



Emerge, and be renewed!

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Project Owner:

Project Address:

Email:

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Project Narrative

I purchased the property located 6806 N 59th Drive, Glendale, Arizona 85301 in July 2012. I originally proposed to rehab the dwelling. Upon realizing the existing structure was beyond being repaired, the dwelling was removed. Once the lot was cleared, a plan to build a duplex was developed; however, upon submitting for design review, I discovered the existing zoning setbacks did not leave enough room to build any type of residence. The lot measures 180' east to west and 50' north to south. The current zoning requires a 20' perimeter setback. This reduces the area that can be built on the lot to 10' X 140'. The 10 feet width is too narrow for an adequately sized house or duplex.

Our proposed construction is a duplex, 80' X 27.5', with a 14' setback on the north side and a 7'8" setback on the south side and this allows for ease of access of emergency vehicles. The proposed duplex must apply the multi-family development requirement, which includes the minimum landscaping of 30%. With the application of requirements for this development, which includes parking, driveways, private open space, and circulation, there is a difficulty meeting the landscape requirement, which is why we are proposing to reduce it from the minimum required 30% to 20%. Given the property's size constraint and the hardship in meeting the development requirements for this proposal, we hope that the proposed variance is granted so that we can make this nice addition to the neighborhood.