

PROJECT NARRATIVE

Habitat for Humanity Central Arizona owns a 6,974 square foot lot situated at 5329 West Gardenia Avenue, Glendale, Arizona 85301. The property is situated in the Cook and White Addition Amended, and may be legally described as Lot 7, Block 7, Cook and White Addition, Amended, in the City of Glendale, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, Recorded in Book 30 of Maps, Page 9. The property is a flat, basically rectangular shaped lot. The lot is approximately 50.00 feet wide by 145.00 feet deep and is zoned R-2, Multiple Residence District. The property fronts Gardenia Avenue on the North. The Assessor's Parcel Number is 147-18-141. A plat map is included following.



Habitat for Humanity Central Arizona is an affiliate of Habitat for Humanity International, a worldwide organization with one main goal of eliminating substandard housing. Habitat, with the help of donated money and volunteer labor, builds affordable homes and sells them to qualified low-income buyers with the help of a no interest loan. The buyers not only put in work hours on their own homes, but on the Habitat homes of their neighbors as well.

Habitat has already built, renovated and repaired in excess of 3,158 homes in the metro Phoenix area as well as Pinal County. We have served families in Avondale, Apache Junction, Chandler, Gilbert, Guadalupe, Glendale, Mesa, Peoria, Phoenix, Surprise, Tempe, Arizona City and Casa Grande. These new and renovated homes and the associated 3,158 families who live in them have had a positive impact on communities all over the valley. Many people do not realize that we build and renovate energy efficient frame and stucco homes for stable working people who are legal residents and have good credit. These families pay for their homes. It is not a giveaway program. If you would like to see the quality of our homes you may visit our website at www.habitatcaz.org.

East of 54th Avenue. The property is zoned R-2, Multiple Residence District. The majority of parcels in the area are zoned R-2 and R-3, Mixed Residence and Multiple Residence Zoning District. There is a mobile home development situated east of the subject site. The majority of the lots are improved with single-family residential development similar to the development proposed by Habitat for Humanity. Development standards within this district require that minimum net lot areas are at least 6,000 square feet, with a minimum width of sixty (60) feet and a minimum depth of ninety-four (94) feet. Front, rear, and side setbacks requirements are fifteen (15) feet, with a maximum lot coverage of 50.00%.

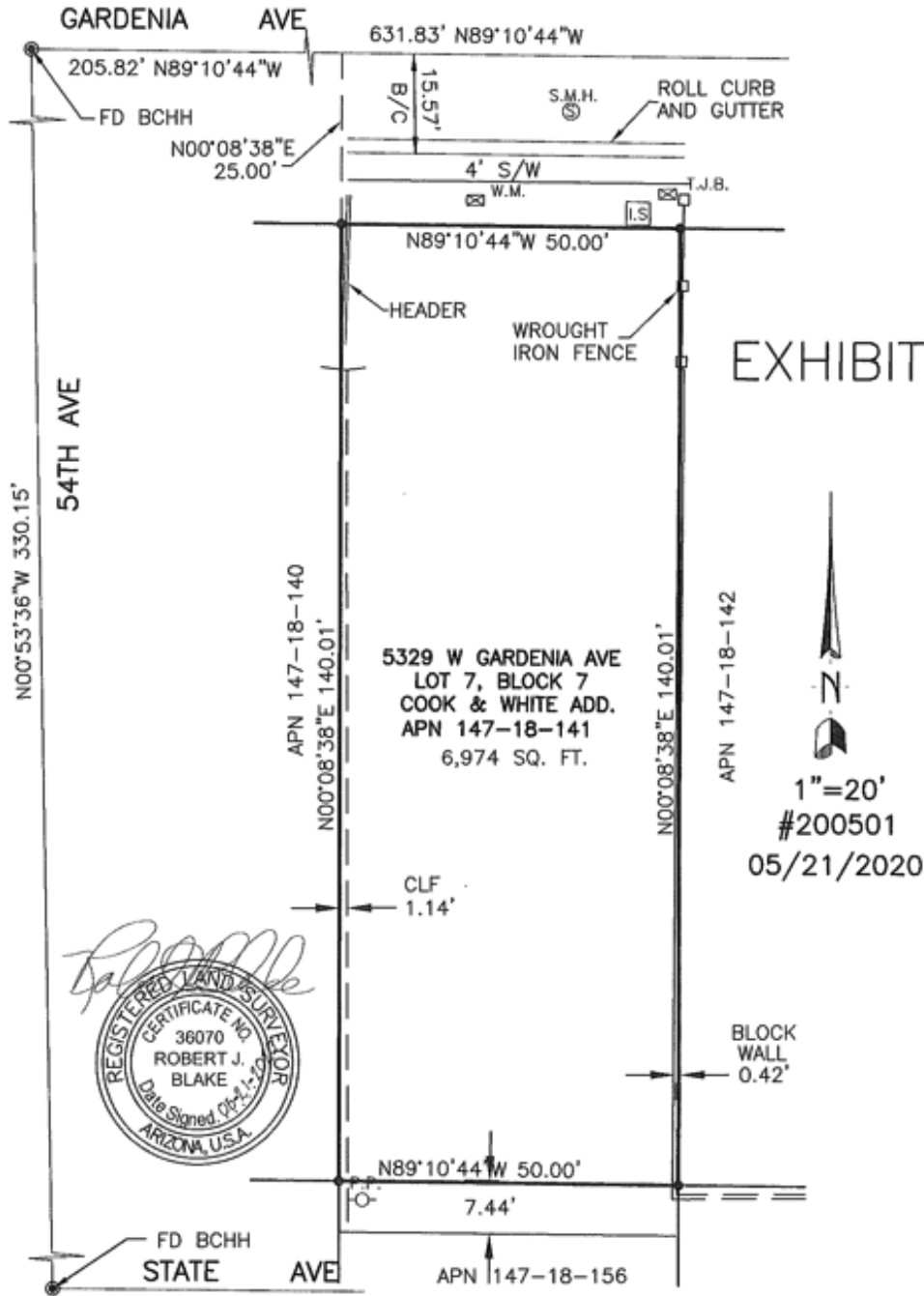
Habitat for Humanity Central Arizona is requesting a variance to allow a decrease in setbacks that would permit the construction of a single-family residence. We are requesting a variance to allow a five (5) foot side yard setback on the west side where a twenty (20) foot side yard setback is required and a ten (10) foot side yard setback on the east side yard where a fifteen (15) foot side yard setback is required. The home planned is Habitat Mode . The home will be single story and include three (3) bedrooms, two (2) bathrooms, contain a two (2) car garage and will be constructed of frame and stucco.

