

November 16,
2021.

CITIZEN'S PARTICIPATION PLAN FOR "Villas at 45th"

Located in Glendale, Arizona.



Prepared By:

BFH GROUP, LLC
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Attn: David M. Bohn, P.E.

SR21-0060



CITIZEN'S PARTICIPATION PLAN FOR "VILLAS AT 45TH"

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SITE PLAN
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FINAL SUMMARY AND REPORT

1. PURPOSE OF REQUEST

BFH Group is delighted to present to the City of Glendale this application with corresponding narrative and exhibits for variance review and approval. Per request by the applicant, the purpose of the narrative is to request for a variance to the current setback requirement for the City of Glendale Overlay District from 30' to 5' on the proposed 3.01-acre townhome-style residential development located at 7127 N 45th Avenue, Glendale, AZ 85301, more specifically APN: 147-08-003, -009B. The proposed development is intended to be 60 townhome style units with a proposed gross density of 19.93 du/ac. It is intended by the developer that these units will be for rent under one ownership. The property is not intended to be platted, but the two parcels shall be combined to one.

2. BOARD OF ADJUSTMENT FINDINGS FOR VARIANCE.

As shown in the above standards table, the developer is respectfully requesting as part of this variance request solely a reduction to the perimeter setbacks from 30' to 5'. Considering the parcel dimensions, constraints of the surrounding area and in-fill nature of the site, and the standards and guidelines constituted in the City of Glendale Municipal Code Development Standards, it is a challenge to make the City of Glendale Centerline Overlay setbacks function for development.

Several factors affect this parcel and thus require the need for variance from this standard.

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:* The main challenge is the parcels' shape being very long and narrow. At the narrowest section, the property is approximately 132'. When implementing a 30' setback in this area (on both the north (30' BSL) and south side (30' BSL) = 60 ft total lost) on this portion, it would take away nearly half of the developable section of land. Overall, the area outside of the perimeter building setbacks which structures may be place would be reduced by nearly 40%. When bearing in mind that this site is only approximately 3 acres total, this translates to over an acre of space that cannot be used for residential development.

Also, it is important to highlight the infill nature of this property where all parcels adjacent have been fully developed. This limits or eliminates the ability of the developer to coordinate future efforts with adjacent land owners, get more creative with his circulation plan internally, or propose many viable solutions when there's

limited available space. Unfortunately, there was no planning on any of the adjacent developments to take into consideration the future improvements of the subject property.

2. *Due to the special circumstances, the strict application of the Zoning Ordinance would deprive the property of privileges enjoyed by other properties in the same classification in same zoning district:* Due to the special circumstances illustrated above which include, but are not limited to, the property's size, shape, location / surroundings, none of which were imposed by the owner, the property is now significantly deprived of privileges that the City of Glendale Centerline Overlay District was envisioned to provide:

*The Glendale Centerline will become a vibrant, premiere location of choice for **progressive private development, which encourages a diverse mix of retail, office, mixed-use, and residential projects.** The Centerline area will maintain its hometown ambiance and character and will **strive to be a clean, safe, well maintained pedestrian area** that takes pride in its history and historic landmarks.*

Specifically, the Midtown District development concept includes:

*The character would be moderate intensity, with a floor area ratio of 2.0, and **density up to 50 dwelling units per acre. Buildings would be up to six stories (70 feet)**, stair-stepped back in height from the "set to line" (property line) 43rd and Glendale avenues. A maximum FAR (Floor Area Ratio) of 4.0 can be achieved through performance incentives given for the following amenities; public art, open space, Leadership in Energy and Environmental Design (LEED) certified buildings, and shared parking at the rate of .50 additional FAR for each amenity Glendale Centerline Overlay District June 14, 2011 Page 4 provided. The district has no setback requirements, except adjacent to residential zoning districts and residential uses.*

The intent of the residential developments within the Midtown District would be to allow for structures up to 6 stories and a maximum density of 50 units to the acre. When considering the location of this property which is adjacent to only two story buildings (maximum), to propose the allowable 6 stories and 50 du/ac would not appear to be as congruent to the area as the currently proposed Villas at 45th development of (60) two story townhomes. It should also be noted that the Overlay District standard allows for zero building setbacks throughout, except for when adjacent to residential

development (30 ft setback current standard), which appears to be inconsistent to the intent of the Centerline Overlay vision and goals for this area.

3. *The variance is the minimum necessary to alleviate the property hardship:* This variance is the only standard the developer is requesting deviation. As demonstrated previously in the standards table, if granted this variance, the proposed development is offering an increase in not only the private open space from 100 SF to 120 SF, but also an increase in the overall open space, which based on this plan, would be close to double the required open space. The increase in private and common open space will absolutely have a positive impact on not only the residents that occupy the units, but also will improve the ambience of the existing neighborhood. Although a small development, Villas at 45th will be considered an innovative implementation of residential development within the Centerline Overlay District.
4. *Granting the variance will not have a detrimental effect on the property, adjoining property, the surrounding neighborhood, or the City in general:* It is important to discuss the current state of the property, which has been vacant land for well over 20 years allowing for transients, trash / debris dumping, and potentially dangerous circumstances and situations for local residents. Property values in the area are hurt by leaving this land vacant. As mentioned in this narrative, the property cannot be developed adequately under the current zoning R1-6, but when granted this minor variance under the Centerline Overlay District, it can be a thriving, sought-out community that will improve the surrounding area and City not only aesthetically, but also economically. The townhome product type will bring a fresh and modern look to the area, which would personify the intent of the Centerline Overlay District. The variance will not negatively impact the surrounding community or the City, but it is believed that it will actually do quite the opposite.

Finally, the circumstances applicable to this variance are not self-imposed by the owner, but they were inherited. This is a very challenging site to develop considering the shape, size and infill nature. This hardship has not been intentionally, knowingly, or recklessly created by the owner. The owner has considered several alternatives in lieu of this variance and has found the proposed development to be the most beneficial to the City. The setback constraints make other townhome-style product developments extremely ineffective and dysfunctional due to

not only inefficient circulation, but also for parking requirements and inadequate usable open space. Another option considered was apartments, however in order to comply with the standards, that proposed site plan transformed into a large parking lot, minimal open space for the residents, and a lesser-desired home environment. The proposed townhome plan associated with this variance is far superior on many levels and will improve the neighborhood as well as the Midtown area.

3. NOTIFICATION AND PROCEDURE

BFH Group intends to follow the notification procedure outlined by the City of Glendale variance process. All variance documents shall be submitted to the assigned City of Glendale planning staff. Per this Citizen's Participation Plan and upon administrative approval from City of Glendale planning staff, BFH Group will notify all property owners within 300' of the subject property of the intention to propose a variance to the perimeter setback requirement. A neighborhood meeting will be held (on Zoom) that will allow adjacent residents and other interested parties the opportunity to ask questions and provide opinions on what the proposed variance will be. BFH Group will consolidate this correspondence as well as any other communication received and prepare a final report summarizing the community's inputs. This will be delivered to the corresponding planning staff for review and ultimately to the Board of Adjustment for review and approval.

