

Citizen Participation Plan

Variance

10823 N. 59th Ave.,
Glendale, AZ 85304

Case # VAR19-17

APPROVED
5-7-20

VAR19-17



CITIZEN PARTICIPATION FINAL REPORT CHECKLIST

Revised 1/26/2018

COMPLETION OF THE FOLLOWING IS NECESSARY FOR FINAL REPORT APPROVAL

- ✓ 1. Attach a cover page titled "Citizen Participation Final Report," which lists information such as the project name, location, and case number(s), if assigned at this time. *page 1 Attached*
- ✓ 2. Provide brief description of the proposed project. *- Attached page 2*
- ✓ 3. Provide a brief overview of the elements of their Citizen Participation Plan. *- Attached page 3*
- ✓ 4. List dates that notification letters and meeting notices were mailed, newsletters, and other publications were posted and/or advertised. *Letters were Mailed on April 9th*
- ✓ 5. Attach an outlined map of the specific areas where residents and property owners who were notified are located. *- Attached page 8 & 9*
- ✓ 6. List the names of homeowners associations and registered neighborhood groups, and their representatives, and individuals on the district's "Interested Parties" list who were notified, and individuals on the Additional Notification List who were notified. *Attached page 11, 12, 13*
- ✓ 7. If applicable, identify dates and locations of all meetings where citizens were invited to discuss the proposal. *- Through Mail (letters)*
- ✓ 8. Provide the total number of individuals noticed and the number of people that actually participated in the process. *40 people were notified through mail*
- ✓ 9. List concerns, issues, and problems expressed by the participants. *NONE*
- ✓ 10. State how each concern, issue, and problem has been addressed and how applicant intends to continue to address them. *No concerns*
- ✓ 11. State concerns, issues, and problems the applicant is unable/unwilling to address and why. *There are no concerns to be addressed*
- ✓ 12. Specifically identify how the proposal has been revised to address public concerns. *DIDN'T HAVE TO BE REVISSED*
- ✓ 13. Attach copies of letters, affidavits, meeting invitations, newsletters, publications, sign-in sheets, petitions received in support or against the proposed project, and any other materials pertaining to the notification process. *Affidavits of letters being process send it's attach - No concerns*
- ✓ 14. Attach a **complete** mailing list used which includes all individuals located in the notice area, homeowners associations, registered neighborhood groups/associations, individuals on the district's "Interested Parties" list and individuals on the Additional Notification list. The report should specify that the mailing list is attached as an **appendix**. *Attached 10, 11, 12, 13 (pages)*

The mailing list is needed to provide notification postcards for any public hearings. The City of Glendale Planning Division will create and distribute the postcards; however, the applicant will be responsible for notification costs. The City will invoice the applicant for these charges. Upon receipt of the invoice, the applicant will be required to submit a check made payable to the City of Glendale. Failure to submit payment may result in postponement of the application.

April 9th, 2020

To Whom It May Concern,

I am representing the owner of the property located at 10823 N. 59th 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, or Thomas Ritz, Glendale Planning staff at 623-930-2588, 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

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March 17th, 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

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The public notification technique used for this project is through mail.

