



CITIZEN PARTICIPATION FINAL REPORT

COMPLETION OF THE FOLLOWING IS NECESSARY FOR FINAL REPORT APPROVAL

SUMMARY / FINAL REPORT			
Total individuals notified:	38	Total Participants:	2
CONCERNS, ISSUES, PROBLEMS EXPRESSED			
None			
HOW CONCERNS WILL BE ADDRESSED?			
N/A			
CONCERNS APPLICANT IS UNWILLING TO ADDRESS			
N/A			
HOW THE PROPOSAL HAS BEEN REVISED TO ADDRESS CONCERNS			
N/A			
APPLICANT SIGNATURE AND DATE			
<i>Adam Venetis</i>		1/8/21	

APPROVED
JAN 11, 2021
City of Glendale
Planning Division



Lerma, Alex

From: Tracee Hodges
Sent: Tuesday, December 29, 2020 10:22 AM
To: Adam Venetis
Subject: Leach Residence

Good morning ..Wanted to reach out to you in regard to your Variance letter dated 12-8.. My husband and I reside at .. the property adjacent to the west (Corner lot) of the Leach property.. We wanted to express our congratulations to the family and welcome any assistance that we can provide..The proposed plan is beautiful.. Welcome to the neighborhood..

Paul and Tracee Hodges

Lerma, Alex

From: Chris Deeg
Sent: Thursday, January 7, 2021 2:43 PM
To: Adam Venetis
Subject: Notification for Leach Variance...

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I have read your letter and discussed with our Chief Of Operations. Please accept this response as a acceptance and clear to proceed with the proposed setback changes to your clients property layout. We are happy that property is finally being built out.

Thank you,

Chris Deeg
Executive Director for Facilities, Planning, Construction and Maintenance
Peoria Unified School District



Every Student. Every Day. Prepared to Shape Tomorrow

Adam Venetis
50 E. Lamar Rd.
Phoenix / AZ/ 85012

December 8, 2020

Subject: Notification Letter for Leach Variance (VAR20-07)

Dear Neighbor:

This letter is to inform you that my clients (Brad and Manda Leach) recently purchased the property located at 6350 W. Thunderbird Road in the Sahuaro Council District and are applying for a variance with the City of Glendale. The variance would reduce the side setbacks of the property from 50 ft to 20 ft and allow for a detached garage/barn structure to be placed in front of the main residence. This variance will provide my client a property that is more in line with the surrounding properties and give them reasonable use and enjoyment of the property. We believe, and hope that you agree, that this project will only affect the neighborhood in a positive way and be appreciated by all.

My clients intend to build a custom residence that consists of roughly 10,310 sq ft of livable space, 2,333 sq ft of attached garage, 1327 sq ft of porch and patio, and a 2,750 sq ft detached garage/barn. The architectural design will be a modern farmhouse with the use of different types of siding, stucco, brick, and roofing (shingle and metal). The house will be placed around the center of the lot to minimize the impact on the adjacent neighbors and minimize the noise coming from Thunderbird Rd. The garage/barn will be placed in front of the main residence approximately 150' from the front property line. Additionally, my clients intend to plant trees and install a masonry wall along the perimeter of the property and have a gated entrance for privacy. This landscaping and wall will provide a buffer for all surrounding neighbors and for my clients and will provide a nice look for all to enjoy. To the west, the property owners have their backyards. To the east, there is a parking lot owned by the adjacent school. On both of these sides, there will be a landscape buffer, further reducing any negative impact on these property owners.

We believe a strict application of the Zoning Ordinance would deprive the property of privileges enjoyed by others in the same and similar zoning districts. The variance request is the minimum needed to alleviate the property hardship and match the privileges received by other adjacent property owners. Granting this variance will not have a detrimental effect on the property, adjoining properties, the surrounding neighborhood, or the City of Glendale in general. In fact, this variance will make a very positive impact.

For these reasons, we have hope that the community will support my client's variance request for a reduction in side-setbacks from 50 ft to 20 ft and allow the detached garage/barn to be in front of the main residence but well within the building front setback. This variance will be instrumental in my client enjoying reasonable and similar property rights as others currently have while, at the same time, make a positive impact on all properties around it by preserving the agricultural and single family nature of the property.

I have included a site plan and elevations of the residence with this letter for your review. Please provide any comments to my variance request by 12/31/20. Please write, email, or call me at the

contact information above. You may also contact Alex Lerma with the City of Glendale at (623) 930-2810.

Sincerely,

Adam Venetis

Adam Venetis

Encl: *Site Plan*

Exhibit (photograph)

Aerial Photo of Neighborhood



Site Plan



Elevation Concept

Leach Residence



Barn Plan Concept
10.11.20



SITE LOCATION

ADJACENT PROPERTY OWNERS

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