

# Citizen Participation Plan Final Report

Variance Request

6707 N 61<sup>st</sup> Ave

Glendale, AZ 85301

Service Request No.: SR19-0279

Prepared By:

Jon M. Froke Urban Planning, LLC.

Prepared For:

Ulises R. Gonzalez

December 29, 2019

**APPROVED**

MAR 5 2020

City of Glendale  
Planning Department

## Citizen Participation Plan

Service Request No.: SR19-0279

### Overview

The request is for a variance to reduce sides building setbacks to 10' on the north side and 5' on the south side of the property, from the required 20 feet in the R-3 (Multiple Residence) Zoning District. We plan to build a single-story residential home with an approximate size of 2,125 sq. ft. plus a 2-car garage, with a 30 foot width in the front as the land has an irregular shape with 45 foot size in the front that will leave us only 15 foot of side setbacks and will take up around 31.79% of lot coverage of our 9,034 sq. ft. lot. The approval of this variance will result in a house that fits in with the neighborhood and will be practical and livable for its occupants.

We do not foresee this variance having any detrimental effect on the property, adjoining properties, the surrounding neighborhood or the City in general. Indeed, granting of this variance request will bring this property into conformance with the established pattern of residential development on this street.

### Notification Letters & Responses

Glendale Planning informed us that notification letters were the appropriate public outreach for this variance. Notification letters were mailed to surrounding homeowners on November, 30, 2019. The six surrounding properties and their addresses are provided below:



No. on Map	Property Owner	Address
1	HALDER CHARLES	6711 N 61ST AVE GLENDALE 85301
2	FRIAS FAUSTINOS/MARIA BEL REFUGIO	6714 N 60TH AVE GLENDALE 85301
3	PINO JESUS E	6018 W OCOTILLO RD GLENDALE 85301
4	GALLEGOS INOSENSIO & MARTHA	6703 N 61ST AVE GLENDALE 85301
5	AVILA AMALIA PEREZ	6710 N 61ST AVE GLENDALE 85301
6	BOWDISH BRET L/BRENDA L	6716 N 61ST AVE GLENDALE 85301

To date, we have not received any response from the notification letters that were sent out, nor has anyone voice their concern over our variance request. Should we receive any feedback regarding our variance request henceforth, we will notify planning.

A copy of the notification letter that was mailed out is provided below:

Jon Froke  
11225 N 28th Dr D105  
Phoenix, AZ 85029  
623-910-6371  
[jonfroke@gmail.com](mailto:jonfroke@gmail.com)

Subject: 6707 North 61st Avenue variance

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 6707 North 61st Avenue.

The goal of the project is to develop the vacant property into a single-family, detached residence. The total lot size is 9,034 square feet and the total building area of the residence is envisioned to be 2,872 square feet.

Included with this letter is a site plan for your review. Please provide any comments to my variance application request by 12/16/19. I can be reached by a letter, 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,  
Jon Froke

*Encl:*  
*Site Plan*