Square footages of Model 1556 are as follows:

House	1,596	Square Feet
Two Car Garage	428	Square Feet
Front Porch	18	Square Feet
Covered Patio	<u>90</u>	<u>Square Feet</u>
Total Square Footage Under Roof	2,132	Square Feet

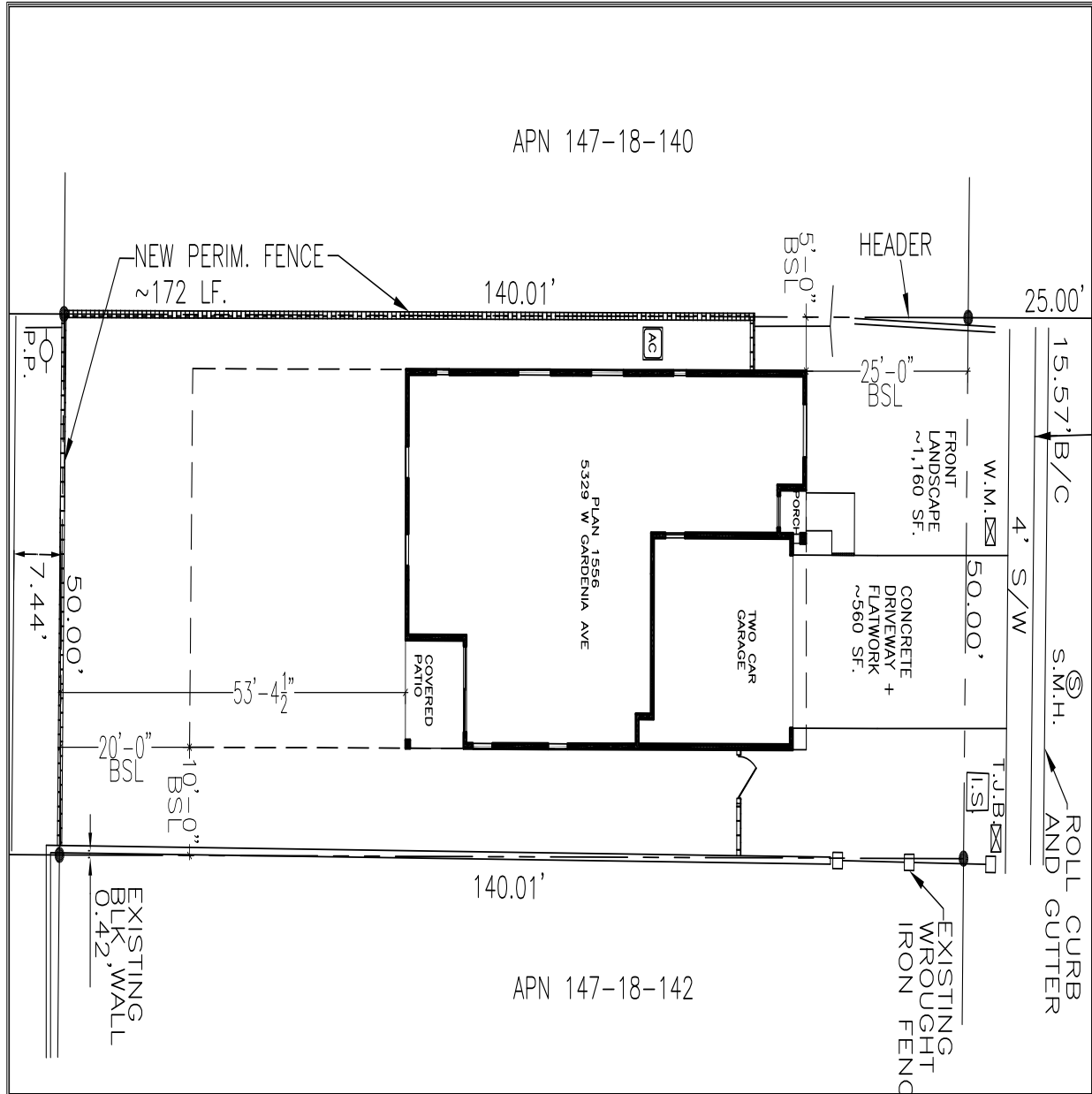
The home will be 15’9” in height, well below the maximum allowable height as outlined in the R-2, Multiple Residence Zoning District.

