



**VAR20-07**

**Leach Custom  
Residence Variance**

**Board of Adjustment Hearing, February 11, 2020**

**Alex Lerma**

**Planning Project Manager**





# VARIANCE REQUEST

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- A request to reduce the required side yard setbacks to 20 feet on the east and west property lines where 50 feet is required in the A-1 (Agricultural) zoning district. The site is located east of the NEC of 64<sup>th</sup> Drive and Thunderbird Road with APN: 200-70-009J in the Sahuaro District.
- **Applicant: Adam Venetis**



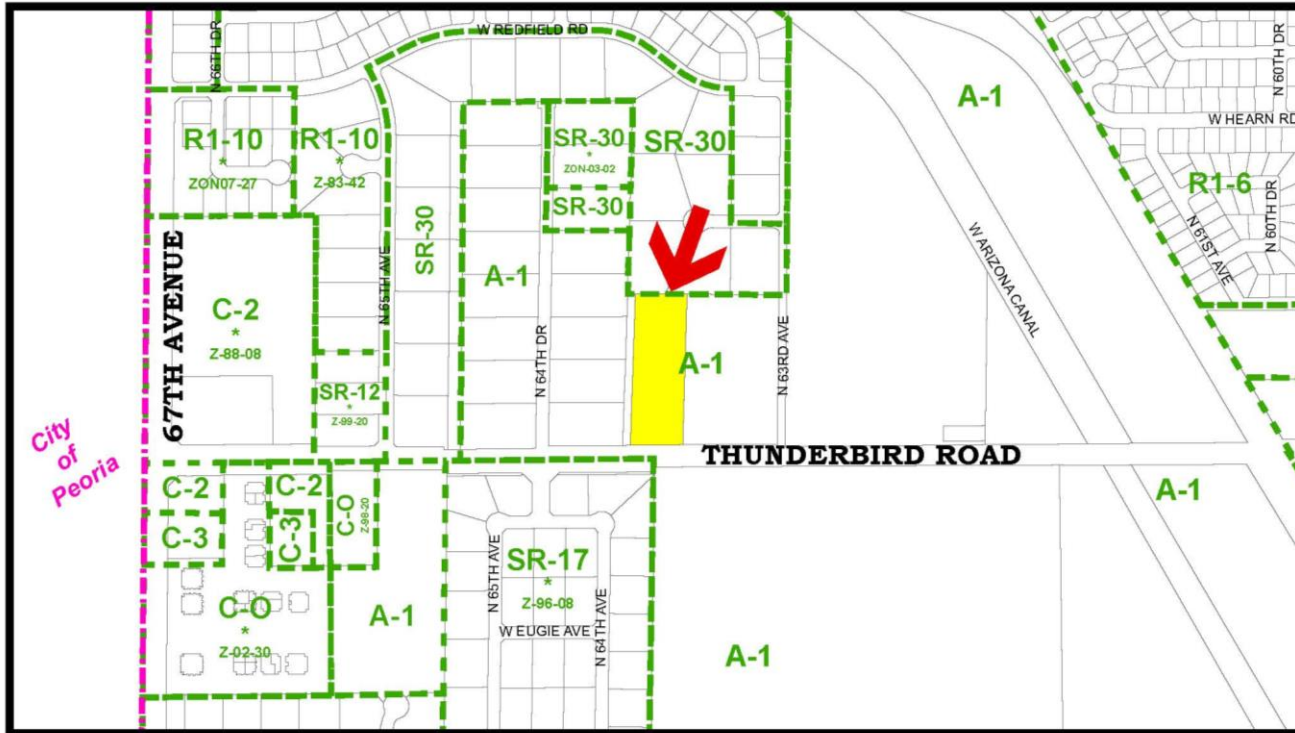
# REQUIRED ACTION


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Consider the facts and determine whether the findings meet the Statutory provisions for approval of a Variance.



