



CITIZEN PARTICIPATION FINAL REPORT

COMPLETION OF THE FOLLOWING IS NECESSARY FOR FINAL REPORT APPROVAL

SUMMARY / FINAL REPORT			
Total individuals notified:	44	Total Participants:	0
CONCERNS, ISSUES, PROBLEMS EXPRESSED			
There were no issues or concerns expressed.			
HOW CONCERNS WILL BE ADDRESSED?			
I will talk to the person that has the concerns and go over information about the proposal that addresses their concerns.			
CONCERNS APPLICANT IS UNWILLING TO ADDRESS			
None, I am willing to address any concerns.			
HOW THE PROPOSAL HAS BEEN REVISED TO ADDRESS CONCERNS			
The proposal has not been revised as there have not been any concerns expressed.			
APPLICANT SIGNATURE AND DATE			
			06/17/2021

REQUIRED ATTACHMENTS:

- NOTIFICATION AREA MAP
- NOTIFICATION LETTER AND SITE PLAN
- ANY OTHER NOTICES, MEETING INVITATIONS, SIGN-IN SHEETS (NONE).
- LIST OF PROPERTY OWNERS WITHIN NOTIFICATION AREA.
- "INTERESTED PARTIES" LIST PROVIDED BY PLANNING
- "ADDITIONAL NOTIFICATIONS" LIST PROVIDED BY PLANNING.
- LIST OF HOME OWNERS ASSOC., REGISTERED NEIGHBORHOODS; AND THEIR REPRESENTATIVES WHO WILL BE INCLUDED IN THE PLAN.

NEIGHBORHOOD NOTIFICATION AREA

NAME / TYPE OF REQUEST: CECILIA ROMERO VARIANCE

LOCATION: 5315 W Myrtle Ave

REQUEST: The applicant is requesting review of a variance by the Board of Adjustment to reduce the minimum 20 foot side setbacks to 17 feet for the west side and 7 feet for the east side.

ZONING DISTRICT: R-3

COUNCIL DISTRICT: Ocotillo

FORMAL APPLICATION SUBMITTED: NO



SITE LOCATION

ADJACENT PROPERTY NOTIFICATION AREA

NEIGHBOR NOTIFICATION LETTER

Cecilia L Romero
5315 W Myrtle Ave
Glendale, AZ 85301

Subject: Variance Request to Reduce Side Yard Setbacks

Dear Neighbor:

This letter is to inform you that I am applying for a variance application with the City of Glendale. The property is located at 5315 W Myrtle Ave in the Ocotillo District.

I am applying for a variance to have the side yard setbacks reduced from the current requirement of 20 feet. The current zoning on this property is R-3 which is a multi-family zoning. Properties to the east, west and south side of my property are zoned R-3 while the properties to the north of my property are zoned R-2. The current side yard setbacks are 20 feet and I am requesting a variance to have the east side yard setback reduced from 20 feet to 7 feet and to have the west side yard setback reduced from 20 feet to 17 feet. The purpose for the requested variance is that I am wanting to convert my rear covered patio into a bedroom with a bathroom and a storage room. The current property and covered patio currently are setback at 7 feet from the east side yard and 17 feet from the west side yard, so I am not asking for any new setbacks that are currently not in place. I am just wanting to convert my patio to livable space.

I have included a site plan with this letter for your review. Please provide any comments to Cecilia L Romero by (TBD) via the address listed above. You may also contact Joseline Castaneda with the City of Glendale at 623-930-2823.

Sincerely,

Cecilia L Romero

Encl: Site Plan

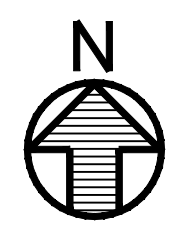
- LEGEND**
- DIRECTION OF WATER FLOW
 - F.G. = EXISTING FINISHED GRADE
 - F.D. = FINISHED PAD ELEVATION
 - F.F. = FINISHED FLOOR ELEVATION
 - FS = FRONT SETBACK
 - RS = REAR SETBACK
 - SS = SIDE SETBACK
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - PL = PROPERTY LINE
 - W.R. = WATER RISER
 - W.M. = WATER METER
 - S.E.S. = SERVICE ENTRANCE SECTION
 - WATER LINE W — W — W
 - H.B./V.B. = HOSE BIB WITH VACUUM BREAKER
 - ELECTRIC LINE — — — — —
 - SEWER LINE S — S — S
 - T.O.S. = TOP OF SLAB
 - G.M. = GAS METER
 - EX = EXISTING
 - P.D.E. = PUBLIC DRAINAGE EASEMENT
 - = TREE

SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATIONS. THE GRADE SHALL FALL A MINIMUM OF 6-INCHES WITHIN THE FIRST 10- FEET OR AS FOLLOWS:

FINISHED GRADE SHALL SLOPE AWAY FROM RESIDENCE AND OTHER STRUCTURES AT 5/8" FOR A MINIMUM DISTANCE OF 5' TO THE STREET AS APPROVED.