Attached in this appendix are all pertinent documents and notification forms as required by this variance and Citizen Participation Plan.

4. AFFECTED PARTIES QUESTIONS AND COMMUNICATION

It is understood by the applicant that there is potential for members of the surrounding neighborhood as well as other "interested parties" that may be concerned about an adverse effect that modifying the setback minimum would create. One of the concerns the applicant anticipates were he an adjacent property owner could be that reducing the setbacks would place the townhome units too close to the property line, allowing new residents to see into the backyards of the existing homes. This would impact only three homes along the north side of the property. All other existing developments adjacent to the site are apartments or townhomes along the east and the south and the structures are an additional 24 feet from the property line allowing ample distance.

The developer anticipates potential for concerns and welcomes the questions that the neighbors would have. Individuals affected by this variance would have the ability to call or email the applicant directly as well as have the opportunity to share during the neighborhood meeting. The applicant would be happy to meet with them on an individual basis or continue the conversation over the phone or email. If there are any significant changes to the Site Plan, the applicant is willing to have another neighborhood meeting as necessary to ensure all concerns and suggestions have been considered and/or addressed.

Correspondence with interested individuals will be documented in the final report and any concerns will be relayed to the Planning department staff member overseeing the variance process.

5. CITIZEN PARTICIPATION PLAN SCHEDULE

Below is an anticipated approximate schedule for the Citizen's Participation Plan:

- | | |
|---|------------|
| a. Citizen Participation Plan (CPP) Submittal | 09/23/2021 |
| b. CPP Implementation Date | 10/06/2021 |
| c. Time allocated for Citizen inputs | 11/03/2021 |
| d. Final CPP Submittal Date | 11/17/2021 |

Your consideration in this matter is very much appreciated and we look forward to continuing a successful development.

APPENDIX A

PARCEL MAP

DEED

FLOOR PLAN

SITE PLAN

NOTIFICATION LETTER

NOTIFICATION AREA MAP

NOTIFICATION LIST

ZOOM MEETING NOTES

FINAL SUMMARY AND REPORT

Unofficial 20 Document

RECORDING REQUESTED BY:
Great American Title Agency, Inc.

WHEN RECORDED MAIL TO:
BFH Holdings, LLC

03
jo

ESCROW NO.: 0352100103-KRH

This area reserved for the County Recorder

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations,

Richard G. Vangelisti, a married man, as his sole and separate property, who acquired title as Richard G. Vangelisti, a single man and 7135 N. 45th Avenue LLC, an Arizona Limited Liability Company

does hereby convey to

BFH Holdings, LLC, an Arizona Limited Liability Company

the following real property situated in Maricopa County, Arizona:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.

Dated: June 17, 2021.

GRANTOR(S):

7135 N. 45th Avenue LLC, an Arizona Limited Liability Company


Richard G. Vangelisti


BY: Richard G. Vangelisti, Member

State of ARIZONA

County of Maricopa

Signed and sworn to before me the 22 day of June, 2021, by Richard G. Vangelisti, individually and in his capacity as shown above.


Notary Public

My commission expires: 5/20/22

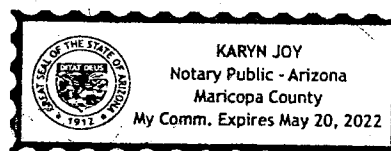


EXHIBIT "A"

Parcel No. 1:

The North half of the Northwest quarter of the Southeast quarter of the Southeast quarter of Section 4, Township 2 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the North 198 feet thereof.

Parcel No. 2:

That part of the Northwest quarter of the Southeast quarter of Section 4, Township 2 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at a point 99 feet South of the Northwest corner of the Southeast quarter of the Southeast quarter of Section 4;

Thence East 660 feet;

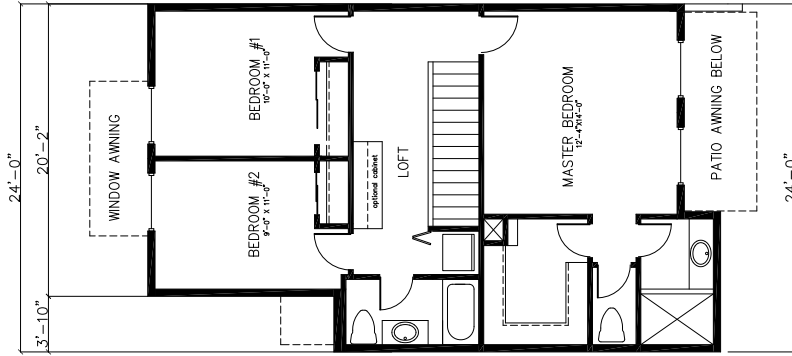
Thence South 99 feet;

Thence West 660 feet;

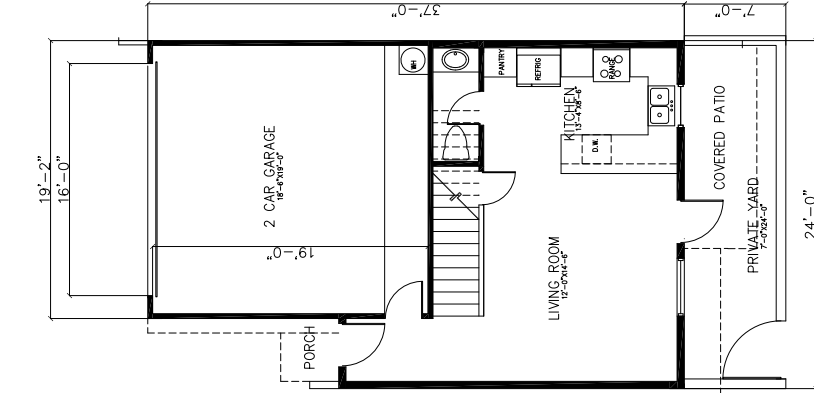
Thence North 99 feet to the Point of Beginning;

EXCEPT the West 220 feet thereof.