# ZONING MAP



 <p><b>LEACH VARIANCE (VAR20-07)</b></p>	<p><b>REQUEST</b> REQUEST TO DEVIATE FROM A-1 (AGRICULTURAL) ZONING DEVELOPMENT STANDARDS.</p>
<p><b>LOCATION</b> 6350 W. THUNDERBIRD ROAD</p>	



Aerial Date: June 2020

# STREET VIEW

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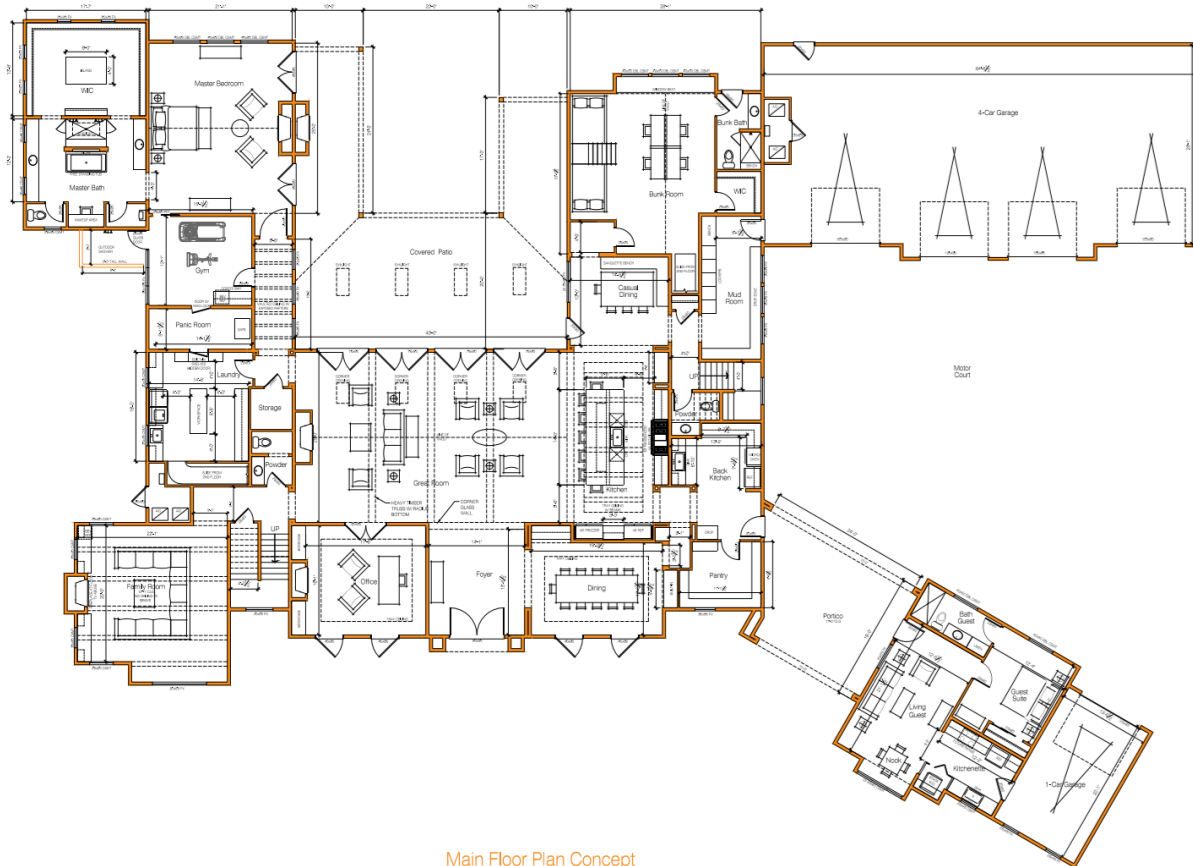
# BACKGROUND

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- The property has been historically used for agricultural purposes.
- The house located to the south of the property; abutting Thunderbird Road predates back to the 1960's.
- Site is currently vacant.



