



# Hayes Trust Variance VAR21-02

Board of Adjustment Public Hearing – June 10, 2021

Joseline Castaneda  
Planning Project Manager





# VARIANCE REQUEST

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A request to reduce the west side setback to 15 feet and rear setback to 30 feet from the required 50-foot setback minimum as required in the A-1 (Agricultural) zoning district. The site is located at 6613 W Surrey Avenue, on 67th Avenue and Surrey Avenue and is in the Sahuaro District.

**Applicant:** Magdalena Mayer



# REQUIRED ACTION

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







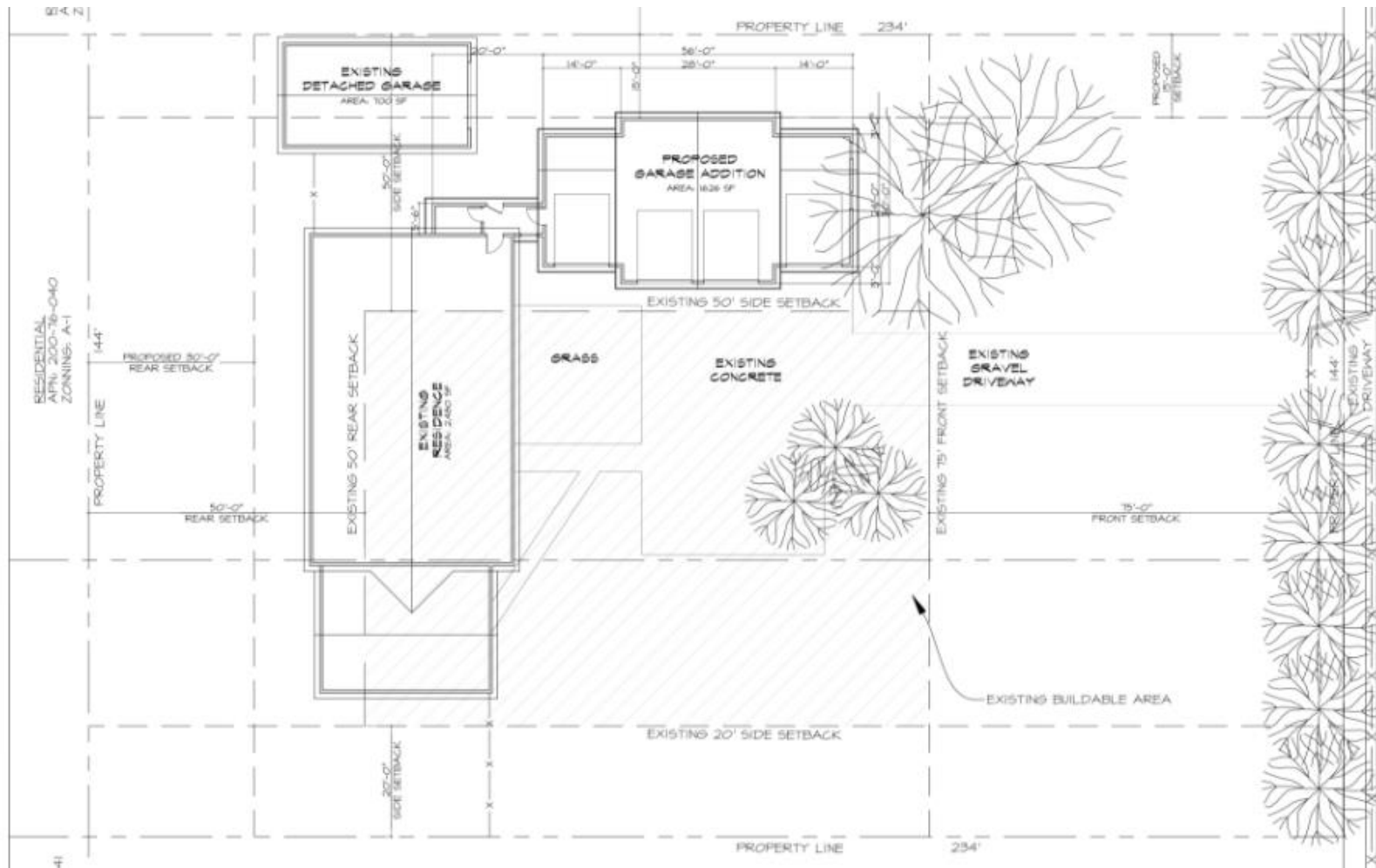
# BACKGROUND

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- The property is designated as A-1 (Agricultural).
- The site is located east of 67th Avenue and Surrey Avenue. The site is 36,764 square feet in size.
- A-1 Setbacks: Front yard: 75 feet; Side yard: 50 feet; Rear yard: 50 feet
- Maximum lot coverage: 10%