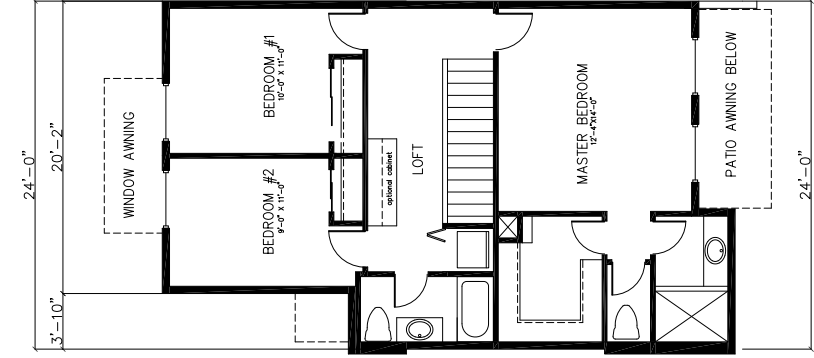
Unofficial Document



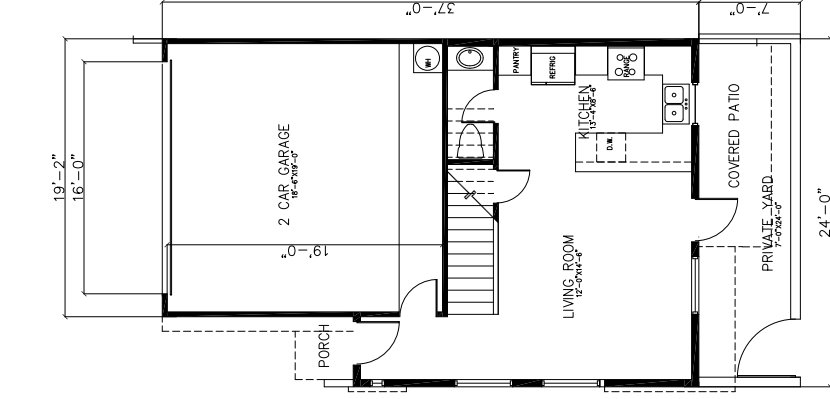
UPPER LEVEL



GROUND LEVEL



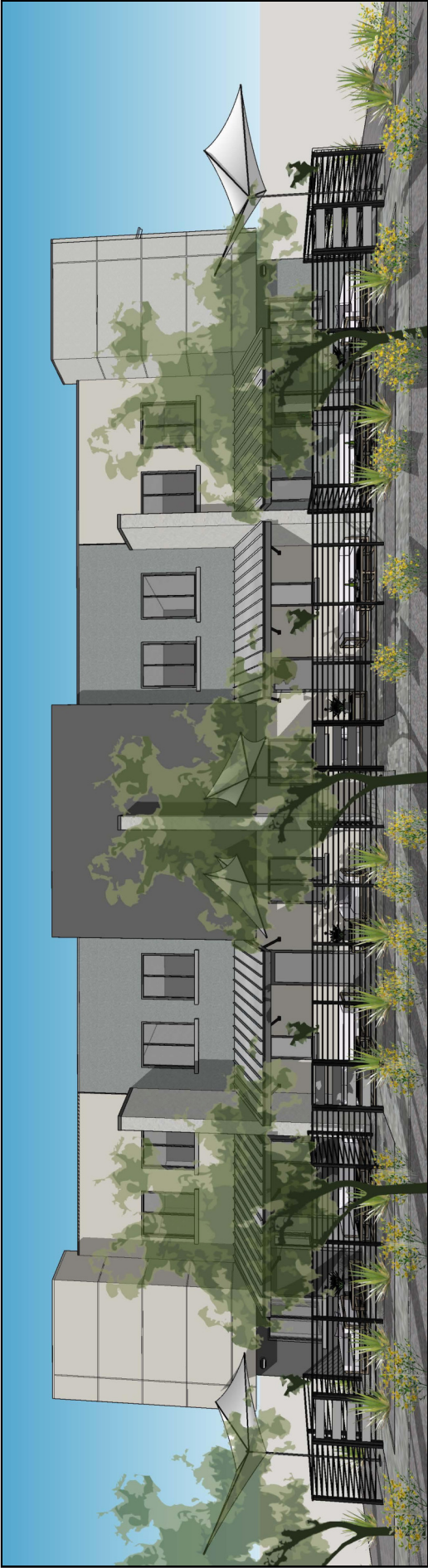
UPPER LEVEL



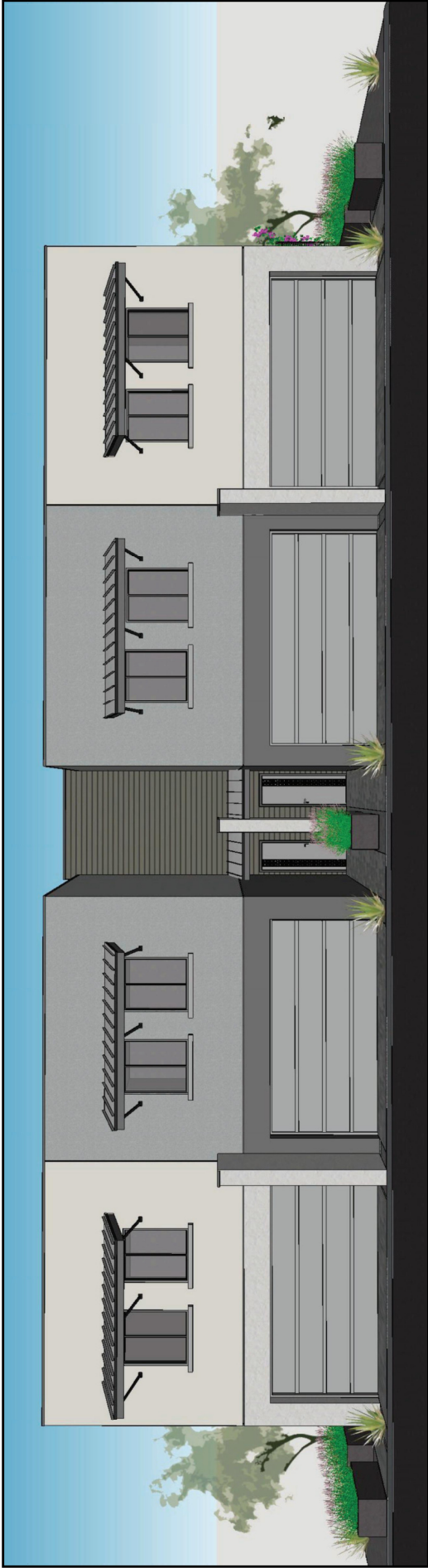
GROUND LEVEL

PLAN 1265-MID
 2 BATH OPTION FLOOR PLAN
 3-BEDROOM/2 BATH 1265 S.F.
 1/4" = 1'-0"

PLAN 1265-END
 2.5 BATH OPTION FLOOR PLAN
 3-BEDROOM/2.5 BATH 1265 S.F.
 1/4" = 1'-0"



