

Hayes Project Narrative:VAR21-02

The desire of this variance proposal is to give the homeowners the opportunity to add a garage to their existing residence. Unfortunately, due to the existing zoning on the property, the homeowners cannot make this addition, based on their existing building envelope.

Mike and Rene have been contacting the City of Glendale for the past few years, trying to find a way to build on to their existing house and add a garage. Their current house does not have an attached garage, so the addition of this garage would simply allow them to have a typical residence with an attached garage, something that most homeowners have.

Unfortunately, the existing neighborhood has been zoned as A-1. The A-1 zoning states that the residence should be a minimum of 40 acres; however, the site is only 0.84 acres. Due to the current zoning, the setbacks that are being imposed on the property are setbacks that were intended for lots 40 times the size of this one. Originally, the property's building setbacks were 75' for the front, 50' for the sides, and 50' for the rear setback. As a result, when these setbacks are imposed on the existing 0.84 acre property, that leaves a 45' x 102' potential buildable area, which is less than 13 percent of the total property to potentially build upon. In 2007, the previous homeowners at the time received a variance which reduced the east side setback from 50' to 20'(VAR07-02). As a result, the new potential buildable area became 75' x 102', which is 20 percent of the total property area. While the previous variance alleviated some of the existing hardships caused by the restrictive setbacks, the homeowners hope to reduce the west side setback as well, from 50' to 15'. Additionally, this variance aims to reduce the existing rear setback from 50' to 30', which would bring the existing non conforming residence into conformance. The proposed side setback reduction from 50' to 15' was calculated based on setbacks for similar properties in nearby districts. Properties zoned as SR-17 and SR-30 with similar lot sizes have side setbacks between 15' and 20'. As a result, we hope through this variance, we can establish setbacks that are more relevant to the site's size and use. These restrictive setbacks are imposed on most properties in this area, making it a requirement for almost everyone to get a variance because of this zoning discrepancy.

These existing setbacks are not self imposed, and have been enforced onto this site for many years. It is unfortunate that for years, the people in this neighborhood have not been given the opportunity to make adjustments and changes to their residence in a simple manner, but instead have to begin their process through filing a variance to make their house conform to the existing zoning issues. These setback issues create a hardship for each property owner in this neighborhood, since the lots are not zoned for the property's respective size.

In order to alleviate these hardships, we hope to receive a variance to minimize the current building setbacks. This would allow the property owner to add an attached garage to the existing

residence. The proposed design is for a four car garage that will be attached to the existing residence. The exterior has been designed to mimic the existing house proportions and style to blend in with the current neighborhood and site conditions. As a result, the proposed building height will be 26' at the highest peak, and the proposed size is 1,626 square feet. Additionally, this variance would allow the existing residence to no longer be classified as a non conforming structure.