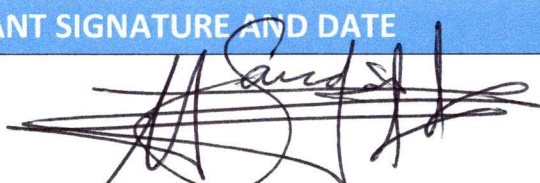




CITIZEN PARTICIPATION FINAL REPORT

COMPLETION OF THE FOLLOWING IS NECESSARY FOR FINAL REPORT APPROVAL

SUMMARY / FINAL REPORT	
Total individuals notified:	40
Total Participants:	2
CONCERNS, ISSUES, PROBLEMS EXPRESSED	
NOTE, SO FAR	
HOW CONCERNS WILL BE ADDRESSED?	
WILL MEET THE REQUIREMENTS AS DESCRIBED IN LETTER (PARTIALLY)	
CONCERNS APPLICANT IS UNWILLING TO ADDRESS	
NO CONCERNS	
HOW THE PROPOSAL HAS BEEN REVISED TO ADDRESS CONCERNS	
ACCORDING TO EXIST'G. CONDITIONS, THIS IS THE OPTIMUM USE, IF APPROVED.	
APPLICANT SIGNATURE AND DATE	
<div style="display: flex; justify-content: space-between; align-items: center;">  <div style="text-align: right;">3-14-22</div> </div>	

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

City of Glendale Development Services Department Planning Division
<input type="checkbox"/> Failed <input type="checkbox"/> Conditionally Approved <input checked="" type="checkbox"/> Approved
CIP FINAL REPORT <div style="border: 1px solid black; height: 20px; width: 100%;"></div>
APPROVED: _____ DATE: _____

"ADDITIONAL NOTIFICATIONS" LIST PROVIDED BY PLANNING.

LIST OF HOME OWNERS ASSOC., REGISTERED NEIGHBORHOODS; AND THEIR REPRESENTATIVES WHO WILL BE INCLUDED IN THE PLAN.



CITIZEN PARTICIPATION PLAN

COMPLETION OF THE FOLLOWING IS NECESSARY FOR APPROVAL OF YOUR PLAN

DEVELOPMENT PROPOSAL HEARING REQUEST ADDRESS SR# DATE APPLICANT	AZ SUNSET VARIANCE
	Reduce Parking Spaces, Building Setbacks, Landscape Setback and Landscape Percentage
	6613 N 59th Avenue
	1/27/2022
	Martin Sandino

BRIEF DESCRIPTION OF PROPOSED PROJECT

Reduce the parking space requirement, the building setback requirement and landscape regulations to allow 3 office spaces.

DESCRIBE PUBLIC NOTICES, MEETINGS, RELATED OTHER PUBLICITY

Project will go to the Board of Adjustment for a Public Hearing.

IDENTIFY WHO MAY WILL BE DIRECTLY AND INDIRECTLY AFFECTED BY YOUR PROPOSAL AND ANYONE WHO EXPRESSED INTEREST OR BELIEVE THEY WILL BE AFFECTED.

Neighbors to the north and south.

IDENTIFY ANY CONCERNS THE ABOVE INDIVIDUALS MAY HAVE

Not identified.

HOW WILL THEY BE PROVIDED AN OPPORTUNITY TO DISCUSS THE PROPOSAL WITH THE APPLICANT IF ISSUES OR QUESTIONS CONTINUE OR SUDDENLY ARISE AFTER DISTRIBUTION OF THE NOTIFICATION LETTER.

Phone numbers and emails of staff and applicant will be provided.

HOW WILL THESE INDIVIDUALS BE INFORMED OF ANY CHANGES AFTER THE INITIAL CONTACT?

By phone or email.

HOW WILL YOU KEEP GLENDALE PLANNING STAFF UPDATED ON THE STATUS OF YOUR CITIZEN PARTICIPATION EFFORTS?

Email

IMPLEMENTATION SCHEDULE / DATES OF COMPLETION

Date CPP submitted to Planner	1/28/22
Neighborhood Meeting date (if any)	
Distribution date of initial notices	2/14/2022
Number of weeks allowed for responses	2
Cut-off date for responses	3/8/2022
Planned Submittal date of CPP Final Report	3/15/2022

-
- “ADDITIONAL NOTIFICATIONS” LIST PROVIDED BY PLANNING.
 - LIST OF HOME OWNERS ASSOC., REGISTERED NEIGHBORHOODS; AND THEIR REPRESENTATIVES WHO WILL BE INCLUDED IN THE PLAN.