PERSPECTIVE PATIO RENDERING



PERSPECTIVE GARAGE ENTRY RENDERING

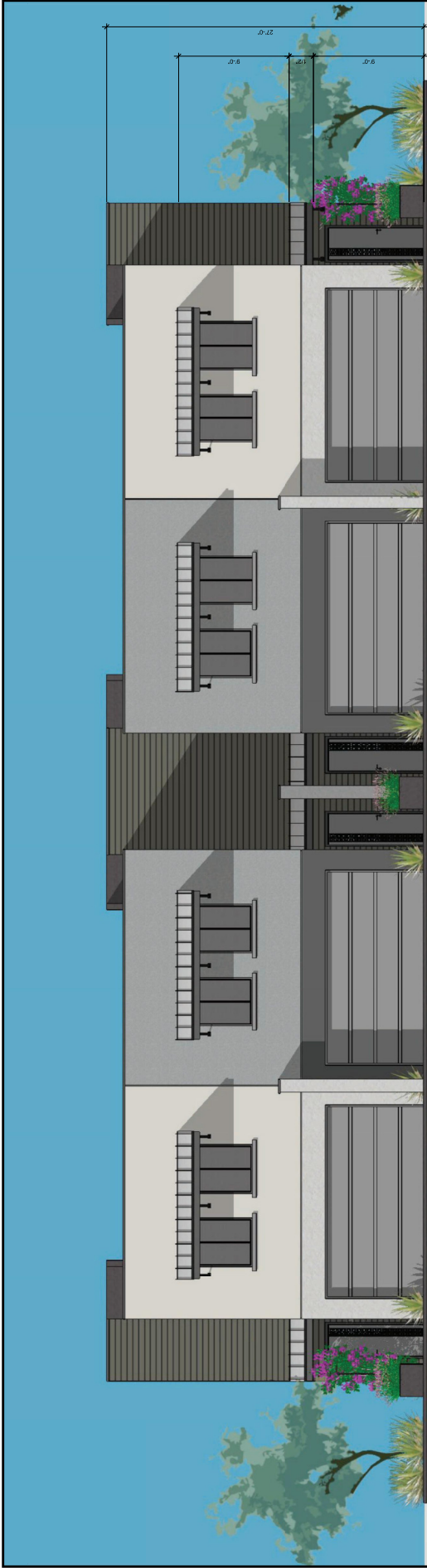
VILLAS AT 45TH

CITY OF GLENDALE

WHITE PICKET FENCE DEFS48	ANCHORE GRAY DEFS28	WOLVERINE DEFS10	COVER OF NIGHT DEFS29
GREY FLANNEL DEFS19	STUCCO DEFS11	STUCCO DETAIL ACCENT AWINGS	
ACCENT STUCCO HARDIE BOARD SIDING	ACCENT STUCCO HARDIE BOARD SIDING GARAGE DOOR AND TRIM	MAIN STUCCO GARAGE DOOR AND TRIM	



REAR PATIO ELEVATION



FRONT GARAGE ELEVATION

VILLAS AT 45TH

CITY OF GLENDALE

WHITE PICKET FENCE DE7648	GREY FLANNEL DE6310	ANCHORE GRAY DE6328	WOLVERINE DE7610	COVER OF NIGHT DE6328
MAIN STUDIO GARAGE DOOR AND TRIM	ACCENT STUDIO HARDEE BOARD SIDING	ACCENT STUDIO HARDEE BOARD SIDING GARAGE DOOR AND TRIM	STUDIO ACCENT HARDEE BOARD SIDING	STUDIO DETAIL ACCENT AWNINGS



SIDE ELEVATION



SIDE ELEVATION

VILLAS AT 45TH

CITY OF GLENDALE

WHITE PICKET FENCE DET648	GREY FLANNEL DET310	ANCHORE GRAY DET328	MOOSEHIDE DET610	COVER OF NIGHT DET328
<ul style="list-style-type: none"> *MAIN STUDIO *GARAGE DOOR AND TRIM 	<ul style="list-style-type: none"> *ACCENT STUDIO *HARDIE BOARD SIDING 	<ul style="list-style-type: none"> *ACCENT STUDIO *HARDIE BOARD SIDING *GARAGE DOOR AND TRIM 	<ul style="list-style-type: none"> *STUDIO ACCENT *HARDIE BOARD SIDING 	<ul style="list-style-type: none"> *STUDIO DETAIL ACCENT *AWNINGS

SITE PLAN FOR VILLAS AT 45TH

7127 N 45TH AVE., GLENDALE, ARIZONA, 85301
 A PORTION OF SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT DESCRIPTION

A PROPOSED MULTI FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF TOWNHOMES.

TOTAL GROSS ACREAGE = 3.01 AC
 TOTAL NET ACREAGE = 2.90 AC

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT NORTH 198' THEREOF.

PARCEL NO. 2:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 99 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4;

THENCE EAST 660 FEET;

THENCE SOUTH 99 FEET;

THENCE WEST 660 FEET;

THENCE NORTH 99 FEET TO THE POINT OF BEGINNING;

EXCEPT THE WEST 220 FEET THEREOF.

