



CITIZEN PARTICIPATION FINAL REPORT

COMPLETION OF THE FOLLOWING IS NECESSARY FOR FINAL REPORT APPROVAL

SUMMARY / FINAL REPORT			
Total individuals notified:	39	Total Participants:	2
CONCERNS, ISSUES, PROBLEMS EXPRESSED			
<p>No problems, concerns or issues were expressed. One neighbor had a question regarding the variance process, and if the reducing the setbacks would lead to the property being rezoned. However, I informed him that the setback reduction does not change the current zoning of the property.</p>			
HOW CONCERNS WILL BE ADDRESSED?			
<p>No concerns were brought up about the project, just questions about the process. All questions were addressed thoroughly. After speaking with the two participants, there were no issues about the project.</p>			
CONCERNS APPLICANT IS UNWILLING TO ADDRESS			
<p>None</p>			

HOW THE PROPOSAL HAS BEEN REVISED TO ADDRESS CONCERNS

The proposed project does not require revision because no concerns were brought up with any of the participants.

APPLICANT SIGNATURE AND DATE



4/19/2021

March 23, 2021

Magdalena Mayer
4814 W Banff Ln
Glendale, AZ 85306
maggie.l.mayer@gmail.com
(480) 468-6091

Subject: Setback Variance

Dear Neighbor:

This letter is to inform you that I am applying for a setback variance with the City of Glendale. The property is located at 6613 W Surrey Ave in the Sahuaro District.

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 any additions to 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. This request is to allow them to build an attached garage to their existing house.

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. Currently, the property's building setbacks are 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 44' x 109' potential buildable area, which is less than 14 percent of the total property to potentially build upon. These restrictive setbacks make the existing residence a non conforming structure, since the existing residence is infringing upon the side and rear setbacks currently. This issue happens on almost all properties in this area, making it a requirement for almost everyone to get a variance because of this zoning discrepancy. Through this variance, we hope to decrease the side setbacks from 50' to 10'-6" to allow for the attached garage to be located at the west side of the house. Additionally, we hope through the variance process, to decrease the rear setback from 50' to 30'. This setback reduction would allow the existing residence to be in conformance and no longer encroach upon the existing setbacks.

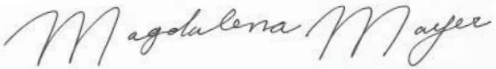
These existing setbacks are not self imposed, and have been enforced onto this site for many years. It is unfortunate that for years, the people in this neighborhood have not been given the opportunity to make adjustments and changes to their residence in a simple manner, but instead have to begin their 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. Additionally, this variance would allow the existing residence to no longer be classified as a non conforming structure.

As a result, we hope to receive a variance to allow the homeowners to build an attached garage. 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.

I have included a site plan and elevation with this letter for your review. Please provide any comments to my variance request by April 6, 2021. Please write, email, or call me at the contact information above. You may also contact Joseline Castaneda with the City of Glendale at (623) 930-2823.

Sincerely,

A handwritten signature in cursive script that reads "Magdalena Mayer". The signature is written in black ink on a light-colored, slightly textured background.

Magdalena Mayer

Encl: Site Plan
Elevation



CITIZEN PARTICIPATION PLAN

COMPLETION OF THE FOLLOWING IS NECESSARY FOR APPROVAL OF YOUR PLAN

CITIZEN PARTICIPATION PLAN

DEVELOPMENT PROPOSAL	Residence Addition
HEARING REQUEST	Variance
ADDRESS	6613 W Surrey Ave, Glendale, AZ 85304
SR#	21-0009
DATE	3/29/2021
APPLICANT	Magdalena Mayer

BRIEF DESCRIPTION OF PROPOSED PROJECT

The proposed project is a attached garage to the existing residence, that will provide the homeowner with the ability to have an attached four-car garage. In order for this to happen, the current setbacks need to be minimized to increase the potential building envelope on the site.

DESCRIBE PUBLIC NOTICES, MEETINGS, RELATED OTHER PUBLICITY

Notification letters were sent out to all interested parties as well as adjacent properties to inform them of the proposed project.

IDENTIFY WHO MAY WILL BE DIRECTLY AND INDIRECTLY AFFECTED BY YOUR PROPOSAL AND ANYONE WHO EXPRESSED INTEREST OR BELIEVE THEY WILL BE AFFECTED.

Since the proposed garage addition is located along the west property line, the neighbor located at 6625 W Surrey Ave would be most affected by this potential project. Fortunately, this neighbor has already replied to our notification letter, and they have no concerns or oppositions to the proposed project.

IDENTIFY ANY CONCERNS THE ABOVE INDIVIDUALS MAY HAVE

They may have had concerns regarding proposed location to property line. Fortunately, they have already notified us that they had no issues with proposed design or location.

HOW WILL THEY BE PROVIDED AN OPPORTUNITY TO DISCUSS THE PROPOSAL WITH THE APPLICANT IF ISSUES OR QUESTIONS CONTINUE OR SUDENLY ARISE AFTER DISTRIBUTION OF THE NOTIFICATION LETTER.

If there are issues that arise, we will discuss a resolution. We will also inform our planner of these concerns.

HOW WILL THESE INDIVIDUALS BE INFORMED OF ANY CHANGES AFTER THE INITIAL CONTACT?

We will notify them via mail or email.

HOW WILL YOU KEEP GLENDALE PLANNING STAFF UPDATED ON THE STATUS OF YOUR CITIZEN PARTICIPATION EFFORTS?

We will update our planner Joseline Castaneda if there are any issues or concerns.

IMPLEMENTATION SCHEDULE / DATES OF COMPLETION

Date CPP submitted to Planner 03/30/2021

Neighborhood Meeting date (if any)	
Distribution date of initial notices	3/22/2021
Number of weeks allowed for responses	Two
Cut-off date for responses	4/6/2021
Planned Submittal date of CPP Final Report	4/7/2021