

Narrative- Wayland Residence Variance

The property located at 4803 West Myrtle Avenue, Glendale, AZ is zoned R-3 (Multiple Residence). The existing single-family home was built in 1950, prior to the current zoning ordinance. The home is 800 currently 800 square feet and we would like to add an addition and an accessory building.

In the R-3 zoning district, the required setbacks are a 20-foot perimeter setback. The issue is that the lot is long and narrow, with a width of approximately 48 feet. A variance to the rear and side yard setbacks is necessary to be able to build an addition to the single-family home and an accessory (storage) structure of adequate size. The proposed setbacks are five (5) feet for the west side setback, ten (10) on the street side setback and fifteen (15) feet for the rear setback. All structures will maintain the required fifteen (15) feet from adjacent structures.