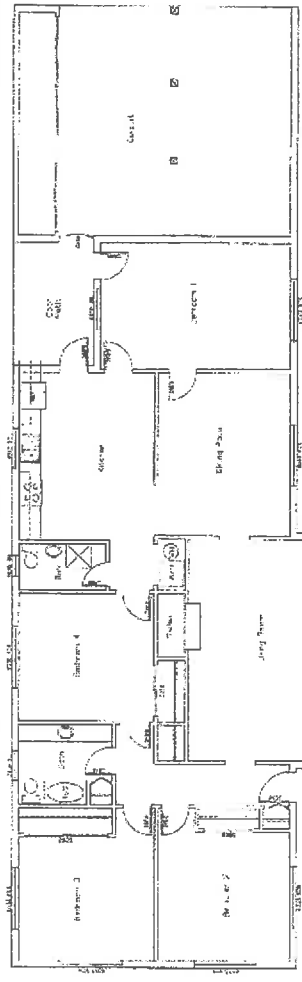
Dorin Pitut

VAR 19-17

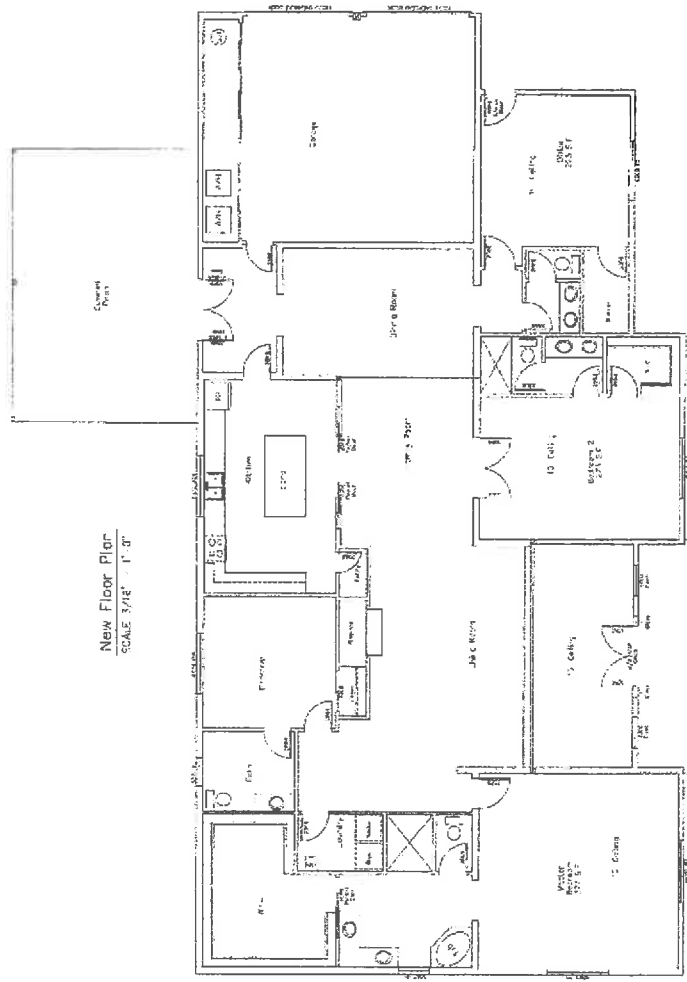


Daniel Zanc  
10823 N. 59th Ave.  
Glendale 85304  
APN: 148-25-638

**S1**



Ex'g. Floor Plan  
SCALE 3/4" = 1'-0"



New Floor Plan  
SCALE 3/4" = 1'-0"

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10823 N. 59th Ave.  
GLENDALE 85304  
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**EXISTING**

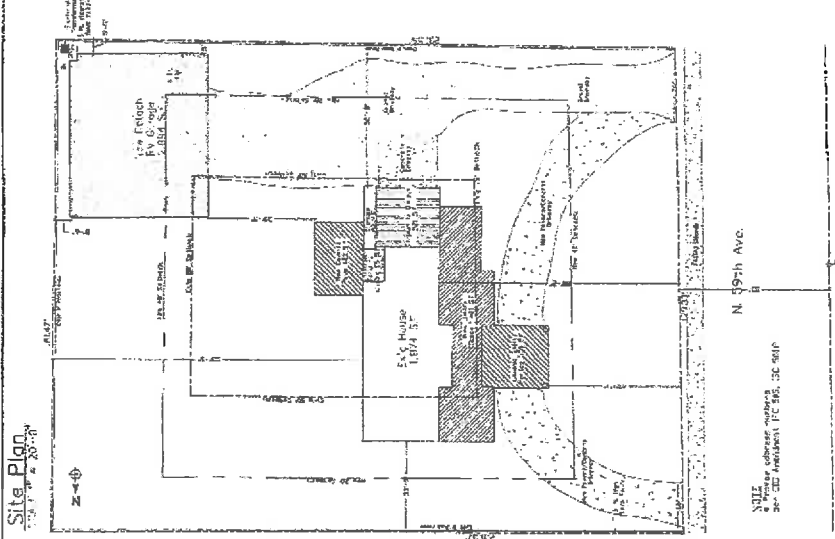
Living Space S.F.: 1,974  
Garage S.F.: 521  
Cov'd Patio S.F.: 95  
Storage S.F.: 97  
Total S.F.: 2,687