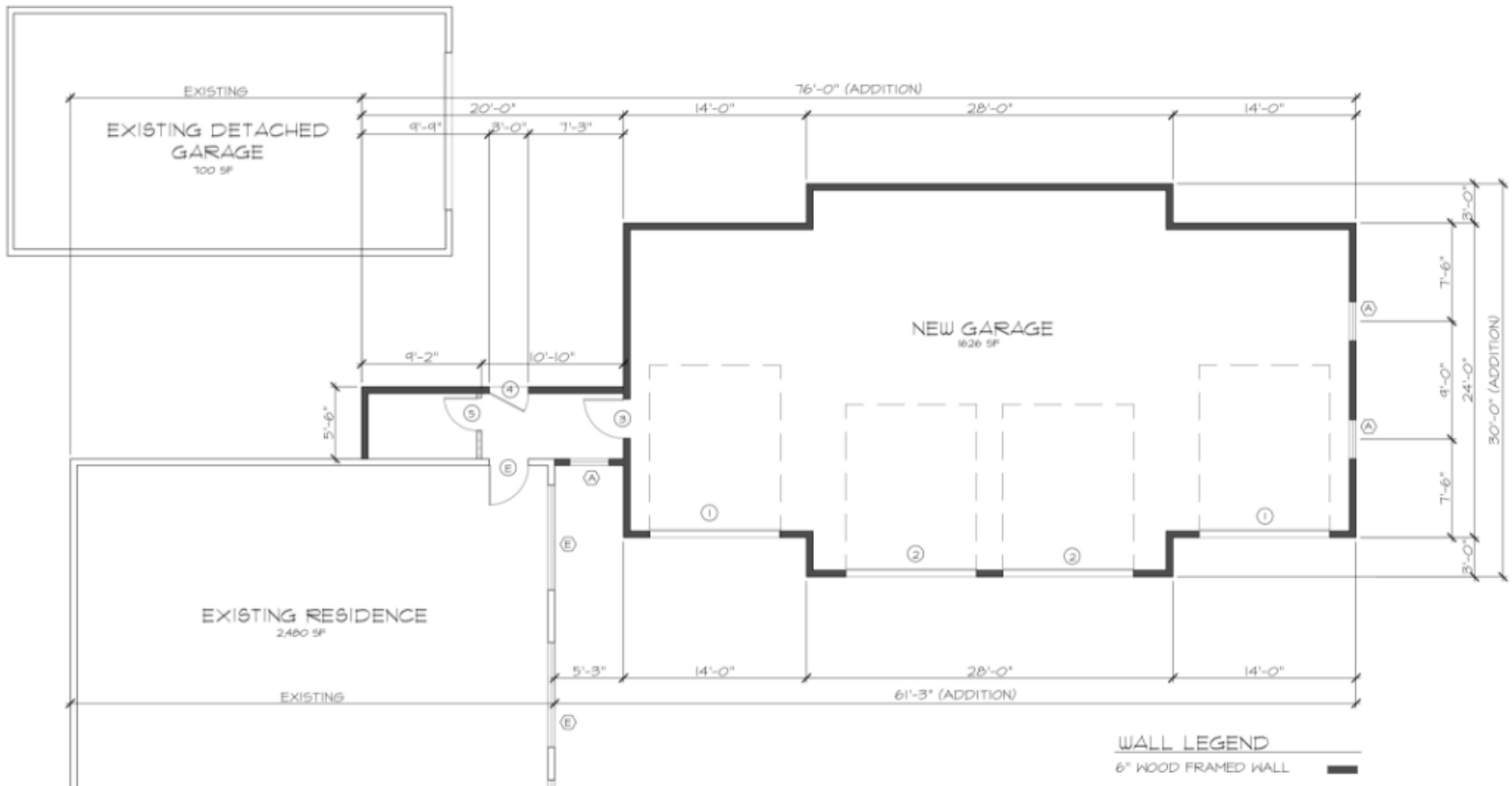
# SITE PLAN



WEST SURREY AVE



# FLOOR PLAN



# ELEVATIONS





# ELEVATIONS (continued)





# PUBLIC INVOLVEMENT

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- Notification Letters sent March 22, 2021.
- Site Posted - May 23, 2021.
- Advertised on Glendale Star on May 20, 2021.
- Public Hearing Notification – May 21, 2021.
  
- **One (1) comment was received.**



# FINDINGS

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



# REQUIRED FINDINGS

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- 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

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The A-1 development standards were established for larger lots of 40 acres minimum lot size and this lot is 0.84 acres. The setbacks intended for these lot sizes make the current main residence legally nonconforming and an increase to the footprint is not possible without a variance.



## **FINDINGS (continued)**

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**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)

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- The strict application of the Zoning Ordinance would limit the property to a fifty (50) foot west side and rear building setbacks which makes the existing residence legal non-conforming and does not allow for an increase to the footprint.



## **FINDINGS (continued)**

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



## FINDINGS (continued)

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- The requested side and rear setback reduction are the minimum necessary for a residential addition and allow the same privileges received by the surrounding property owners.



## **FINDINGS (continued)**

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**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.



## FINDINGS (continued)

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- The request will not detrimentally affect neighboring properties. The proposed garage addition will maintain a side setback of fifteen (15) feet from the west property line. The setback will comply with the fifteen (15) feet separation between residential buildings on adjacent lots required by the Zoning Ordinance.



# ANALYSIS

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



# RECOMMENDATION

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**Planning Staff recommends the approval of VAR21-02 subject to the following stipulations:**

- 1) Development shall be in conformance with the narrative dated May 10, 2021.



## **RECOMMENDATION (cont'd)**

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- 2) Development shall be in conformance with applicable site and elevation plans dated May 10, 2021.
- 3) Development shall be in conformance with floor plan dated May 10, 2021.



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