

# FINAL REPORT

CITIZEN PARTICIPATION PLAN /  
VARIANCE APPLICATION

**ADDRESS: 7119 N 66TH DR.  
GLENDALE, AZ 85301  
APN: 143-29-030**

ZONING R-3

# BRIEF DESCRIPTION OF THE PROPOSED PROJECT

The goal is to develop a single-family affordable housing opportunity on the vacant land located at:

7119 N 66th DR. GLENDALE, AZ 85301

The current zoning ordinance (R-3) and the size of the lot makes it impossible to have enough room to build on the lot. We would like to change the current 20 Ft setback to 5 Ft on the North side, so it can be possible to build a house.

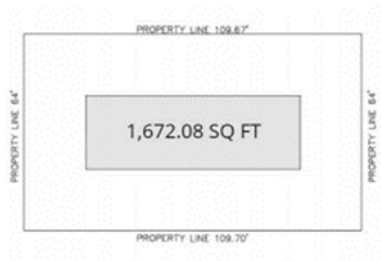


Figure 1 Current Setback of 20 FT Over all

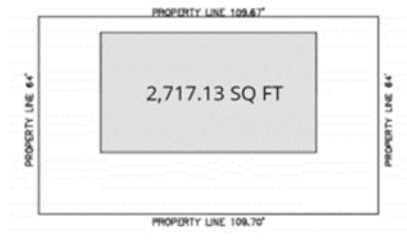


Figure 2 Proposed Setback (5' North Side)

# BRIEF OVERVIEW OF THE PROPOSED CITIZEN PARTICIPATION PLAN

After several revisions we submitted our final Citizen Participation Plan on December 17th, 2020 which includes:

- Approved notification letter (Exhibit A)
- Site plan with the 300ft Notification area map that was provided by Planning (Exhibit B)
- Neighborhood notification list with a total of 25 owners that correspond to the assigned notification area with their respective mailing addresses. (Exhibit C)
- Additional notification list with a total of 4 citizens provided by Planning. (Exhibit D)
- Citywide & Ocotillo interested parties notification list with a total of 33 parties provided by Planning (Exhibit E)

After our citizen participation plan was approved, we proceeded to send the approved notification letter to all the owners named in our neighborhood and interested parties notification list as well as the additional notification list on December 23<sup>rd</sup>, 2020. Having a grand total of 62 letters sent.

The time allowed for Citizen input was from December 23<sup>rd</sup>, 2020 to January 11<sup>th</sup>, 2021.

On December 30th, a property owner located at 7144 N 66th Drive Glendale, AZ 85301 contacted our planner regarding our Variance Notification Letter, that same day we receive the contact information:

- Jason Townsend (562) 882-7040

The first time we called him on December 30<sup>th</sup>, he did not answer, so we left a voicemail. Late in the afternoon we were able to speak to Jason Townsend, he was calling for his 76 year old mother that for some reason thought that we were applying to take 5 feet away from her property. Her property is actually a few houses down across the street. We explained what our project consisted of and clarified that we do not intend to remove any piece of their property.

During the allowed period, we did not receive any other letter, call, email, or any notification from the planning department, related to our Citizen Participation Plan.

On January 11<sup>th</sup>, 2021 we receive in our email the return of two letters that were unable to forward because the addresses were insufficient, these two letters correspond to:

- DIANA FIGUEROA, SENIOR SECRETARY  
PLANNING  
8550 W GLENDALE AVE. SUITE 212  
GLENDALE, AZ 85301
- GLENDALE CITY COUNCIL OFFICE  
COUNCIL MEMBER JAIME ALDAMA  
8550 W GLENDALE AVENUE  
GLENDALE, AZ 85301

Both members of the additional notification list provided by planning. (See exhibit F)  
We re-sent these letters on January 26<sup>th</sup>, 2021 with the right address and gave them more time to provide any comments, however we did not receive any at the time of deadline. (See exhibit G)

Without further details to add, we conclude our final report.

# EXHIBIT A

MAXIMO CABELLOS  
8370 W SAN MIGUEL AVE.  
GLENDALE AZ 85305  
max@mxdsolutions.com

Subject: Citizen Participation.  
Neighborhood Notification

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 7119 N 66<sup>th</sup> Dr. Glendale AZ, 85301 in the Ocotillo District.

*My goal is to build a single-family house on this land of 7,3013 Ft<sup>2</sup>. But the current zoning ordinance (R-3) and the size of the lot makes impossible to have enough room to built it. I would like to change the current 20 Ft setback to 5 Ft on the North side.*

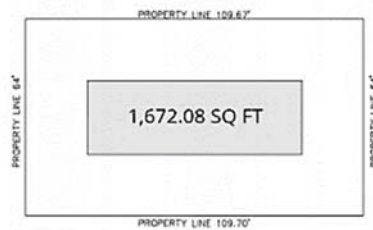


Figure 1 Current Setback of 20 FT Over all



Figure 2 Proposed Setback (5' North Side)

I have included a site plan with this letter for your review. Please provide any comments to my request by **(01/11/2021)**. Please write or email me at the contact information above. You may also contact Joseline Castaneda, Planner Planning with the City of Glendale at (623) 930-2823.