Neighbors

HRENIUC NICOLE
TAURUZ INVESTMENTS LLC
R W KLYN INVESTMENTS INC

Interested Parties

KAREN ABORNE
JOYCE CLARK
GARY HIRSCH
STEVEN FRATE
AL LENOX
DENNIS GERHARD
RICK HARPER
JACK MARTINO
JOHN AND SUE JONES
JOHN KOLODZIEJ
WENDY DAVY/ PEORIA UNI SCH DIST
MICKEY LUND
MANNY MARTINEZ
MARY SMITH
DAVID MORENO
DAVID PENILLA
DANIEL STREYLE/ VERMILION IDG
WILLIAM RAY
ELAINE SCRUGGS
MEL SMITH
MICHAEL SOCACIU
TOM TRAW
MARIE SCILLIERI
ED NYBERG
WARREN WILFONG
VERN CROW
M NOWAKOWSKI
MOMENTUM EDGE
KATHY DUBS
ARNOLD DOYSCHEN
JAMIE ALDAMA
TOM COLE

Mayor and Staff

CITY OF GLENDALE MAYOR'S OFFICE- MAYOR WEIERS
CHRISTINA LAVELLE, PLANNER- PLANNING
GLENDALE CITY COUNCIL OFFICE COUNCIL MEMBER ALDAMA
LISA WILSON, SENIOR ADMINISTRATIVE ASSISTANT

6546 W ASTER DR	GLENDALE	AZ
14801 W PARKWOOD DR	SURPRISE	AZ
PO BOX 37817	PHOENIX	AZ
7318 W GRIFFIN AVENUE	GLENDALE	AZ
8628 W CAVALIER DR	GLENDALE	AZ
4520 WEST ECHO LANE	GLENDALE	AZ
PO BOX 6265	GLENDALE	AZ
5130 W EL CAMINITO DR	GLENDALE	AZ
10613 N 48TH AVE	GLENDALE	AZ
5335 W BLOOMFIELD RD	GLENDALE	AZ
7407 NORTH 75TH DRIVE	GLENDALE	AZ
18658 NORTH 78TH DR	GLENDALE	AZ
6258 NORTH 88TH LANE	GLENDALE	AZ
6330 W THUNDERBIRD RD	GLENDALE	AZ
5708 W ROYAL PALM RD	GLENDALE	AZ
19107 NORTH 73 rd LANE	GLENDALE	AZ
8968 WEST CITRUS WAY	GLENDALE	AZ
8387 West Denton LnE	GLENDALE	AZ
5760 W LARKSPUR DR	GLENDALE	AZ
7333 E DOUBLETREE RANCH RD. #D220	GLENDALE	AZ
7305 WEST ANGELA DR	GLENDALE	AZ
21656 NORTH 58 TH DRIVE	GLENDALE	AZ
24654 N LAKE PLEASANT 103-329	GLENDALE	AZ
8574 W BERRIDGE LN	GLENDALE	AZ
6024 N 83RD AVE	GLENDALE	AZ
5124 W EL CAMINITO DR	GLENDALE	AZ
6987 W POTTER DR	GLENDALE	AZ
5001 N 62ND DR	GLENDALE	AZ
6343 W REDFIELD RD	GLENDALE	AZ
6116 N 85TH DR	GLENDALE	AZ
PO BOX 5398	GLENDALE	AZ
5728 W. MORTEN AVE	GLENDALE	AZ
7578 W TAILS DRIVE	GLENDALE	AZ
6541 N 67TH AVE APT 125	GLENDALE	AZ
5705 W LOMA LANE	GLENDALE	AZ
5850 W GLENDALE AVENUE	GLENDALE	AZ
5850 W GLENDALE AVENUE, SUITE 212	GLENDALE	AZ
5850 W GLENDALE AVENUE	GLENDALE	AZ
5850 W GLENDALE AVENUE, SUITE 212	GLENDALE	AZ

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Planning

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) _____

Project Name: AZ SUNSET OFFICES

I, MARTIN SANDITO certify that I am the authorized applicant /

representative to the City of Glendale for the above application, and do hereby affirm that notice as required for the case noted above has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance, and a copy of the letter and mailing labels has also been submitted.

Applicant/Representative Signature: [Signature] 3-3-22

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 3 day of March, 2022

[Signature]
Notary Public

My Commission Expires:

11/10/2025



To: City of Glendale
Board of Adjustments Officer
From: Martin Sandino
Martin Sandino Architecture + Planning (Applicant)



Subject:
Project:

Pre-Application
AZ Sunset Offices
6613 N. 59 th Ave. (146-03-016)

Date: January, 17, 2022

Dear Board of Adjustments Officer,

The purpose of this letter is to provide a narrative description for the attached variance proposal.

The applicant respectfully requests your consideration and acceptance to reduce the required amount of required parking spaces for the commercial lot located at 6613 N. 59th Ave. The request is necessary to allow for the remodel of an existing 1,974 sq. ft. commercial building into a multi-tenant office building.

The subject property is an improved 7,000 sq. ft lot (50' wide x 135' deep) that is zoned C-2. The existing building was constructed sometime between the early and mid-1960's and is 1,974 square feet in size.

The applicant would like to remodel the building while keeping the existing footprint. No new lot coverage is being proposed as part of this request.