CENTER QUARTER CORNER SEC 4 T2N R2E NOTHING FOUND CALCULATED BY INTERSECTION

SOUTH QUARTER CORNER SEC 4 T2N R2E FOUND BRASS CAP FLUSH MARICOPA COUNTY HIGHWAY DEPT

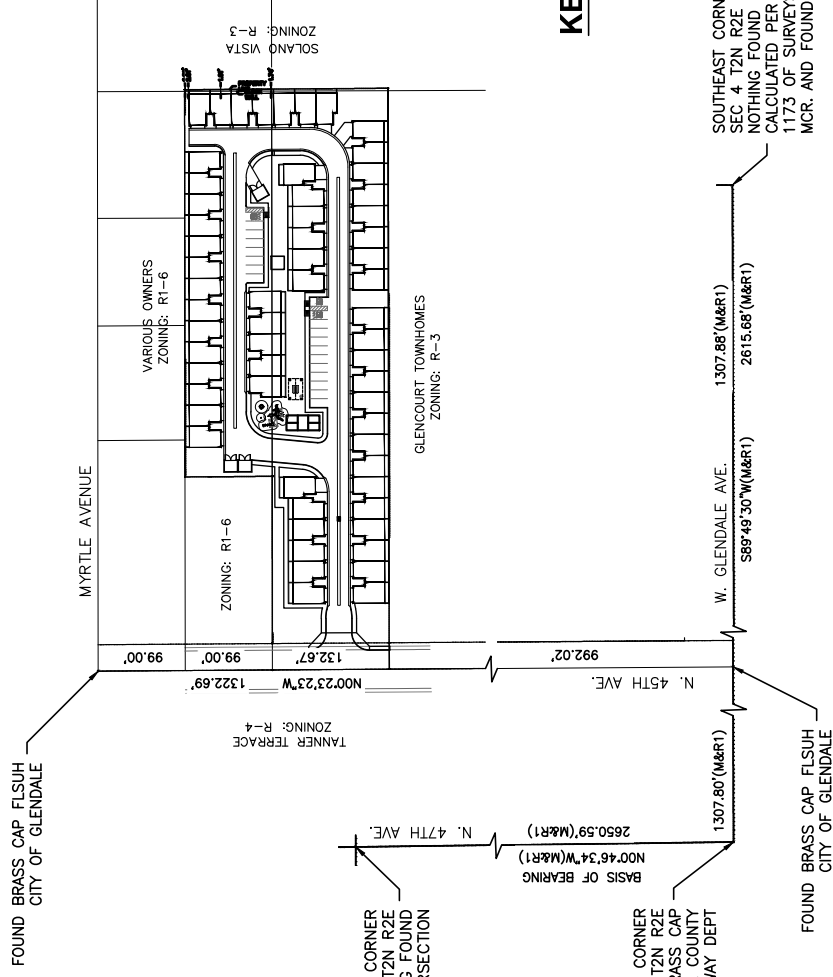
FOUND BRASS CAP FLSJH CITY OF GLENDALE

FOUND BRASS CAP FLSJH CITY OF GLENDALE

SOUTHEAST CORNER SEC 4 T2N R2E NOTHING FOUND CALCULATED PER BOOK 1173 OF SURVEYS PAGE 38 MCR. AND FOUND MONUMENTS

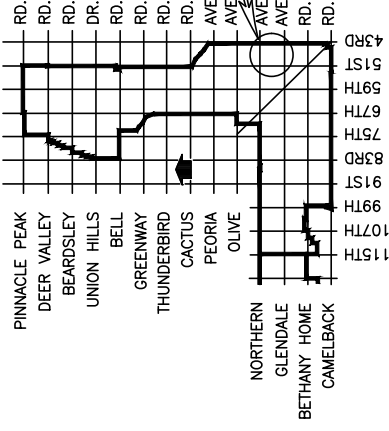
KEY MAP

1"=100'



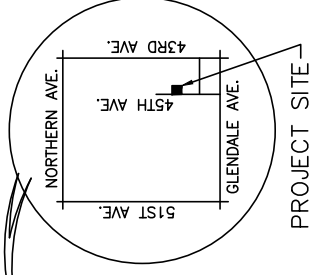
LEGEND

---	EASEMENT
---	RIGHT OF WAY (R/W)
---	BOUNDARY LINE
---	CENTER LINE
---	EXISTING WATER
---	EXISTING SEWER
---	EXISTING STREET LIGHT
---	EXISTING ELECTRIC LINE
---	EXISTING POWER POLE
---	SEWER LINE
---	SEWER MANHOLE
---	SEWER CLEANOUT
---	FIRE HYDRANT
---	WATER LINE
---	WATER VALVE
---	STORM DRAIN PIPE
---	DRYWELL
---	NATURAL GRADE
---	EXISTING PAVEMENT
---	EXISTING GUTTER
---	PAVEMENT
---	CONCRETE
---	TOP OF CURB
---	GR
---	GRADE BREAK
---	FB
---	FINISHED GRADE
---	FO
---	GUTTER
---	SD
---	STORM DRAIN
---	INVERT



VICINITY MAP

N.T.S.



DEVELOPER

BFH GROUP
 3707 EAST SOUTHERN AVENUE
 MESA, ARIZONA, 85206
 PHONE: 480-734-1446
 CONTACT: DAVID M. BOHN

ENGINEER

BFH GROUP
 3707 EAST SOUTHERN AVENUE
 MESA, ARIZONA, 85206
 PHONE: 480-734-1446
 CONTACT: DAVID M. BOHN

SHEET INDEX

- 1.....COVER SHEET
- 2.....SITE PLAN

BENCHMARK

A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE FOUND AT THE INTERSECTION OF 43RD AVENUE & ORANGEWOOD, ALSO BEING THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. ELEVATION = 1179.611' (NAVD 29 DATUM)

BASIS OF BEARING

THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING N00°46'34"W. (ASSUMED BEARING)

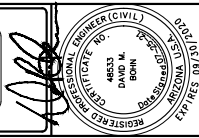
FLOOD INSURANCE RATE MAP (F.I.R.M.) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	FIRM DATE	FIRM ZONE	BASE FLOOD ELEVATION (IN AD ZONE USE DEPTH)
0413C	1720	L	10/16/13	X	N/A

SITE SUMMARY

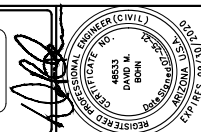
GROSS SITE AREA: 130,900 S.F. (3.01 ACRES)
 NET SITE AREA: 126,917 S.F. (2.91 ACRES)
 EXISTING ZONING: R1-6
 PROPOSED ZONING: R-4
 PROPOSED NO. UNITS: 60
 PROPOSED NO. BLDGS: 7
 ALLOWABLE DENSITY: 2,175 SF/UNIT
 PROPOSED DENSITY: = 130,900 SF / 2,175 SF/UNIT = 60.18 UNITS
 = 60 DU / 3.01 AC
 = 19.93 DU/AC
 PROPOSED LOT COVERAGE: = 47,460 SF = 36.3%
 REQUIRED OPEN SPACE: 20.0%
 PROPOSED OPEN SPACE: = 50,984 SF = 38.9%
 PARKING REQUIRED: 2 SPACES PER UNIT + TOTAL UNITS/3
 = 2 * 60 UNITS + 60 UNITS/3
 = 139.8 TOTAL STALLS
 PARKING PROVIDED: 140 TOTAL STALLS
 3 ADA ACCESSIBLE