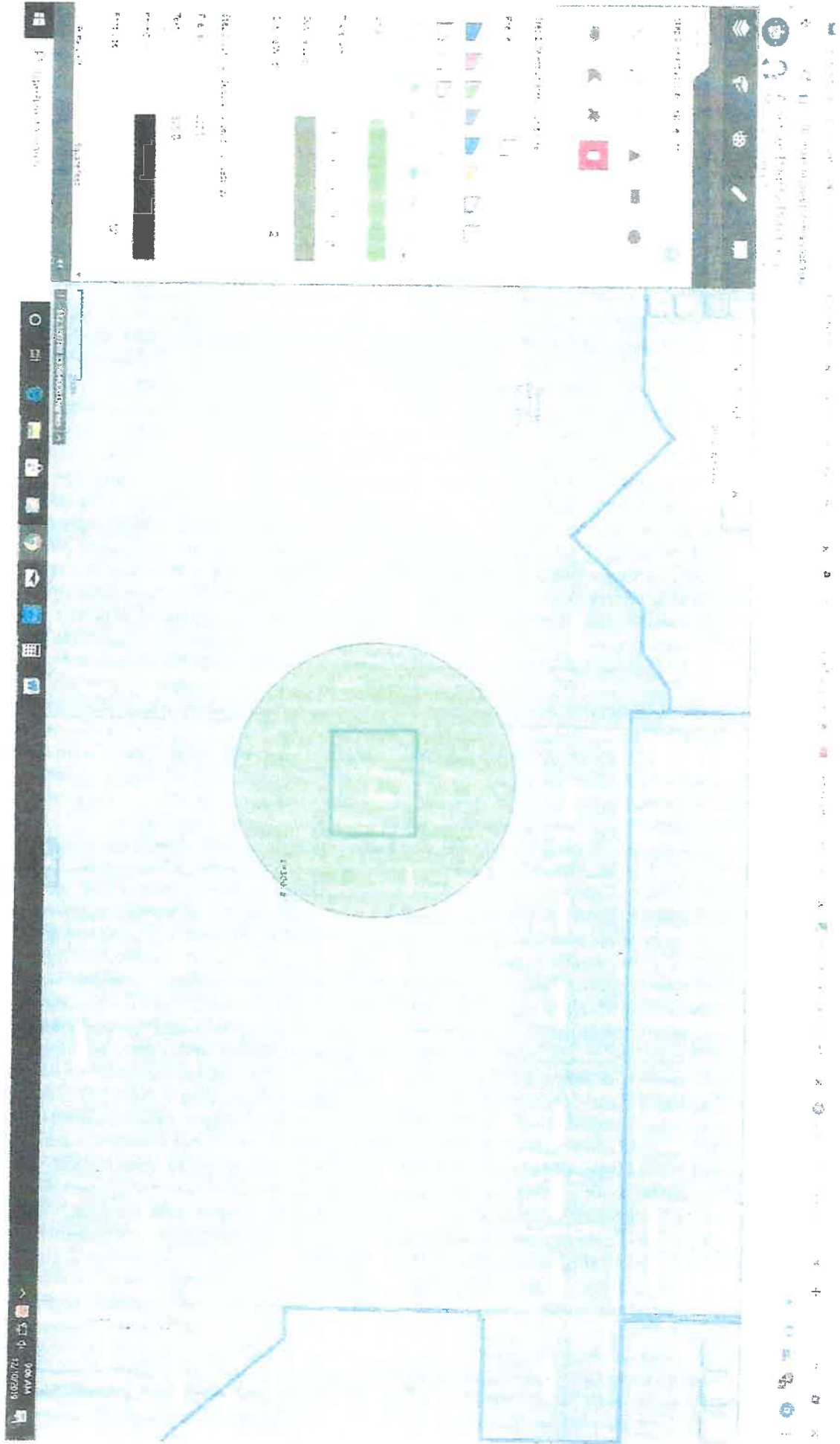
Notification letter along with site plan, floor plan & elevations will be send through mail as well.

The neighbors will be affected by this proposal but this won't bring any concerns since the setbacks requested are for 20 feet.

The individuals affected will have their opportunity to discuss the proposal with the applicant if issues arise before the public hearing through personal visits at the site.

Individuals will be informed of any changes or amendments through mail.