Lot S. F.: 41,317  
Lot Coverage: 6.5%

**NEW**

Living Space S.F.: 3,470  
Garage S.F.: 521  
Cov'd Patio S.F.: 482  
Storage S.F.: 97  
Cov'd Entry S.F.: 555  
Detach RV S.F.: 2,994  
Total S.F.: 8,119

Lot S. F.: 41,317  
Lot Coverage: 19.66%



Zoning (A-1) Rec. (R) 100  
Front - 50  
Sides - 50  
Allowed Lot Cov - 10%

NEW Zoning Request:  
Front - 40  
Rear - 40  
Sides - 20  
Allowed Lot Cov 25%

**ADDITION:**  
Livable: 1,401 S.F.  
Cov'd Entry/Patio: 555 S.F.  
Cov'd Patio: 482 S.F.  
Detach RV Garage: 2,994 S.F.

**REMODEL:**  
Patio to Livable: 95 S.F.  
Carport to Garage: 521 S.F.

**SHEET INDEX:**  
Sheet S1 = Site, Existing & New Floor Plan  
Sheet A1 = Detach RV Garage  
Sheet A2 = Elevations

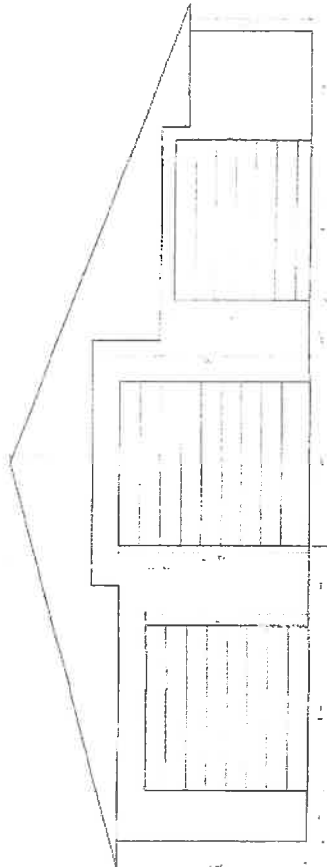
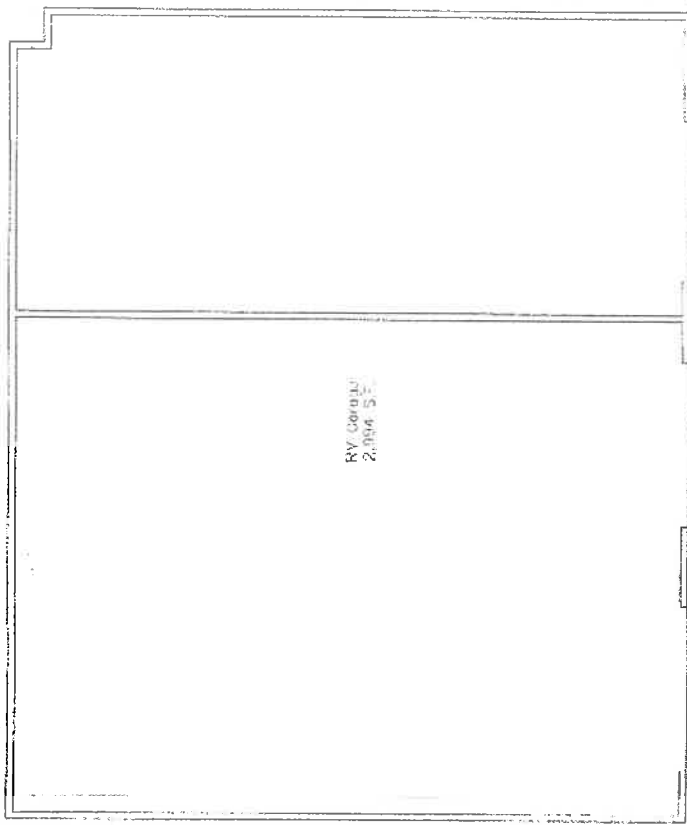
VAR 19-17



2012 INTERNATIONAL BUILDING CODE  
 2012 INTERNATIONAL MECHANICAL CODE  
 2009 INTERNATIONAL FIRE CODE  
 2011 NATIONAL ELECTRIC CODE  
 2012 INTERNATIONAL PLUMBING CODE  
 2012 INTERNATIONAL ENERGY CONSERVATION CODE

RY: Gerald  
 2.004.55

Floor Plan  
 SCALE: 1/4" = 1'-0"

