



# Dotson Duplex Variance VAR21-05

Board of Adjustment Hearing – December 9, 2021

Joseline Castaneda  
Planning Project Manager





# VARIANCE REQUEST

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A request to reduce the north side setback to 14 feet and south side setback to 7 feet where a minimum 20-foot side setback is required in the R-3 (Multiple Residence) zoning district and reduce the landscape requirement of 30% to 20% for the development of a two-unit multifamily development.

**Applicant:** Carolyn Dotson / Julian Dotson

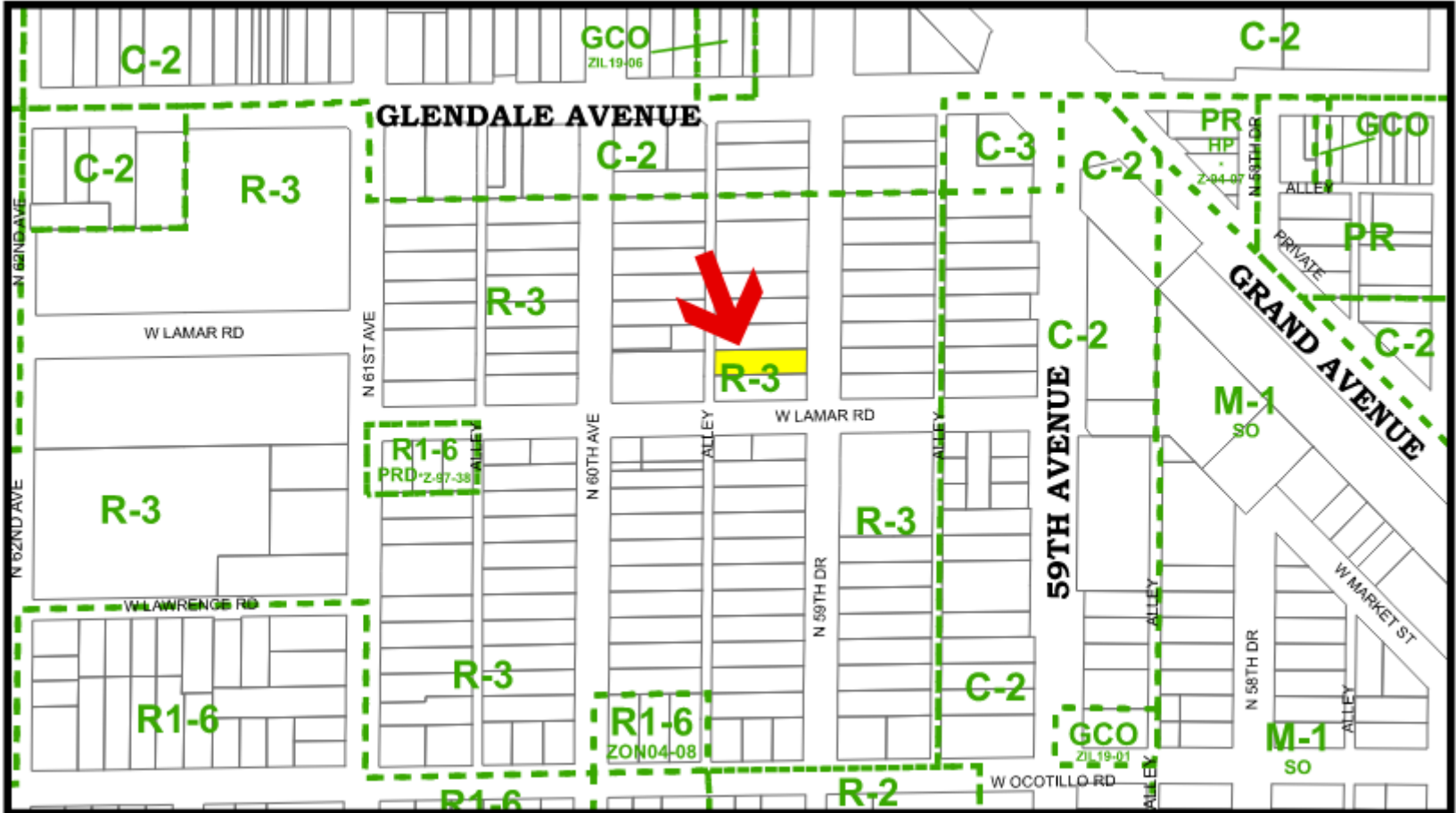


# REQUIRED ACTION

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

# ZONING MAP





# AERIAL



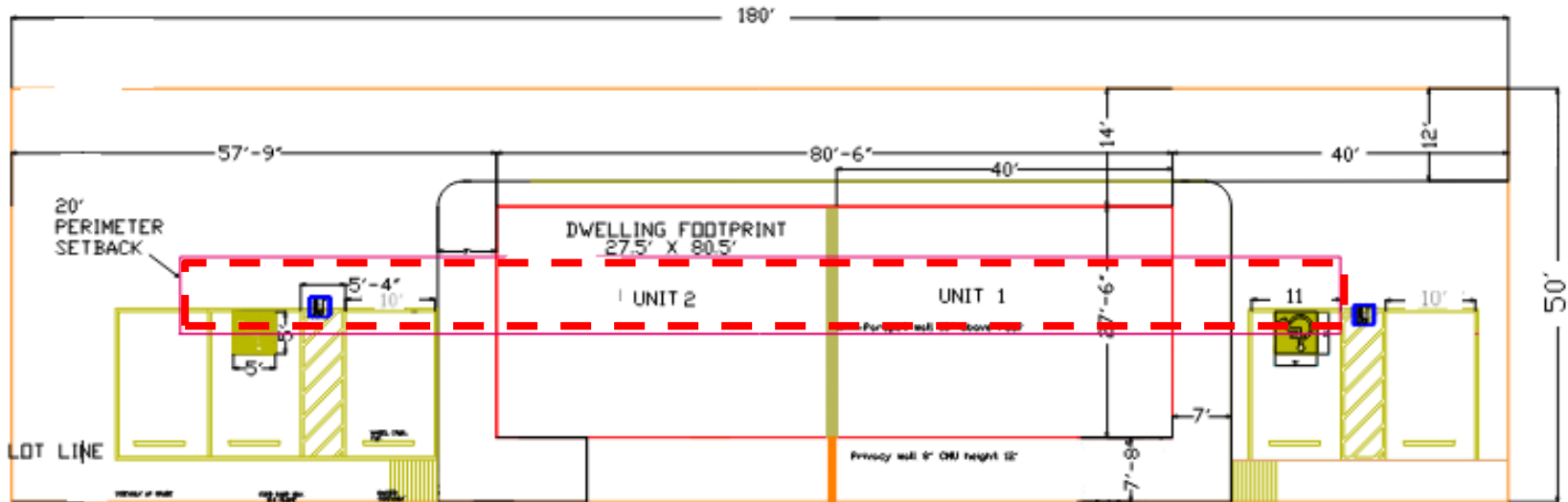


# BACKGROUND

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- The property is designated R-3 (Multiple Residence).
- The site is located at 6806 North 59th Drive, south of Glendale Avenue and 59th Drive.
- R-3 Setbacks:
  - Front yard: 20 feet; Side yard: 20 feet; Rear yard: 20 feet
- Maximum lot coverage: 50%

# SITE PLAN



PROPERTY ADDRESS: 6806 N. 59TH DR.  
GLENDALE, AZ 85301  
PROJECT NAME: DOTSON DUPLEX

SITE PLAN

3/16" = 1'



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### Lot Coverage

Unit 1: 1,100 sf  
 Unit 2: 1,100 sf  
 Total Area: 2,200 sf  
 Lot Size: 8,947 sf  
 Total Lot Coverage: 24.5%





# PUBLIC INVOLVEMENT

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- Notification Letters – October 13
- Site Posted – November 19
- The Arizona Republic – November 17
- Public Hearing Notification – November 19
  
- **No comments were received.**



# 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;**



## FINDINGS (continued)

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- Lot size is not self-imposed.
- The residential development will require relief to be build in the long and narrow property.
- Landscape requirement creates hardship for other development requirements to be met.



# **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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- Property limited to 20-foot side setbacks.
- The property would be deprived of having a structure of a similar size to other property owners.
- Landscaping not required for single family homes in this zone and deprives the utilization of space.



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