REVISIONS



NOT APPROVED FOR CONSTRUCTION

JOB NO. 00202010090
SP02
SHEET NO. 2
2 OF 2



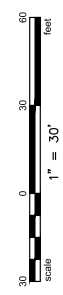
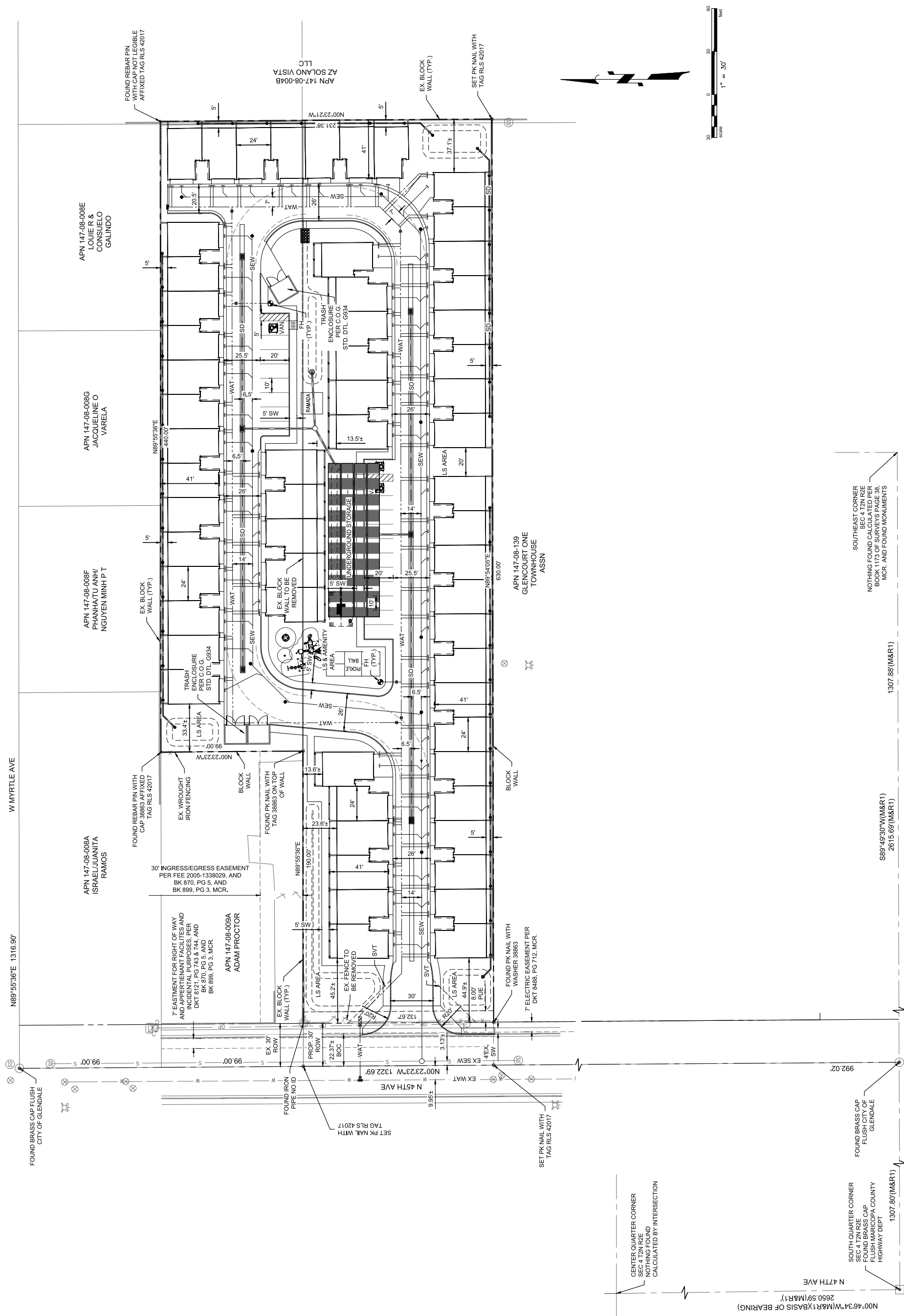
CALL TWO WORKING DAYS BEFORE YOU DIG
 (602) 263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

PROJECT:
 VILLAS AT 45TH
 MULTI-FAMILY
 7127 N. 45TH AVE., GLENDALE, ARIZONA, 85301

COVER SHEET

3707 EAST SOUTHERN AVENUE
 MESA, ARIZONA, 85206
 PHONE: 480.734.1446
BFH Group

REVISIONS:



SOUTHEAST CORNER
 SEC 4 T2N R2E
 NOTHING FOUND CALCULATED PER
 BOOK 1173 OF SURVEYS PAGE 38,
 MCR, AND FOUND MONUMENTS

S69°49'30"W(M&R1)
 2615.69'(M&R1)

W GLENDALE AVE

SOUTH QUARTER CORNER
 SEC 4 T2N R2E
 FOUND BRASS CAP
 FLUSH CITY OF
 MARICOPA COUNTY
 HIGHWAY DEPT

1307.80'(M&R1)

N 44TH AVE

N00°46'34"W(M&R1)(BASIS OF BEARING)
 2650.59'(M&R1)

CENTER QUARTER CORNER
 SEC 4 T2N R2E
 NOTHING FOUND
 CALCULATED BY INTERSECTION

N89°55'36"E 1316.90'

W MYRTLE AVE

FOUND BRASS CAP FLUSH
 CITY OF GLENDALE

APN 147-08-008A
 ISRAEL JUANITA
 RAMOS

APN 147-08-008F
 PHANHATU ANHJ
 NGUYEN MINH P T

APN 147-08-008G
 JACQUELINE O
 VARELA

APN 147-08-008E
 LOUIER &
 CONSUELO
 GALINDO

APN 147-08-004B
 AZ SOLANO VISTA
 LLC

APN 147-08-139
 GLENCOURT ONE
 TOWNHOUSE
 ASSN

FOUND PK NAIL WITH
 WASHER 38863
 7' ELECTRIC EASEMENT PER
 DIKT 8488, PG 712, MCR.

7' EASTMENT FOR RIGHT OF WAY
 AND APPURTENANT FACILITIES AND
 INCIDENTAL PURPOSES, PER
 DKT 8121, PG 743 & 744, AND
 BK 870, PG 5, AND
 BK 898, PG 3, MCR.

INGRESS/EGRESS EASEMENT
 PER FEE 2005-1338029, AND
 BK 870, PG 5, AND
 BK 899, PG 3, MCR.

FOUND REBAR PIN WITH
 CAP 38863 AFFIXED
 TAG RLS 42017

EX. WROUGHT
 IRON FENCING

TRASH
 ENCLOSURE
 STD. DTL G934

EX. BLOCK
 WALL (TYP.)

APN 147-08-009A
 ADAM PROCTOR

FOUND PK NAIL WITH
 TAG 88863 ON TOP
 OF WALL

EX. BLOCK
 WALL (TYP.)

FOUND REBAR PIN WITH
 CAP NOT LEGIBLE
 AFFIXED TAG RLS 42017

EX. BLOCK
 WALL (TYP.)

TRASH
 ENCLOSURE
 STD. DTL G934

EX. BLOCK
 WALL (TYP.)

FOUND REBAR PIN WITH
 CAP NOT LEGIBLE
 AFFIXED TAG RLS 42017

EX. BLOCK
 WALL (TYP.)

FOUND PK NAIL WITH
 TAG RLS 42017

EX. BLOCK
 WALL (TYP.)

FOUND PK NAIL WITH
 TAG RLS 42017

FOUND BRASS CAP FLUSH
 CITY OF GLENDALE



September 21, 2021

BFH GROUP
3707 E. Southern Avenue
Mesa, AZ 85206
davidb@thebfhgroup.com

Subject: Setback Variance Application for Villas at 45th

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 7127 N. 45th Avenue in the *Cactus* District.

