



VILLAS AT 45TH AVENUE VAR21-08

Board of Adjustment Hearing – December 9, 2021

Edward Vigil
Senior Planner





VARIANCE REQUEST

A request to reduce the perimeter setback from 30 feet to 5 feet as required in the Glendale Centerline Overlay “Midtown” zoning district.

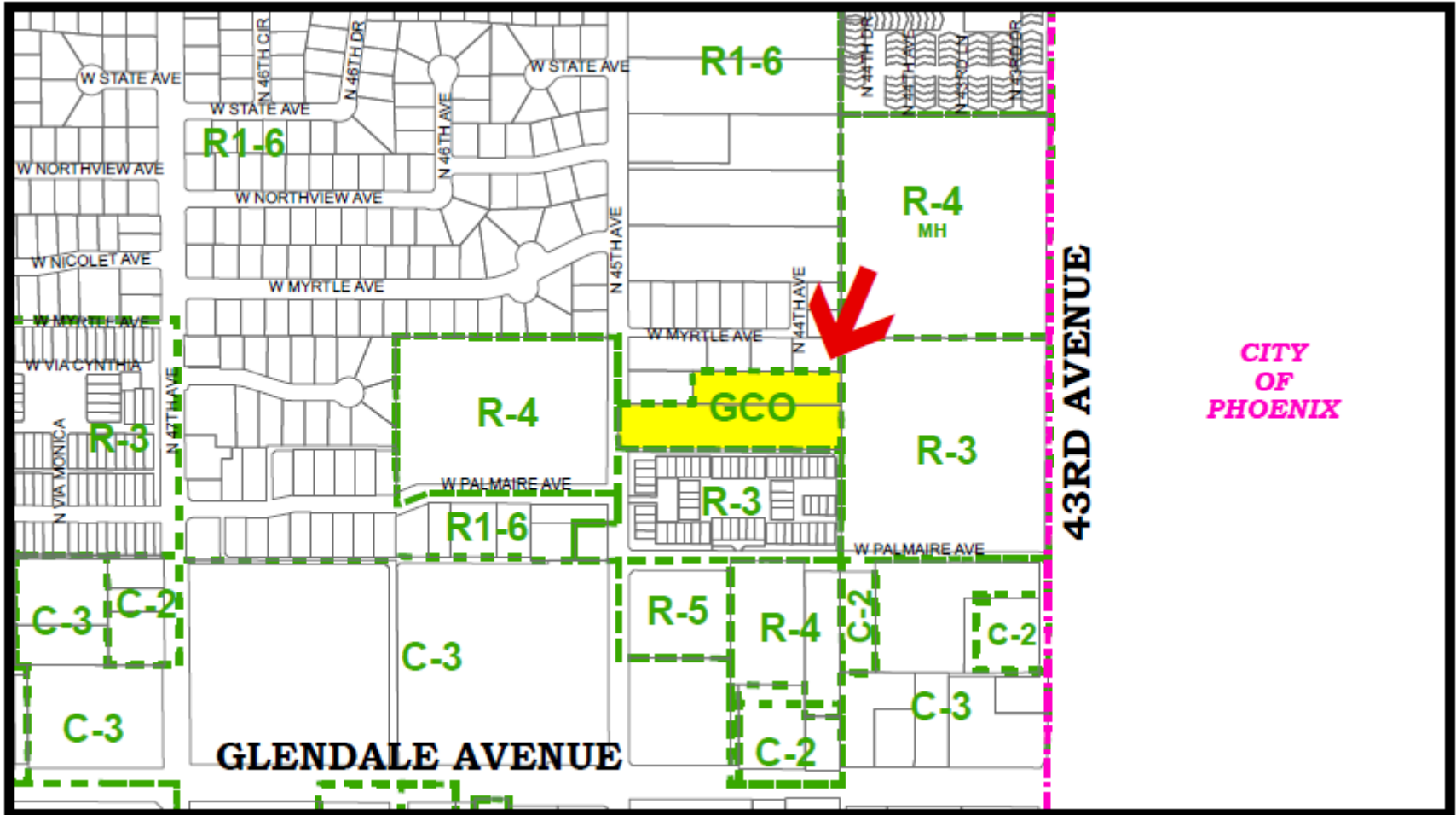
Applicant: David Bohn, The BFG Group.