BOUNDARY SURVEY



Clouse Engineering, Inc.
ENGINEERS • SURVEYORS
5010 E Shea Blvd Ste 110 Scottsdale, Arizona 85220
Tel 602-395-9300 Fax 602-395-9310

PLOT PLAN



<p>PLOT PLAN HABITAT FOR HUMANITY CENTRAL ARIZONA 9133 NW GRAND AVE PHOENIX AZ 85345 O: 623.583.2417 ROC 251891</p> <p>CONTACT: EVELYN OCHOA C: 623.243.0432 F: 623.583.2705 EVELYN@HABITATCAZ.ORG WWW.HABITATCAZ.ORG</p>	<p>COOK & WHITE ADD AMD GLENDALE, AZ 85301 DATE: 09/25/2020 UTILITY APS</p> <p>LOT # 07 ADDRESS 5329 W GARDENIA AVE PARCEL # 147-18-141 LOT SQ. FT. 7,004 LOT COVERAGE 30% ZONING R-2</p> <p>SCALE 1/16" = 1'-0"</p>	<p>BUILDING AREA</p> <p>LIVABLE 1,596 SQ. FT. GARAGE 428 SQ. FT. PORCH 18 SQ. FT. PATIO 90 SQ. FT. UNDER ROOF 2,132 SQ. FT.</p> <p>HOUSE PLAN 1596 ELEVATION A BED 3 BATH 2</p>	<p>PLANT LEGEND (1) 10.5 GALLON -THORNLESS MESQUITE (OR) -THORNLESS PALO VERDE (5) 3.5 GALLON -TEXAS SAGE (OR) -SILVER CASSIA (OR) -RED YUCCA</p> <p>AUTOMATIC CONTROLLER & IRRIGATION SYSTEM INCLUDED 1/2" SCREENED MADISON GOLD GRANITE THROUGHOUT FRONT YARD HOSE BIB TO BE PLACED 1FT FROM FRONT CORNER OF THE HOUSE</p>	<p>NOTE: EAVES WITHIN 5 FT. OF THE PROPERTY LINES MUST HAVE A 1HR. FIRE RATING ON THE UNDERSIDE OF THE EAVE SEE DETAIL 521 & 529 ON SHEET AD1 OF STANDARD BUILDING PLANS</p>
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EXTERIOR PHOTO



FINDINGS OF A VARIANCE

Pursuant to the requirements of the City of Glendale Planning Department, Habitat for Humanity Central Arizona must provide evidence that the following findings are met:

- 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 side setbacks required in the R-2, Multiple Residence Zoning District are not typical of single-family residential development, and further, not typical of existing development in the area. The majority of the surrounding area development contains a variety of setbacks that do not meet the current zoning requirements. The existing homes in the neighborhood are enjoying setbacks less than the fifteen (15) feet required.

- 2. Due to the special circumstances, the strict application of the Zoning Ordinance would deprive the property of privileges enjoyed by other properties of the same classification in the same zoning district;**

The strict application of the Zoning Ordinance would limit the property to twenty (20) foot side setbacks and limit the type of housing product to a total width of ten (10) feet. The majority of the properties in the neighborhood have setbacks that are similar to those proposed by Habitat for Humanity Central Arizona.

3. The variance is the minimum necessary to alleviate the property hardship; and

The requested side setbacks and minimum lot width reduction are the minimum necessary to construct a typically sized single-family residential home on the lot. The front and rear setbacks, as well as the minimum lot depth, and size are in conformance with current R-2 zoning requirements.

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.