Sincerely,

Maximo Cabellos

# EXHIBIT B

**RECOMMENDED NEIGHBORHOOD NOTIFICATION AREA**

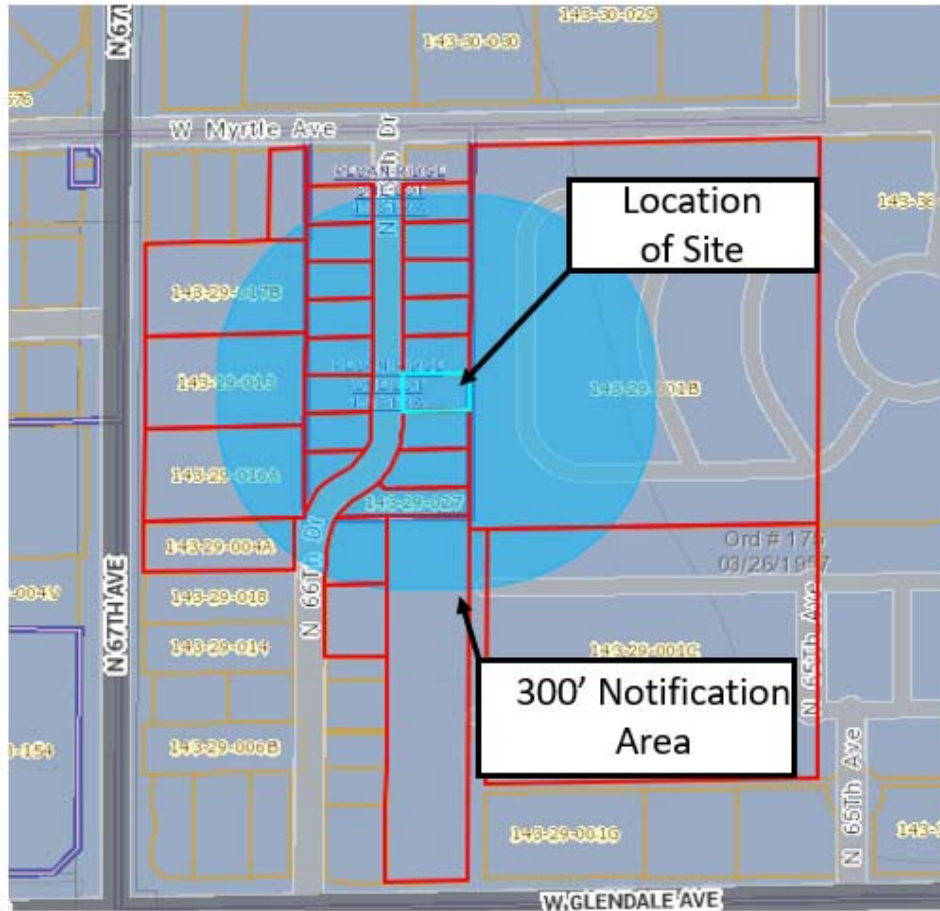
**NAME OF REQUEST:** MAXIMO CABELLOS

**LOCATION:** 7119 N 66th Drive

**REQUEST:** Variance for setbacks

**ZONING DISTRICT:**  
R-3 (Multiple Residence)

**COUNCIL DISTRICT:**  
Ocotillo



**NORTH**



# EXHIBIT C

# EXHIBIT D

INTENTIONALLY LEFT BLANK

# EXHIBIT E

INTENTIONALLY LEFT BLANK

# EXHIBIT F

INTENTIONALLY LEFT BLANK

# EXHIBIT G

MAXIMO CABELLOS  
8370 W SAN MIGUEL AVE.  
GLENDALE AZ 85305  
max@mxdsolutions.com

Subject: Citizen Participation.  
Neighborhood Notification

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 7119 N 66<sup>th</sup> Dr. Glendale AZ, 85301 in the Ocotillo District.

My goal is to build a single-family house on this land of 7,3013 Ft<sup>2</sup>. But the current zoning ordinance (R-3) and the size of the lot makes impossible to have enough room to build it. I would like to change the current 20 Ft setback to 5 Ft on the North side.

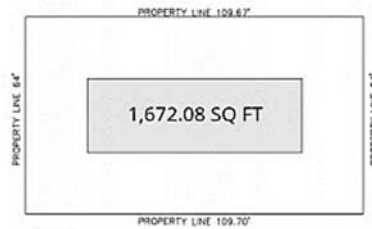


Figure 1 Current Setback of 20 FT Over all



Figure 2 Proposed Setback (5' North Side)

I have included a site plan with this letter for your review. Please provide any comments to my request by **(02/02/2021)**. Please write or email me at the contact information above. You may also contact Joseline Castaneda, Planner Planning with the City of Glendale at (623) 930-2823.

Sincerely,

Maximo Cabellos