City parking requirements require the applicant to provide 7 parking spaces. To comply with the City's front setback requirements of 25 feet, the applicant will remove 3 existing legal non-conforming parking spaces currently occupying the setback. This will provide a safer environment given street classification and speeds along 59th Ave. It is not physically possible to fit 7 parking spaces on this site in a way that will satisfy all code requirements. The width of the lot being only 50 feet creates an unreasonable burden for providing parking on the property. Parking in the side setback would not allow for a drive aisle to exist and would create a 3+ tandem parking situation. In the rear, a maximum of 3 parking spaces could be accommodated due to turning radius and ADA requirements. Unfortunately, there is no alley behind the subject property as it was abandoned at a prior time in history.

As the exhibit shows, the applicant has exhausted all means to try to fit 7 parking spaces on the site to no avail. The applicant will meet all lot coverage and setback requirements with the remodel and will be bringing the building up to current codes. Thus, the applicant is seeking relief from the parking requirements of section 7.403 in the City's zoning ordinance to reduce the required amount of parking spaces on the site from seven (7) to three (3).

The proposal will maintain the integrity of the commercial streetscape on 59 th Ave., make it safer by removing non-conforming parking, and will not adversely impact any of the properties to the north, south, or west, which are all similarly zoned C-2 lots, nor the properties to the east which are zoned M-1 (Light Industrial).

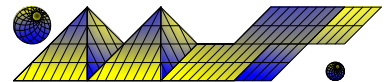
PAGE 1 OF 2

ARIZONA REGISTRATION # 59457
1500 N. SUNVIEW PARKWAY #53 GILBERT, ARIZONA 85234

TEXAS REGISTRATION # 28316
5001 N. MESA ST. #2215 EL PASO, TEXAS 79912

M.SANDINO.ARCH@GMAIL.COM (602) 413-7985

MARTIN SANDINO ARCHITECTURE + PLANNING, LLC



- MARTIN SANDINO -
ARCHITECTURE + PLANNING, LLC

The following 4 conditions exist on the property as justification for granting of the requested variance:

1. The special circumstances applying to the subject parcel are that it is a C-2 lot only 50' in width that was legally created as Lot 16 of Block 42 of the 1920 Glendale Town Map. These special circumstances were not created by the owner.
 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 the same zoning district. In this case remodeling and having multiple tenants within a commercially zoned property.
 3. The variance is the minimum necessary to alleviate the property hardship. Existing conditions have 3 legally non-conforming parking spaces. The proposed conditions will maintain the same number of parking spaces (3) and make them conforming while being inclusive of an ADA space as well.
 4. The authorization of a variance will not be materially detrimental to the property, to persons residing or working in the vicinity, to the adjacent property, to the neighborhood, or to the public welfare in general. The applicant is meeting all other setbacks, visibility, and access requirements, and will obtain any applicable building permits for future construction.
- I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at 602-413-7985.

Thank you for your time and consideration.

Sincerely,

MARTIN SANDINO AIA

PAGE 2 OF 2



EXPIRES: 3-31-2024

ARIZONA REGISTRATION # 59457
1500 N. SUNVIEW PARKWAY #53 GILBERT, ARIZONA 85234

TEXAS REGISTRATION # 28316
5001 N. MESA ST. #2215 EL PASO, TEXAS 79912

M.SANDINO.ARCH@GMAIL.COM (602) 413-7985

MARTIN SANDINO ARCHITECTURE + PLANNING, LLC

146-03-016

Owner: AGUIRRE MARIA A

Property Address: 6613 N 59TH AVE GLENDALE 85301

Mailing Address: 14801 W PARKWOOD DR SURPRISE AZ 85374

Latitude: 33.53374878214668

Longitude: -112.18587860165692

146-03-017

Owner: R W KLYN INVESTMENTS INC

Property Address: 6617 N 59TH AVE GLENDALE 85301

Mailing Address: PO BOX 37817 PHOENIX AZ 85069

Latitude: 33.53388616916005

Longitude: -112.18586927708553

146-03-018

Owner: MBCJ INC

Property Address: 6621 N 59TH AVE GLENDALE 85301

Mailing Address: PO BOX 37817 PHOENIX AZ 85069

Latitude: 33.53402358303932

Longitude: -112.18586816110005

146-03-019

Owner: LOS CUATES RESTAURANT LLC

Property Address: 6625 N 59TH AVE GLENDALE 85301

Mailing Address: 6432 W BETHANY HOME RD GLENDALE AZ 85301

Latitude: 33.53416099589424

Longitude: -112.18586704149546

146-03-020

Owner: LOS CUATES RESTAURANT LLC

Property Address: 6631 N 59TH AVE GLENDALE 85301

Mailing Address: 6432 W BETHANY HOME RD GLENDALE AZ 85301

Latitude: 33.53429840958416

Longitude: -112.18586592305809

146-03-021

Owner: LOS CUATES RESTAURANT LLC

Property Address: 6633 N 59TH AVE GLENDALE 85301

Mailing Address: 6432 W BETHANY HOME RD GLENDALE AZ 85301

Latitude: 33.53443582349613

Longitude: -112.1858648046619



Map