RESIDENCE FINISHED FLOOR TO BE A MINIMUM OF 12-INCHES ABOVE THE HIGHEST ADJACENT GRADE WITHIN 10 FEET OF THE FOUNDATION.

VAR21-04



PROJECT NARRATIVE:
THIS PROJECT IS TO CONSTRUCT AN ATTACHED BEDROOM, BATHROOM, SMALL COVERED PATIO, AND CONVERT EXISTING PATIO TO STORAGE

INDEX:

- SITE PLAN.....1
- FLOOR PLAN, DIMENSIONED PLAN.....2
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- GENERAL STRUCTURAL NOTES.....13



THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 109 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH ARCHITECTURAL WORK AND AS "ARCHITECTURAL WORK". THE ACT PROTECTS THESE PLANS AND THE STRUCTURES BUILT BASED ON THESE PLANS, AMONG OTHER THINGS. THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE CONTRACTOR MUST BE NOTICED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, SHALL RESULT IN LEGAL ACTION AGAINST THE REFERRED TO BY ALL LEGAL COSTS AND FEES INVOLVED IN BRINGING SUCH LEGAL ACTION.

PROJECT DATA:

OWNER'S NAME:
CECILIA L. ROMERO

PROJECT ADDRESS:
5315 W. MYRTLE AVE., GLENDALE, AZ 85301

PARCEL NUMBER:
141-11-019B

SUBDIVISION / LOT:
PARK PLACE BLKS 2,5,6 / # 2

DESCRIPTION:
PARK PLACE LOT 2 N¹/₄ OF E ¹/₄ BLK 2

LATITUDE/LONGITUDE:
33.54191101 / -112.1357436

ZONING:
R-3

SECTION 8, TOWN 2N, RANGE 2E

SQUARE FOOTAGE CALCULATION:

- EX. SINGLE FAMILY RESIDENCE = 1,032 S.F. (LIVABLE)
- EX. STORAGE 2 = 120 S.F.
- EX. PATIO COVER = 114 S.F. - (NEW CONVERSION TO STORAGE) REMODEL
- PATIO EXTENSION = 52 S.F. - (NEW)
- BATHROOM = 39 S.F. - (NEW)
- BEDROOM = 166 S.F. - (NEW)

