



Cabellos Variance VAR20-09

Board of Adjustment Public Hearing – April 8, 2021

Joseline Castaneda
Planning Project Manager





VARIANCE REQUEST

A request to reduce the north side setback from 20 feet to 5 feet in the R-3 (Multiple Residence) zoning district. The site is located at 7119 N 66th Drive, on 66th Drive and Myrtle Avenue and is in the Ocotillo District.

Applicant: Maximo Cabellos



REQUIRED ACTION

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

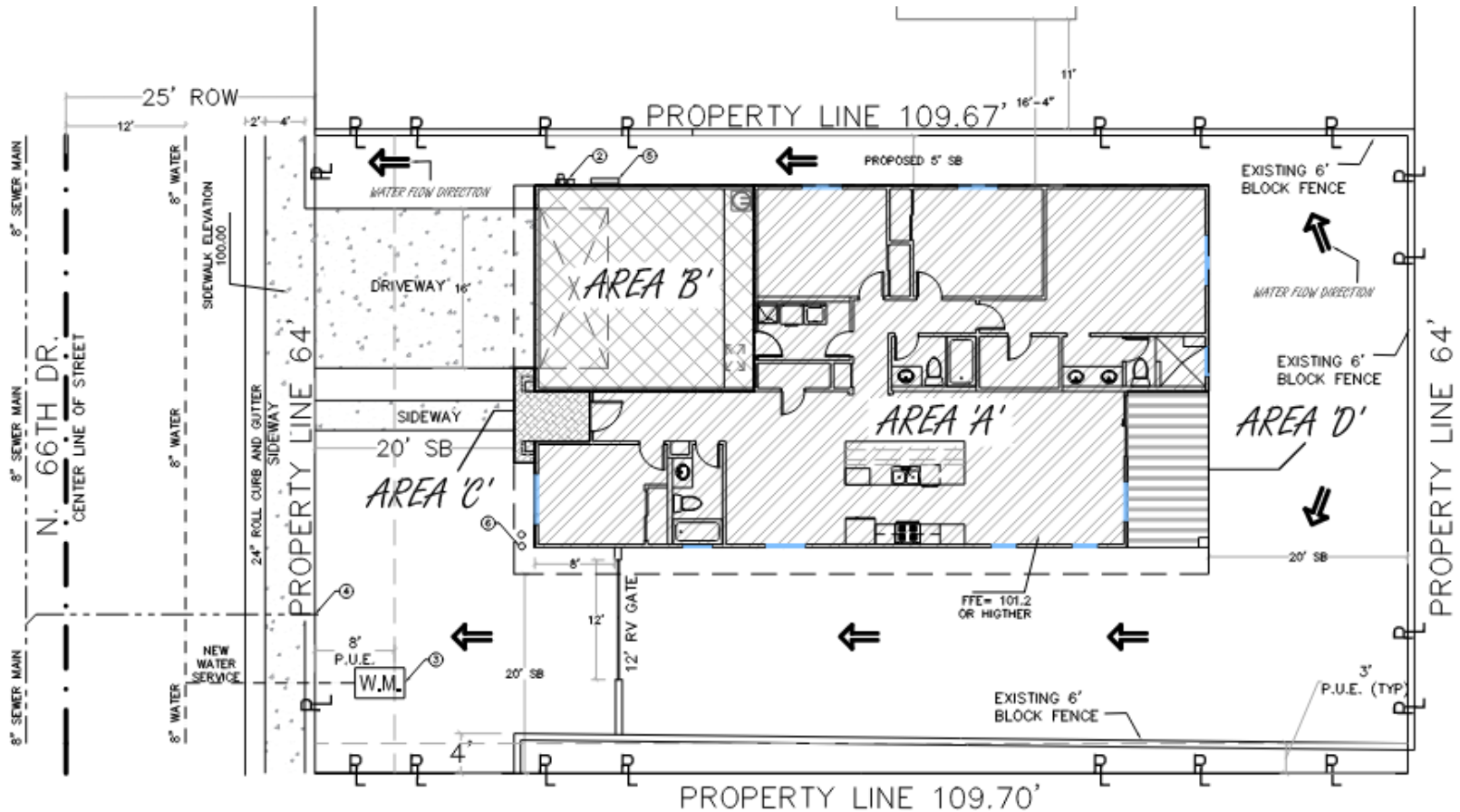




BACKGROUND

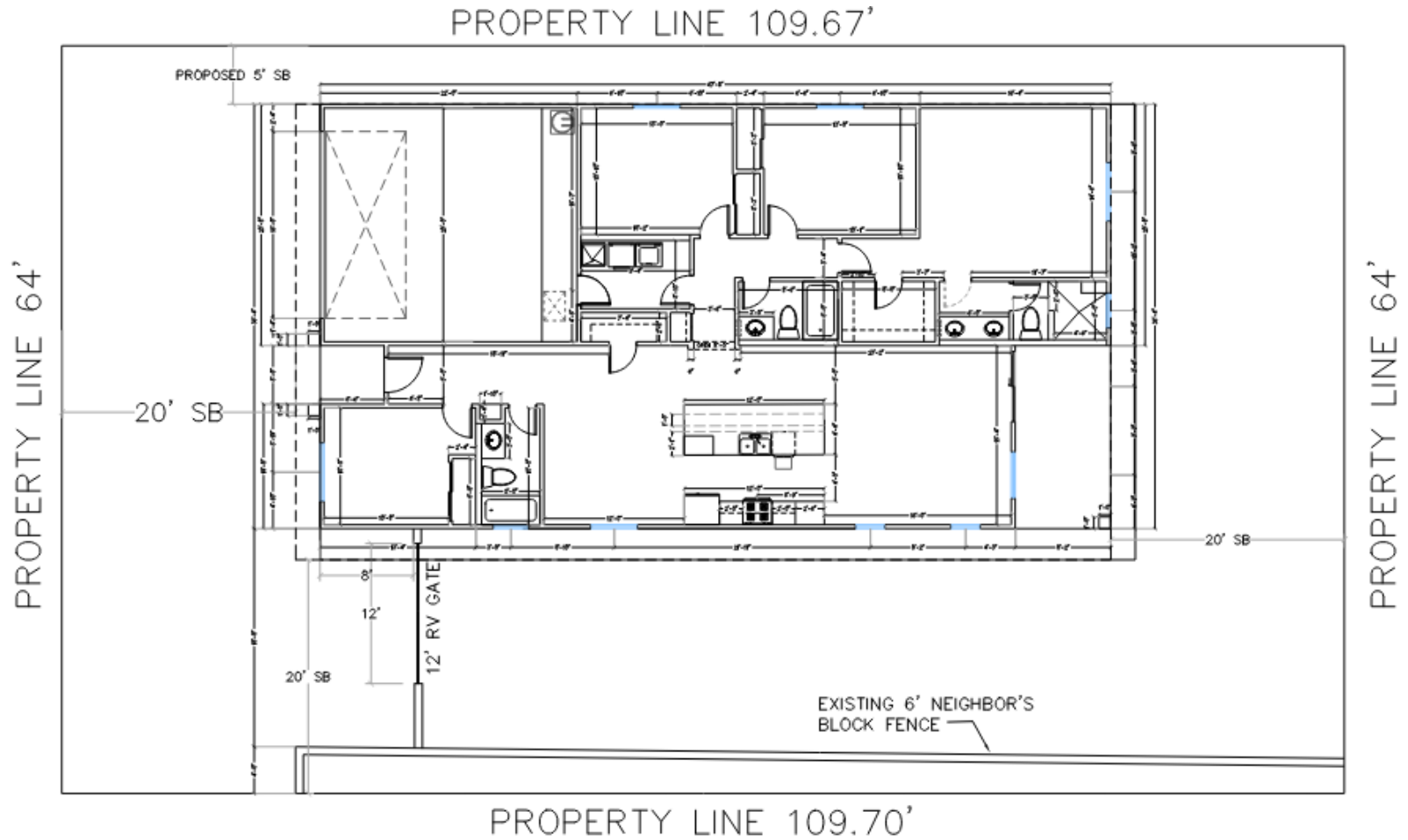
- The property is designated as R-3 (Multiple Residence).
- The site is located south of 66th Drive and Myrtle Avenue. The site is 7,013 square feet in size.
- R-3 Setbacks: Front yard: 20 feet; Side yard: 20 feet; Rear yard: 20 feet
- Maximum lot coverage: 50%