The development will include 60 new modern townhome-style residences at this location. Each unit will be approximately 1250 square feet (3) bedrooms and (2) bathrooms. The property has been vacant land for well over 20 years and sits within existing residential homes, apartments and townhomes adjacent to it. The developer is employing the City of Glendale Centerline Overlay "Midtown District" and is requesting a slight variance for the perimeter setbacks from 30' to 5'. Considering the location, lot size, and shape it is imperative to reduce the setback to allow development of these parcels.

I have included a site plan with this letter for your review. A neighborhood meeting will take place (date, time, on zoom). Comments and questions will be accepted at this time. If you are unable to attend, please write, email, or call me at the contact information above. You may also contact *Edward Vigil* with the City of Glendale at (623) 930-3071.

Sincerely,

A handwritten signature in black ink, appearing to read "David Bohn".

David Bohn

Encl: *Site Plan*
Aerial Map

NOTIFICATION AREA MAP



PROPERTY OWNERS	Mailing Address	CITY	STATE	ZIP
MAR-MHP-ROYAL GLEN LLC	PO BOX 27671 SCORRSDALE AZ 85255	SCORRSDALE	AZ	85255
RIMULA FRANK ANTHONY JR	4442 W MYRTLE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
REED RONALD B/STELLA M	4436 W MYRTLE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
SANTIAGO SERGIO V GOMEZ/GOMEZ DORA ELIA	4430 W MYRTLE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
ROJAS CARMEN/BETANCOURT MARIA M	4424 W MYRTLE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
VELAZQUEZ LORENZO R/GUTIERREZ CELIA VALLEZ	4418 W MYRTLE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
ROBINSON SCOTT/SUZ	PO BOX 5099 GLENDALE AZ 85312	GLENDALE	AZ	85312
HALL ABRAHAM/PAMELA	4406 W MYRTLE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
GIERCZYNSKI PAUL	7223 N 44TH AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
HAYWOOD LARRY/WIMBISH EUPHENIA	7215 N 44TH AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
BFH HOLDINGS LLC	2621 E CARMEL CIR MESA AZ 85204	MESA	AZ	85204
AZ SOLANO VISTA LLC	1240 E 2100 STE 300 SALT LAKE CITY UT 84106	SALT LAKE CITY	UT	84106
RAMOS ISRAEL/JUANITA	7149 N 45TH AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
GALINDO LOUIE R/CONSUELO	4403 W MYRTLE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
PHAN HA/TU ANH/NGUYEN MINH P T	4001 W GLENN DR PHOENIX AZ 85051	PHOENIX	AZ	85051
VARELA JACQUELINE O	4413 W MYRTLE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
PROCTOR ADAM	7135 N 45TH AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
BFH HOLDINGS LLC	2621 E CARMEL CIR MESA AZ 85204	MESA	AZ	85204
LPNIVASI LLC	3549 E HELENA DR PHOENIX AZ USA 85032	PHOENIX	AZ	85032
SFREDDO PATRICK M	7123 N 45TH AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
QUINTERO JOSE ANTONIO/DIANA P	7121 N 45TH AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
SFREDDO JEAN E	7119 N 45TH AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
RICE STEVEN J	23806 N 40TH LN GLENDALE AZ 85310	GLENDALE	AZ	85310
ROMERO ERIC CHRISTOPHER	7107 N 45TH AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
LEANOS-ORTIZ SILVINA	7105 N 45TH AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
CHAVEZ ASHLEY K	7103 N 45TH AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
DAWNIT ENTERPRISES LLC	4484 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
PONATH PATRICE A	4482 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
ABED OMAR	4480 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
BENITEZ NEREIDA G	4478 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
ANTHONY J ROSSETTI TRUST	3120 N 19TH AVE SUITE 200 PHOENIX AZ 85015	PHOENIX	AZ	85015
BROWN BLAND	4474 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
JEWELL CHRISTINE LESLIE	2302 E PIESTEWA PEAK DR PHOENIX AZ 85016	PHOENIX	AZ	85016
WILSON TAZESHA	4458 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
DUHAIME MICHAEL/OLIVARES DOLORES M	4456 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
DAUGHERTY LESLIE A	4454 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
JONES STEPHANEE	4452 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
VANDERCOOK PELC LIVING TRUST	4433 N 59TH DR PHOENIX AZ 85033	PHOENIX	AZ	85033
DORIS AND GEORGE TRAVERS TRUST	4742 W ROSE LN GLENDALE AZ 85301	GLENDALE	AZ	85301
MORGART THERESA	4428 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
CRUZ CARMEN C	4430 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
BRADEEN STELLA J	4432 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
BOYD KELLY	4424 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
GARCIA CYNTHIA K	4422 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
AGSAULIO GLENN J	4420 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
SUNKIN LILY/DON TR	32096 RANCHO CIELO TRABUCO CANYON CA 92679	TRABUCO CANYON	CA	92679
SPENCERZACH 1 LLC	8776 E SHEA BLVD UNIT 106-173 SCOTTSDALE AZ 85260	SCOTTSDALE	AZ	85260
AHMED MOHAMED	4414 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
BROWN JEANNA	4412 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
CURETON LEE/ROGER J	4410 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
UPSHAW TREVA A	4408 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
SWEENEY MARJORIE	4406 W PALMAIRE AVE GLENDALE AZ 85301-2831	GLENDALE	AZ	85301-2831
GARCIA JUAN P	3348 W WILLOW AVE PHOENIX AZ 85029	PHOENIX	AZ	85029
DAVIS JAMES H TR	4402 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
SQUIRE MITCHELL LLC	4150 W NORTHERN AVE SUITE 170 PHOENIX AZ 85051	PHOENIX	AZ	85051
LOWERY WENDELL	4436 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
EGGIMAN TAMARA K	4438 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
ANNE WICKS REVOCABLE LIVING TRUST	2705 VIA CARDEL CARLSBAD CA 92010	CARLSBAD	CA	92010
GALLUP FAMILY TRUST/GALLUP BAILEY MARIE	4442 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
ALCOCER DANIEL L	4444 W PALMAIRE AVE GLENDALE AZ 85301-2801	GLENDALE	AZ	85301-2801
NEAL TYDERYON	4446 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
CRUSTITLA JOSE J/BAHA-ALCHESAY BAILEY A	4448 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
MEIER SUSAN J	4462 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
THOMAS AYESHAH	4464 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
GANDOLFO KRISTIN MICHELE/JONATHAN JAMES	1937 JITNEY DR SPARKS NV 89434	SPARKS	NV	89434
CELNIK JOSHUA	4468 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
HUMPHREY MELVIN	4470 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
AZ WHOLESALE INVESTMENTS LLC	3202 HONOLULU AVE GLENDALE CA 91214	GLENDALE	CA	91214
BLAKE W HEFFELFINGER TRUST	14300 N 83RD AVE #1031 PEORIA AZ 85381	PEORIA	AZ	85381

