

Project Narrative
VAR20-05 Siordia 6742 North 54th Avenue
8/11/2020

Project Data

Project Location: 6742 N. 54th Ave Glendale, AZ, 85301

Lot Size: 7000 sf. ft.

Lot Width: 50ft.

Lot Depth: 140ft.

Current Zoning: R-3 (Multiple Residence)

Council District: Ocotillo District.

Current Use: Vacant Lot (no structures on site)

The variance request is to reduce building setback to accommodate a 28ft wide structure in said lot. The structure will comply with the 20ft minimum set back on the east and west property line but will need to reduce the setbacks for the north and south property line to 10ft and 12ft respectively.

The surrounding land use are those of single-family residential units to the south, east and west of the property. To the north is an auto body shop.

The project will consist of a 2 story Spanish style home totaling 2,285 sq. ft. (1256 sq. ft. on the floor level, 1029 SQ feet on the upper level). The 2 story home will be approximately 25'-9" in height.

Variance justification: A 20-foot perimeter set-back on a lot that size will only allow 10 sf ft of space to build on. In addition, almost every home in the neighborhood and surrounding area do not follow the 20-foot perimeter setback zoning regulation set by the City of Glendale.

In conclusion, we would like a zoning variance in order to build a home in a vacant lot.