REQUIRED ACTION

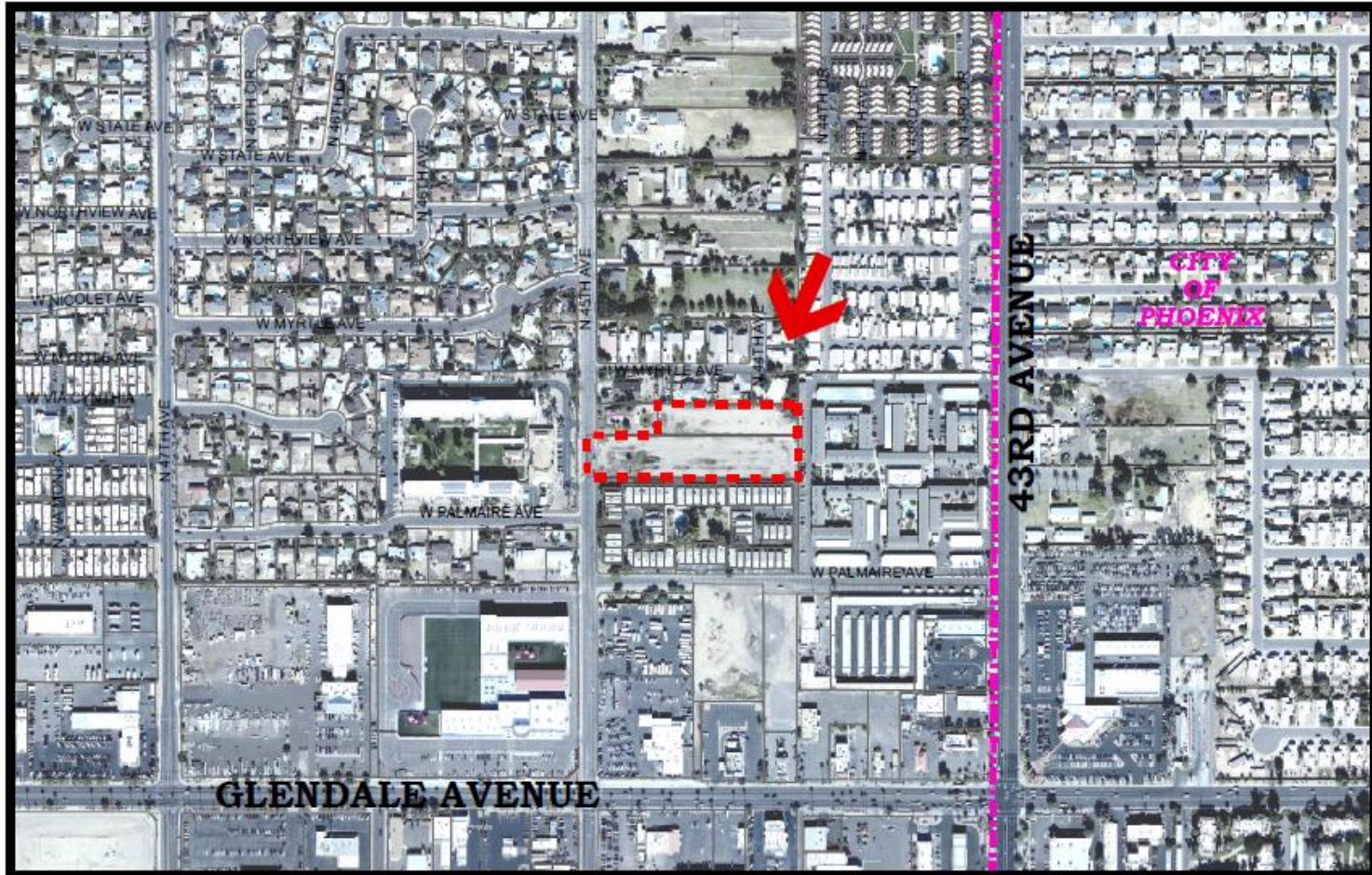
Consider the facts and determine whether the findings meet the Statutory provisions for approval of a Variance.