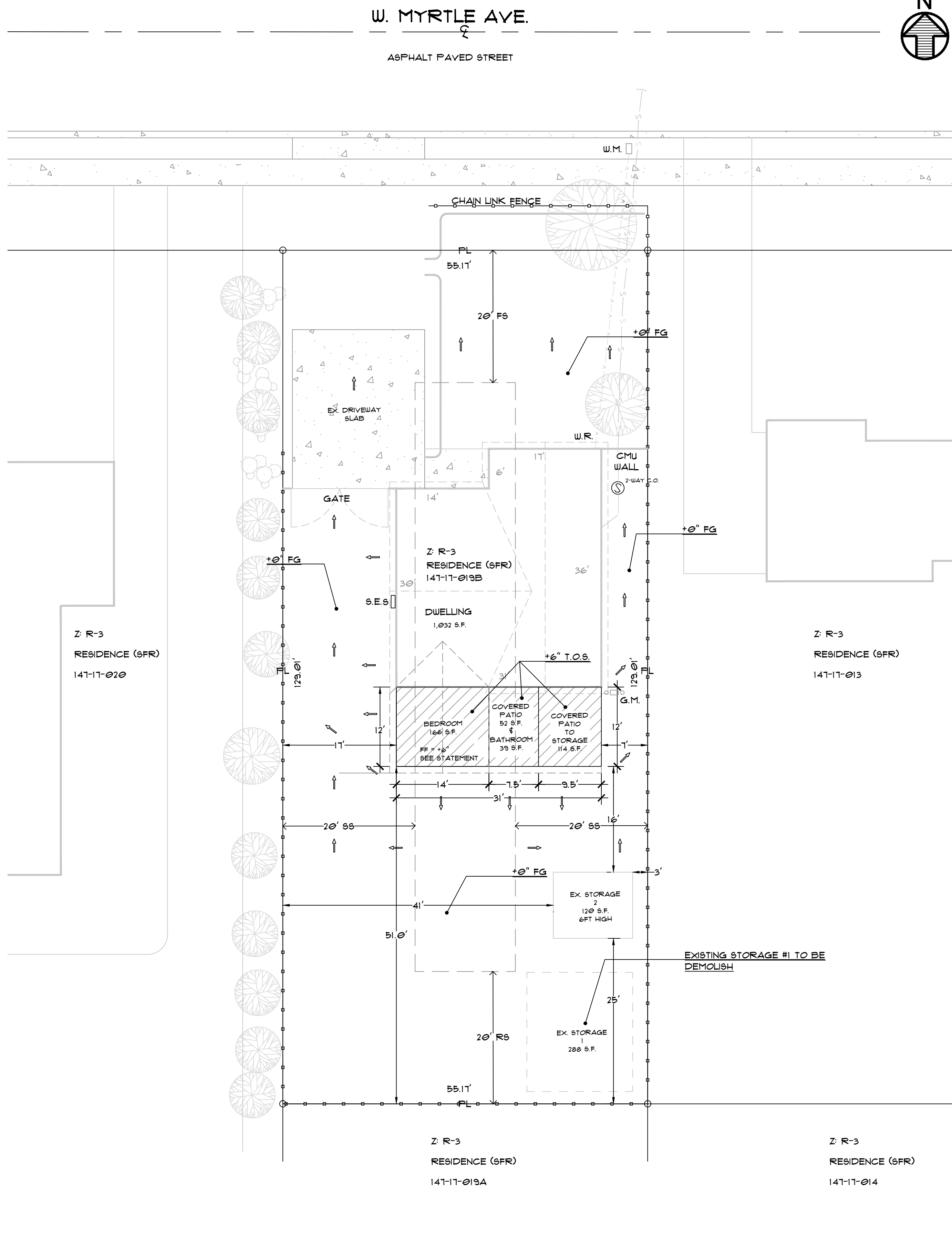
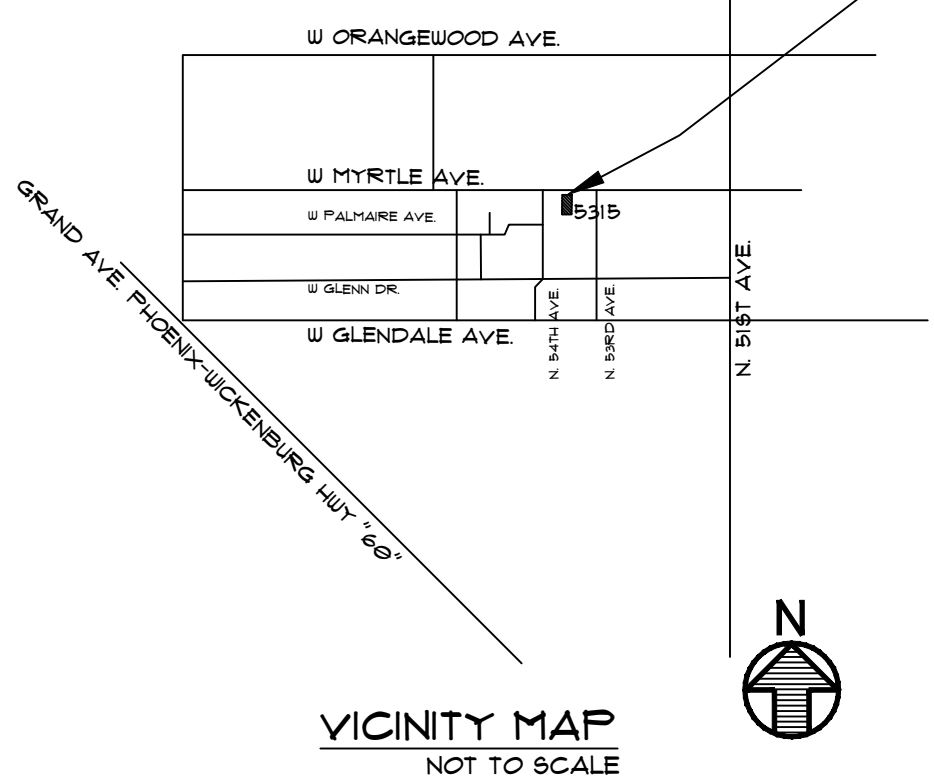
TOTAL ROOF COVERAGE = 1,523 S.F.
TOTAL LOT AREA: 1111 S.F.
LOT COVERAGE: 21.4% < 50% (LOT COVERAGE R-3)

CODE:

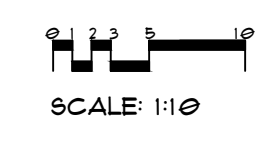
THE PHOENIX BUILDING CONSTRUCTION CODE 2018 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS.

GROUND SNOW LOAD = 0 PSF
WIND SPEED = 115 MPH (ULTIMATE), 3-SECOND GUST (89 MPH ASD)
TOPOGRAPHIC EFFECTS: NONE
SEISMIC DESIGN = CATEGORY "B"
WEATHERING: NEGLIGIBLE
FROST LINE DEPTH: 0
TERMITE: MODERATE TO HEAVY
WINTER DESIGN TEMP(E) = 32°F
ICE SHIELD UNDERLAYMENT REQUIRED: N/A
FLOOD HAZARDS: PER FEMA
AIR FREEZING INDEX: 0
DECAY: NONE TO SLIGHT
MEAN ANNUAL TEMPERATURE: 12.6°F

THIS PROJECT:
5315 W. MYRTLE AVE., GLENDALE, AZ 85301
PARCEL NUMBER: 141-11-019B
ZONING: R-3



SITE PLAN



ROMERO RESIDENCE
5315 W. MYRTLE AVE.
GLENDALE, ARIZONA 85301

REVISION:

RI: CITY OF GLENDALE
10/17/2010

SUBDIVISION:
PARK PLACE BLKS
2,5,6

DATE:
03 / 01 / 2010

PLAN:
MR5313

SHEET:
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