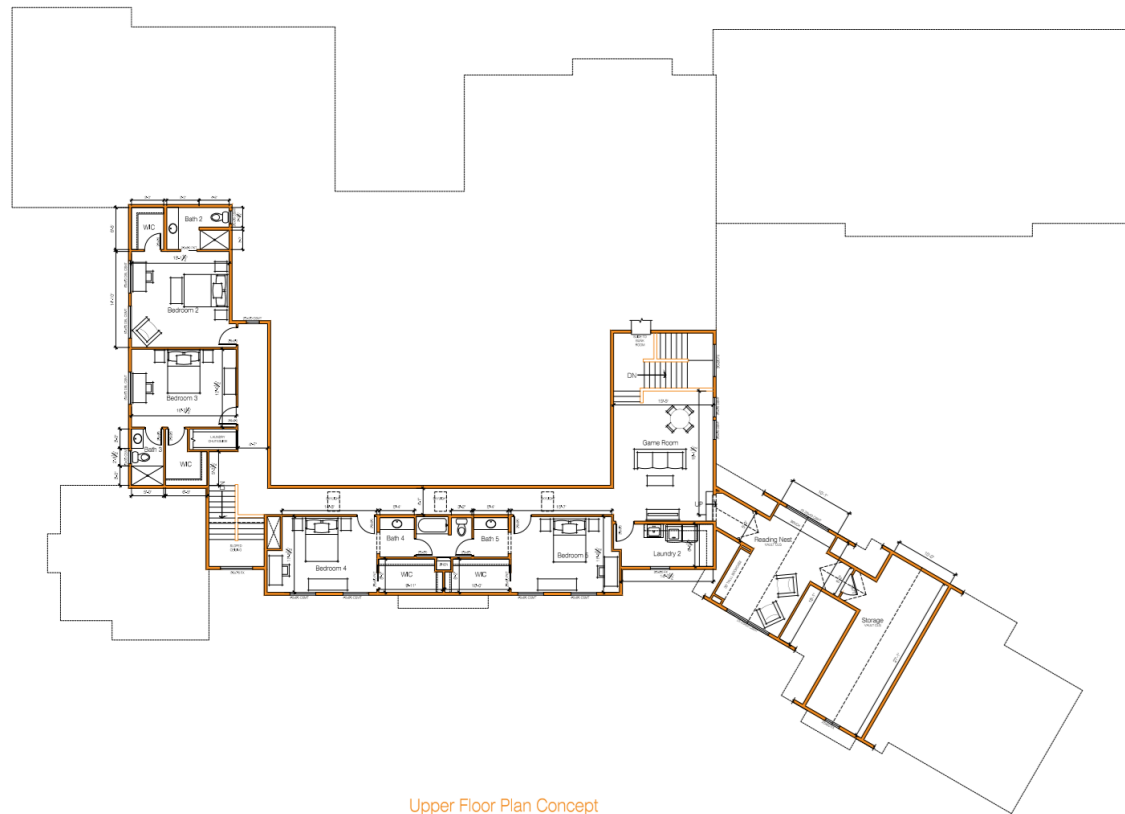
# FLOOR PLAN



SQUARE FOOTAGES		
Living Room	1,200	100%
Master Bedroom	1,100	92%
Family Room	1,000	83%
Kitchen	900	75%
Bathroom	800	67%
Garage	700	58%
Other	600	50%
<b>Total</b>	<b>5,300</b>	<b>442%</b>

Main Floor Plan Concept  
Scale: 3/16" = 1'-0"

# FLOOR PLAN



Upper Floor Plan Concept  
Scale: 3/16" = 1'-0"

# ELEVATION

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Elevation Concept

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Leach Residence



# PUBLIC NOTIFICATION

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- CPP mailings to adjacent owners and interested parties on December 8, 2020.
- Advertised in Glendale Star and site posted on January 21, 2021.
- Hearing notifications were mailed on January 22, 2020.
- ***Two (2) comments were received regarding the CPP or the Public Hearing.***



# FINDINGS

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



# REQUIRED FINDINGS

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**1. There are special circumstances or conditions applicable to the property including its size, shape, topography, location, or surroundings, which were not self-imposed by the owner:**

- The shape of the lot creates a special condition with a narrow and deep shape, limiting the building location. The A-1 development standards were established larger lots of 40 acre minimum.



# FINDINGS (continued)

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**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 the same zoning district.**

- The strict application of the Zoning Ordinance would limit the property to fifty (50) foot side building setbacks and limit the housing product type due to the total width of the lot.



## **FINDINGS (continued)**

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Some of the properties to the west have the same zoning classification and the residential building are only abiding by a 20-to-30-foot side building setback. These west properties also have more conventional lot shapes, making it easier for them to build on.



## FINDINGS (continued)

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### **3. The variance is the minimum necessary to alleviate the property hardship.**

The requested side setbacks are the minimum necessary to construct the desired residential home on the lot and allow the same privileges received by the property owners to the west.

The two-story residence building will comply with the required 75 feet front setback and 50 feet rear building setback.



# FINDINGS (continued)

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**4. Granting the variance will not have a detrimental effect on the property, adjoining property, the surrounding neighborhood, or the City in general.**

- The requested building setbacks are consistent with other properties in the surrounding area and will not detrimentally affect any neighboring properties.



# RECOMMENDATION

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Staff recommends approval of VAR20-07 per the findings, subject to the following:

- Development shall be in conformance with the applicant's project Narrative dated January 14, 2021 and Site Plan dated January 5, 2021.



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