SITE PLAN



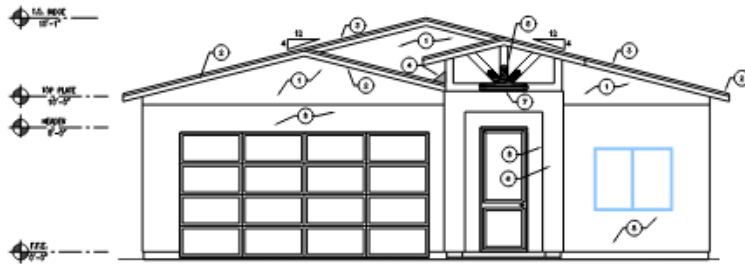


FLOOR PLAN



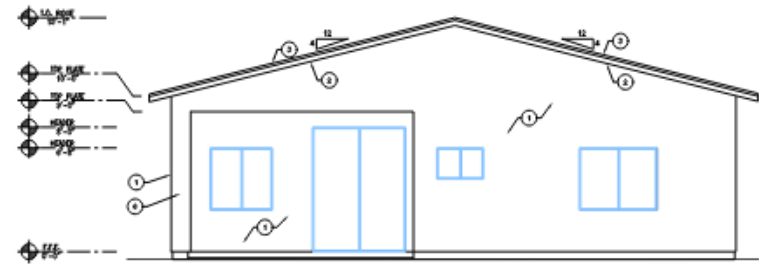


ELEVATIONS



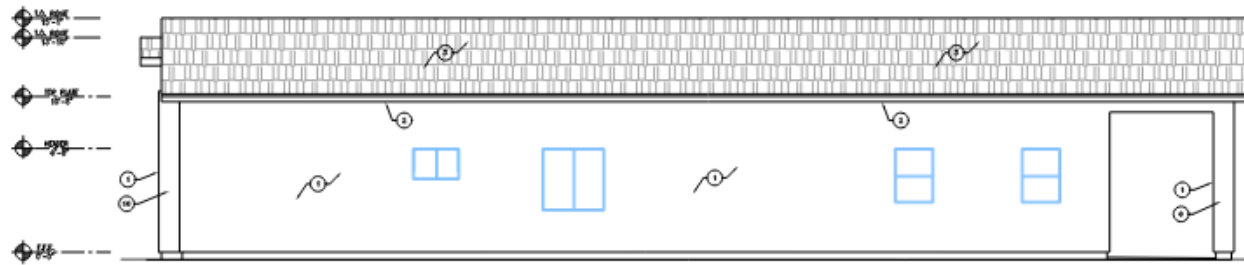
WEST ELEVATION

1"=1/4"