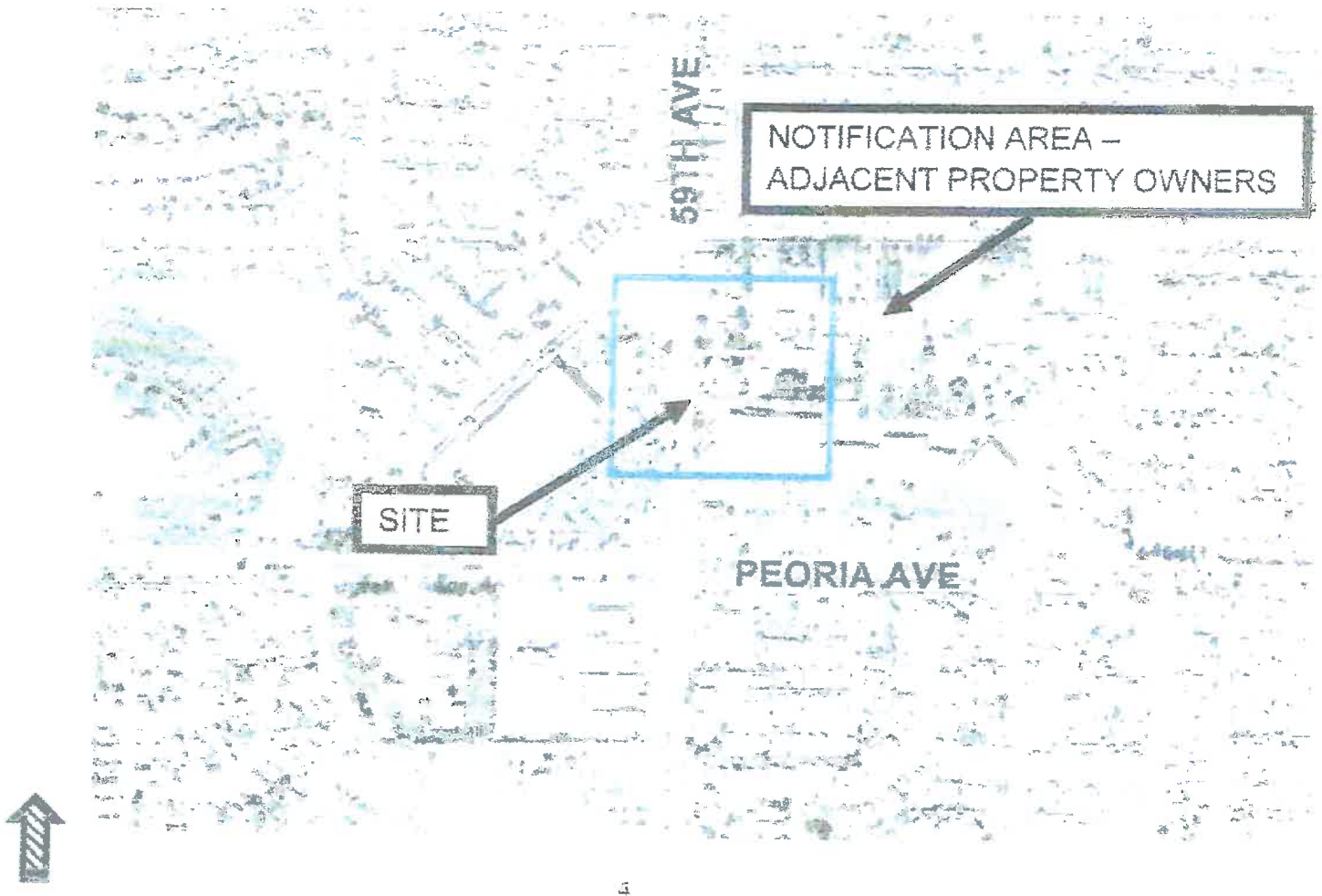
I will inform Planning on the status of Citizen Participation efforts through email, phone calls or come in the office personally.



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NEIGHBORHOOD NOTIFICATION AREA

NAME OF REQUEST:	ZANC ADDITION VARIANCE
LOCATION:	10823 N 59th Ave. (APN: 148-25-638)
REQUEST:	The applicant is proposing an addition to their residence in the A-1 Agricultural Zoning District. Located on a much smaller lot than required by A-1, their property is legally nonconforming and the proposed home addition would not meet required setbacks. The property is comparable in size to lots developed under the SR-30 district. Therefore, the variance request will propose reducing the front setback from 75' to 40' to allow for the construction of a home addition.
ZONING DISTRICT: A-1	COUNCIL DISTRICT: BARREL
FORMAL APPLICATION SUBMITTED: NO	





Planning

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) VAR 19-17

Project Name: _____

I, DORIN PITUT 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: Dorin Pitut

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 9 day of April, 2020.

[Signature]
Notary Public

My Commission Expires: June 16, 2023