ZONING MAP



CITY
OF
PHOENIX

AERIAL



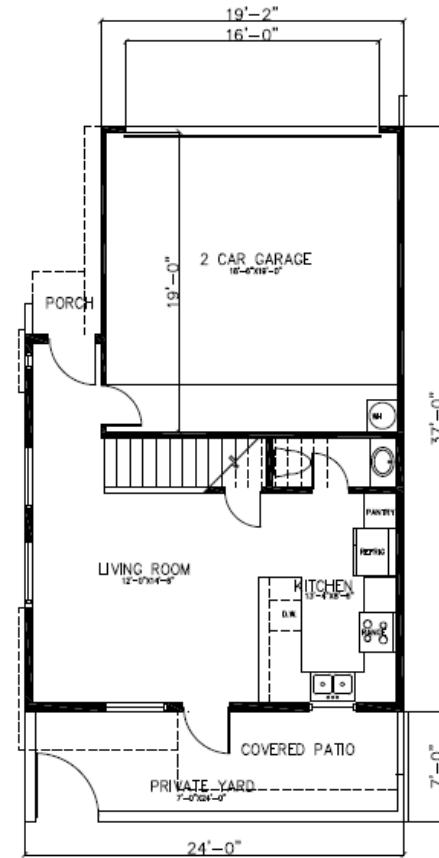
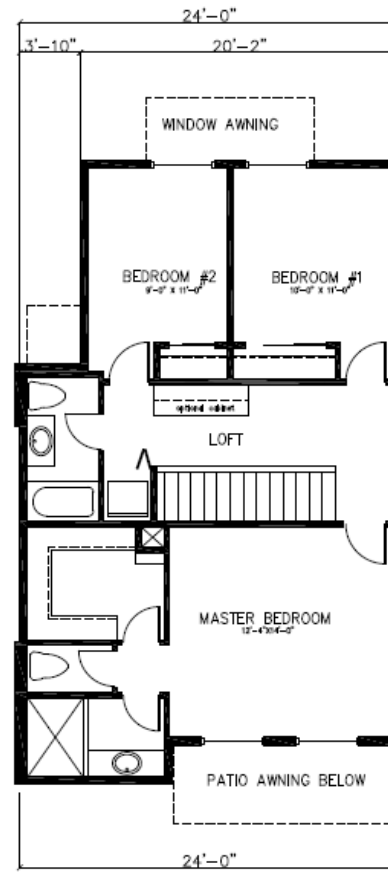
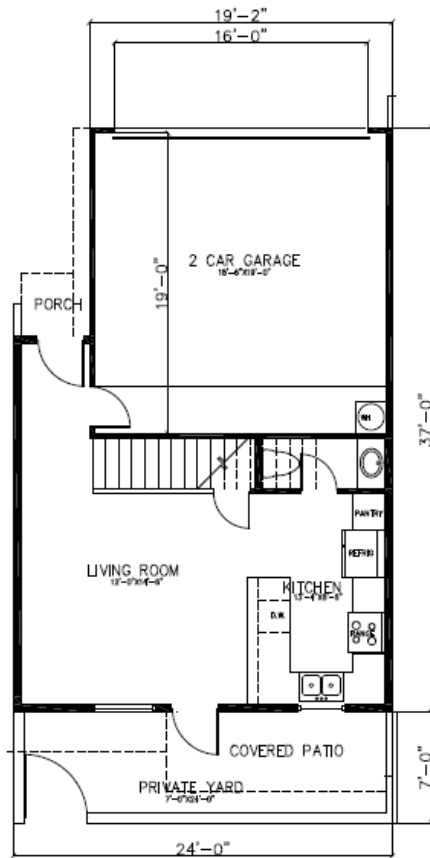
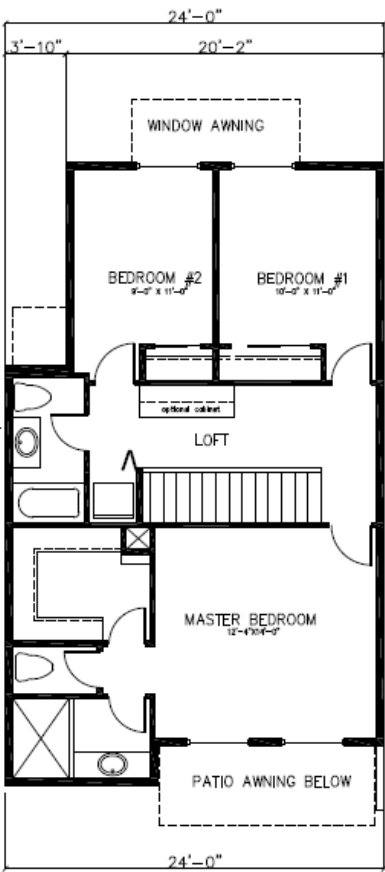


BACKGROUND

- The property was zoned R1-6 (Single Family Residential) and has opted into the GCO-Midtown District.
- The site is south of Myrtle Avenue and west of 45th Avenue and is approximately 3.01 acres.
- The site has been vacant and is an infill property.
- The site has a unique, long and narrow shape.



FLOOR PLAN



ELEVATIONS



PERSPECTIVE PATIO RENDERING



PERSPECTIVE GARAGE ENTRY RENDERING

WALL FINISH FINISH

GRAY PANEL

WINDSCREEN

WINDSCREEN

CORNER OF NIGHT



PUBLIC INVOLVEMENT

- Notification Letters – October 28
- Neighborhood Meeting – November 15
- Site Posted – November 17
- Arizona Republic – November 18
- Public Hearing Notification – November 19
- **No participants in the neighborhood meeting however, 2 property owners to the north left voicemails with concerns of the proposed 5-foot setback.**



REQUIRED FINDINGS

- 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

- The property has a long narrow shape making it difficult to develop.
- The site has been vacant and is an infill property.
- 30-foot setbacks would make this property undevelopable.



FINDINGS (continued)

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)

- The property would be deprived of privileges that the GCO was intended to provide.
- The GCO allows for 6 stories/ 70 feet in height. The applicant is only proposing 2 stories at 24 feet tall.



FINDINGS (continued)

- The requested building setbacks are the minimum necessary to build the proposed 2 story town homes.
- Variance will resolve the site conflicts and in addition the applicant is proposing to double the open space required which would have a positive impact on the adjacent properties.



RECOMMENDATION

Should the Board wish to approve VAR21-08, it should be subject to the following stipulation:

- 1) Development shall be in conformance with the project narrative dated November 16, 2021.



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