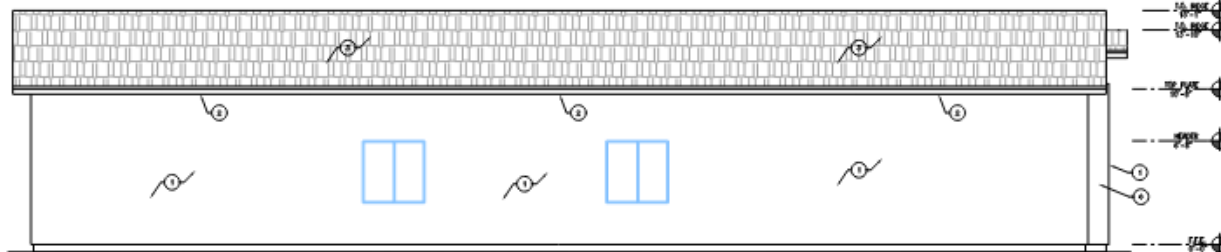
EAST ELEVATION

1"=1/4"



SOUTH ELEVATION

1"=1/4"



NORTH ELEVATION

1"=1/4"

ELEVATION KEYNOTES	
1	WESTERN ONE COAST STRUCCO ESR E2720 REPORT TYPICALLY REQUIRED MINIMUM OF 1 LAYER OF NO. 15 ASPHALT FELT COMBING WITH ACEN @ 200 TYPE 1 WITH OR OPEN STRIPS OR WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL BE 2 LAYERS OF BRIDGE D PAPER (EXTERNAL SPECIFICATION 160-8700) WITH MINIMUM 3 HIGH VERTICAL EDGE LAP AND 6 HIGH VERTICAL EDGE LAPS, USE 1" THICK FOAM.
2	2X6 BRUSH 16' 2X6 WOOD TRIM
3	WOOD SHINGLES PER ICC ESR-1475
4	CRACKET
5	EXPOSED WOOD
6	16"x16" FINISHED WOOD FRAMED COLUMN
7	SIMPSON GABLE PLATE
8	WESTERN ONE COAST STRUCCO ESR E2720 REPORT TYPICALLY REQUIRED MINIMUM OF 1 LAYER OF NO. 15 ASPHALT FELT COMBING WITH ACEN @ 200 TYPE 1 WITH OR OPEN STRIPS OR WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL BE 2 LAYERS OF BRIDGE D PAPER (EXTERNAL SPECIFICATION 160-8700) WITH MINIMUM 3 HIGH VERTICAL EDGE LAP AND 6 HIGH VERTICAL EDGE LAPS, USE 2" THICK FOAM.



PUBLIC INVOLVEMENT

- Notification Letters sent December 23, 2020.
- Site Posted- March 16, 2021.
- Advertised on Glendale Star on March 18, 2021.
- Public Hearing Notification-March 19, 2021.

- **One (1) comment was received.**



FINDINGS

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



REQUIRED FINDINGS

- 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;**



REQUIRED FINDINGS

- The width of the lot creates a special circumstance not self-imposed by the property owner. The construction of a new home requires some level of relief. The surrounding neighborhood is developed with a variety of side-yard setbacks, many that do not meet the current R-3 perimeter setbacks.



FINDINGS (continued)

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;



FINDINGS (continued)

- The strict application of the Zoning Ordinance would limit the property to twenty (20) foot side setbacks and limit the type of housing product due to total width. Several of the properties in the neighborhood have setbacks that are similar to those proposed by the applicant.



FINDINGS (continued)

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



FINDINGS (continued)

- The requested side setback reduction is the minimum necessary to construct a single-family residence of adequate size. The proposed development standards are similar to the residences north of the subject property. The proposed location of the building will comply with the 15-foot building separation from the abutting lot as required by the Zoning Ordinance.



FINDINGS (continued)

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.



ANALYSIS

- All applicable city departments have reviewed the application and recommend approval of the application.



RECOMMENDATION

Planning Staff recommends the approval of VAR20-09 subject to the following stipulations:

- 1) Development shall be in conformance with the narrative dated November 24, 2020.



RECOMMENDATION (cont'd)

- 2) Development shall be in conformance with applicable site and elevation plans dated January 27, 2021.
- 3) Development shall be in conformance with floor plan dated February 02, 2021.



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