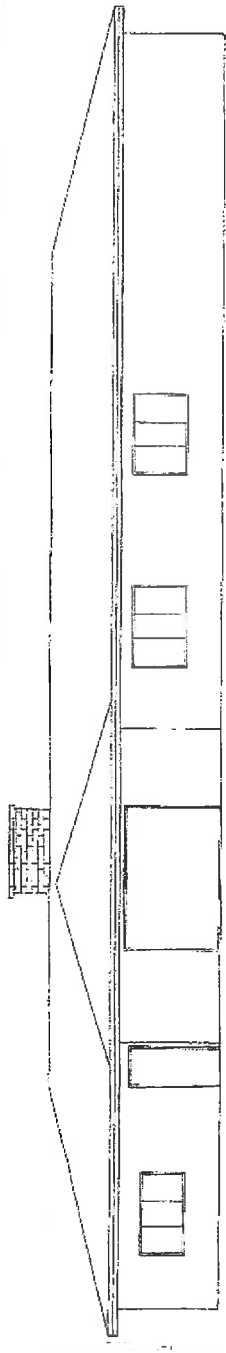


Front/West Elevation  
 Scale: 1/4" = 1'-0"

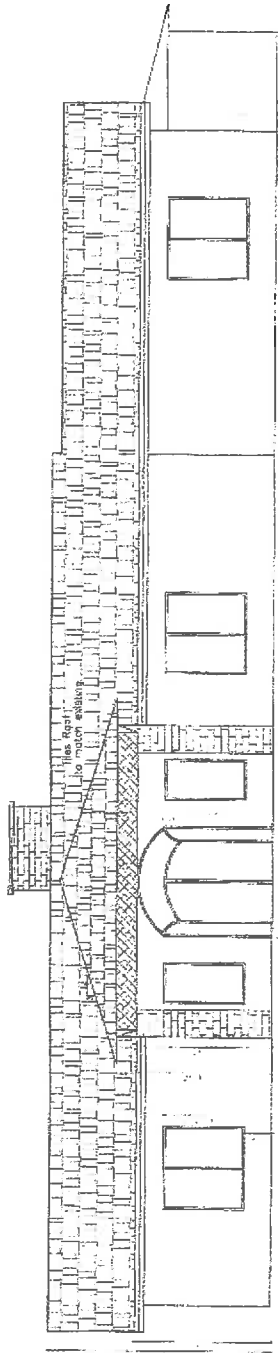
Daniel Zano  
 10823 N. 69th Ave.  
 Glendale 85304  
 APN: 148-25-638

A1

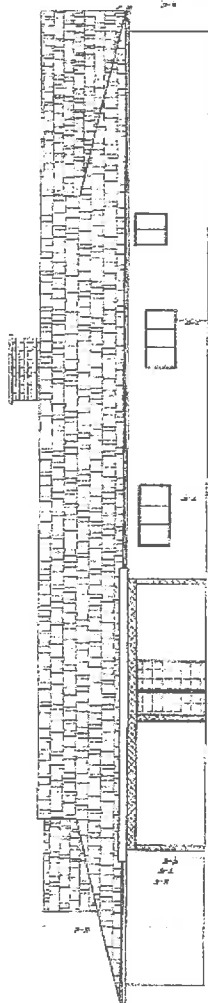
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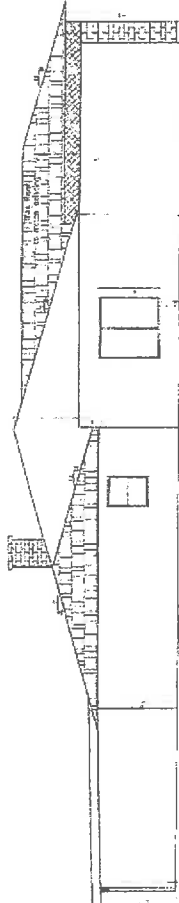
Existing Front/West Elevation  
 SCALE 3/16 = 1'-0"



New Front/West Elevation  
 SCALE 3/16 = 1'-0"

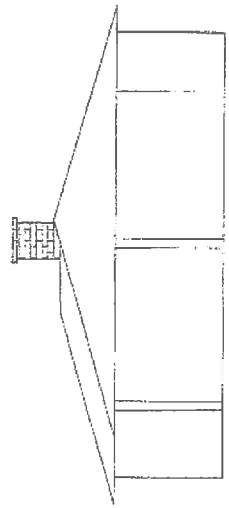


New Rear/West Elevation  
 SCALE 3/16 = 1'-0"



New Left/North Elevation  
 SCALE 3/16 = 1'-0"

75% view from the street, 25% view from the rear & side.



Existing Right/South Elevation  
 SCALE 3/16 = 1'-0"



New Right/South Elevation  
 SCALE 3/16 = 1'-0"

75% view from the street, 25% view from the rear & side.

VAR 19-17



Map