AWAD SAMY S/AUDETTE	8915 W SALTER DR PEORIA AZ 85382	PEORIA	AZ	85382
NOLEN WILLIAM T/HEINZELMANN ADELHEID TR	7115 N 45TH AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
WISE SHIRLEY	8641 JELLISON ST ARVADO CO 80005	ARVADO	CO	80005
BRUNNEMER SHIRLEY J	11795 W COLUMBINE DR EL MIRAGE AZ 85335	EL MIRAGE	AZ	85335
CAFFREY MICHAEL	4488 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
AL SAEDI OMAR/SABAH	4490 W PALMAIRE AVE GLENDALE AZ USA 85301	GLENDALE	AZ	85301
JIRON GABRIEL ISAAC	4492 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
JOHNSON BRIAN	4494 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
BURRELL HERBERT L	4496 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
GLENCOURT ONE TOWNHOUSE ASSN	PO BOX 188 SCOTTSDALE AZ 85252	SCOTTSDALE	AZ	85252
GLENCOURT ONE TOWNHOUSE ASSN	PO BOX 188 SCOTTSDALE AZ 85252	SCOTTSDALE	AZ	85252
GLENCOURT ONE TOWNHOUSE ASSN	PO BOX 188 SCOTTSDALE AZ 85252	SCOTTSDALE	AZ	85252
GLENCOURT ONE TOWNHOUSE ASSN	PO BOX 188 SCOTTSDALE AZ 85252	SCOTTSDALE	AZ	85252
TANNER TERRACE INC	2150 E BROADWAY PHOENIX AZ 85040	PHOENIX	AZ	85040
REDEEMER INVESTMENTS LLC/SOUTHWEST INVEST LLC	7102 N 45TH AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
THORNTON THOMAS C	7110 N 45TH AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
VASQUEZ FRANCISCO BECERRA/GARCIA YNES MEJIAS	4529 W PALMAIRE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
WB PROPERTY VENTURES LLC	2610 S ZURICH COURT DENVER CO 80219	DENVER	CO	80219
SIMS KEVIN SHAWN	7208 N 45TH AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
MOHAMMED AEAD/THABET MAZEN	7202 N 45TH AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
SERRANO GEORGE JR	4511 W MYRTLE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301
ARMENTA DULCE PATRICIA LUQUE	4515 W MYRTLE AVE GLENDALE AZ 85301	GLENDALE	AZ	85301

NAME	OR CURRENT RESIDENT	ADDRESS	City, State Zipcode
KAREN ABORNE		7318 W GRIFFIN AVENUE	GLENDAL AZ 85303
JOYCE CLARK		8628 W CAVALIER DR	GLENDAL AZ 85305
GARY HIRSCH		4520 WEST ECHO LANE	GLENDAL, AZ 85302
DIANE ESTERLY		4801 WEST CHERYL DRIVE	GLENDAL, AZ 85302
STEVEN FRATE		PO BOX 6265	GLENDAL, AZ 85312
JAMES LAVIGNE		10227 NORTH 52ND AVE	GLENDAL, AZ 85302
AL LENOX		5130 W EL CAMINITO DR	GLENDAL, AZ 85302
DENNIS GERHARD		10613 N 48TH AVE	GLENDAL, AZ 85304
RICK HARPER		5335 W BLOOMFIELD RD	GLENDAL AZ 85304
JACK MARTINO		7407 NORTH 75TH DRIVE	GLENDAL, AZ 85303
JOHN AND SUE JONES		18658 NORTH 78TH DR	GLENDAL AZ 85308
JOHN KOLODZIEJ		6258 NORTH 88TH LANE	GLENDAL AZ 85305
WENDY DAVY/ PEORIA UNI SCH DIST		6330 W THUNDERBIRD RD	GLENDAL, AZ 85306
MICKEY LUND		5708 W ROYAL PALM RD	GLENDAL AZ 85302
MANNY MARTINEZ		19107 NORTH 73 rd LANE	GLENDAL, AZ 85308
MARY SMITH		8968 WEST CITRUS WAY	GLENDAL AZ 89305
DAVID MORENO		8387 West Denton LAnE	GLENDAL AZ 85305
DAVID PENILLA		5760 W LARKSPUR DR	GLENDAL AZ 85304
DANIEL STREYLE/ VERMILION IDG		7333 E DOUBLETREE RANCH RD. #D220	SCOTTSDALE, AZ 85258
WILLIAM RAY		7305 WEST ANGELA DR	GLENDAL AZ 85308
ELAINE SCRUGGS		21656 NORTH 58 TH DRIVE	GLENDAL AZ 85308
MEL SMITH		24654 N LAKE PLESANT 103-329	PEORIA, AZ 85383
MICHAEL SOCACIU		8574 W BERRIDGE LN	GLENDAL, AZ 85305
TOM TRAW		6024 N 83RD AVE	GLENDAL, AZ 85303
MARIE SCILLIERI		5124 W EL CAMINITO DR	GLENDAL, AZ 85308
ED NYBERG		6987 W POTTER DR	GLENDAL, AZ 85308
WARREN WILFONG		5001 N 62ND DR	GLENDAL, AZ 85301
VERN CROW		6343 W REDFIELD DR	GLENDAL, AZ 85306
M NOWAKOWSKI		6116 N 85TH DR	GLENDAL, AZ 85305
ARNOLD DOYSCHEN		7578 W TRAILS DRIVE	GLENDAL, AZ 85308
JAMIE ALDAMA		7329 NORTH 68TH DRIVE	GLENDAL, AZ 85303
MAYOR WEIERS	CITY OF GLENDALE	5850 W GLENDALE AVE 4TH FLOOR	GLENDAL, AZ 85301
COUNCIL MEMBER HUGH	CITY OF GLENDALE	5850 W GLENDALE AVE 4TH FLOOR	GLENDAL, AZ 85301
DIANA FIGUEROA	CITY OF GLENDALE	5850 W GLENDALE AVE 2ND FLOOR	GLENDAL, AZ 85301
TOM COLE		5705 W LOMA LANE	GLENDAL, AZ 85302



CITIZEN PARTICIPATION FINAL REPORT

COMPLETION OF THE FOLLOWING IS NECESSARY FOR FINAL REPORT APPROVAL

SUMMARY / FINAL REPORT

Total individuals notified:

Total Participants:

CONCERNS, ISSUES, PROBLEMS EXPRESSED

HOW CONCERNS WILL BE ADDRESSED?

CONCERNS APPLICANT IS UNWILLING TO ADDRESS

HOW THE PROPOSAL HAS BEEN REVISED TO ADDRESS CONCERNS

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APPLICANT SIGNATURE AND DATE

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