

Received March 15, 2022

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: March, 15, 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 & acceptance to reduce the required amount of 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 s.f. lot (50' wide x 135' deep) that is zoned C-2. The existing building was constructed sometime between the early and mid-1960's & is 1,974 s.f. in size.

The applicant would like to remodel the building & FOR THAT IS NEEDED TO DEMOLISH ONE SUITE IN FRONT FOR THE PARKING AREA & TO BE ALLOWED TO BUILD A NEW SUITE SAME SIZE IN THE BACK WHILE KEEPING THE EXISTING AREA FOOTAGE. No new lot coverage will be added as proposed as part of this request (just replacing front suite & replacing a new in the rear.)

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 demolish suite #1 to provide a legal non-conforming parking spaces currently occupying the setback & maneuvering area to replace existing. A SETBACK REDUCTION IN THE FRONT LANDSCAPE BUFFER FROM 25 FEET TO 0 FEET IN THE FRONT PARKING LENGTH FROM 20 FEET TO 19 FEET 9 INCHES IN THE SOUTH SETBACK FROM 15 FEET TO 7 FEET 5 INCHES ON THE NORTH SETBACK FROM 15 FEET TO 14 FEET 7 INCHES & FROM 15 FEET TO 9 FEET ON THE EAST SETBACK.

This will provide a safer environment given street classification & 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 & would create a tandem parking situation. Nothing in the rear, A MAXIMUM OF 4 PARKING SPACES COULD BE ACCOMMODATED DUE TO TURNING RADIUS AND ADA REQUIREMENTS. Unfortunately, there is no alley access behind the subject property as it was abandoned at a prior time in history.

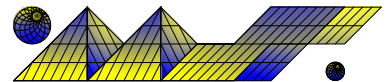
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ARIZONA REGISTRATION # 59457  
1500 N. SUNVIEW PARKWAY #53 GILBERT, ARIZONA 85234

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

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 & some setback requirements with the remodel & will be bringing the building up to current codes. Thus, THE APPLICANT IS SEEKING RELIEF FROM THE PARKING REQUIREMENTS OF SECTION 1.403 IN THE CITY'S ZONING ORDINANCE TO REDUCE THE REQUIRED AMOUNT OF PARKING SPACES ON THE SITE FROM SEVEN (7) TO FOUR (4) PLUS A TANDEM SPACE.

The proposal will maintain the integrity of the commercial streetscape on 59th Ave., make it safer by removing non-conforming parking, & 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).

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



EXPIRES: 3-31-2024

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