




CITIZEN PARTICIPATION FINAL REPORT

COMPLETION OF THE FOLLOWING IS NECESSARY FOR FINAL REPORT APPROVAL

SUMMARY / FINAL REPORT	
Total individuals notified: 45	Total Participants: 2
CONCERNS, ISSUES, PROBLEMS EXPRESSED	
See Attached Report	
HOW CONCERNS WILL BE ADDRESSED?	
See Attached Report	
CONCERNS APPLICANT IS UNWILLING TO ADDRESS	
See Attached Report	
HOW THE PROPOSAL HAS BEEN REVISED TO ADDRESS CONCERNS	
See Attached Report	
APPLICANT SIGNATURE AND DATE	
	April 5, 2022

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
- "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 FINAL REPORT



Habitat for Humanity Central Arizona

APN: 43-43-099A
7409 N. 61st Avenue
Glendale, AZ 85301
VAR22-03 / SR# 21-0246

Prepared By:



Benjamin W. Graff, Esq.
Quarles & Brady LLP
2 N. Central Ave.
Phoenix, AZ 85004

Submitted to:

City of Glendale
Planning Department
5850 W. Glendale Ave., Ste. 212
Glendale, AZ 85301

Application Submittal Date: February 15, 2022
Citizen Participation Plan Submittal: February 22, 2022
Citizen Participation Report Submittal: April 5, 2022



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I. Project Description

Quarles & Brady LLP, on behalf of Habitat for Humanity Central Arizona (the "Applicant" or "Habitat") is requesting variances from the Glendale Code of Ordinances (the "Ordinance") Section 5.449, to allow the necessary relief to create three lots and construct three single-family, affordable houses on the site located at 7409 N. 61st Avenue, Glendale, Arizona 85301, Maricopa County Assessor's Parcel No. 143-43-099A (the "Property"). See Aerial and Zoning Maps Attached at **Tab A**.

The Property is a vacant lot located on the Northeast corner of Gardenia Avenue and 61st Avenue. According to Maricopa County Historical Aerials, the Property has been vacant since sometime between 2004 and 2006, which is over 16 years ago. The Property is zoned Mixed Residence ("R-2") and is adjacent to other residential homes within the R-2 to the north, east, and south, and adjacent to Multiple Residence ("R-3") zoning to the west. The vacant lot currently shares walls along the northern and eastern Property lines with other residential homes. See Zoning and Historical Aerial Maps Attached at **Tab A**.

The Applicant is proposing to divide the lot into three lots in order to develop three affordable homes on the Property. The proposed development is compatible with the area, as the majority of the surrounding single-family lots have similar lots sizes and development standards. The proposed affordable homes will be provided to stable, working families who are legal residents, have good credit, with Area Median Income's (AMI's) in the 30% to 80% range.

II. Citizen Participation Plan and Attendance Overview

The initial Citizen Participation Plan and notification letter were approved by City Staff on February 22, 2022. The notification letter described the proposed application and provided information and meeting details for the upcoming virtual neighborhood meeting. The notification letter was delivered to all property owners identified within the notification area map, all those noted as "Interested Parties," and all those noted on the "Additional Notification" list which was provided by the City. A total of 45 individuals were notified. See Notification Affidavit, Notification Letter, Notification Map, and List Attached at **Tab B**. The Applicant team held a virtual neighborhood meeting using the Zoom platform on March 14, 2022 at 6:00 p.m. Joseline Castaneda with the City of Glendale attended, along with three members of the Applicant team including Ben Graff and Crissy Jung with Quarles & Brady LLP, Tana Nichols with Habitat for Humanity Central Arizona. The Applicant team presented the project in a PowerPoint presentation which introduced the Applicant team, described the proposed project, outlined the variances

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requested, and discussed the proposed lot split. A total of two participants, a couple living in the same home, attended the virtual meeting.

III. Concerns, Issues, Problems Expressed

As previously stated, 45 individuals were notified of the virtual neighborhood meeting by mail. One property owner, Arturo Landa (also known as "Salome Landa" who owns the property across the street at 7329 N. 61st Ave., Glendale, AZ), emailed City Staff and the Applicant in regard to his concerns about the project, specifically in regard to parking. The Applicant offered to set up a phone call prior to the virtual meeting to address Mr. Landa's concerns, but Mr. Landa was unavailable and stated he would attend the virtual meeting to discuss. See Email from Arturo Landa and Distance from Neighbor Map Attached at **Tab C**. It is important to note Mr. Landa's correspondence indicates the neighbors currently use the subject vacant Property for parking, which is not permitted by the Glendale Zoning Ordinance.

Cecilia Armento and Arturo Landa (couple living in the same home) attended the virtual neighborhood meeting and were the only individuals from the public who attended. Ms. Armento expressed many of the neighbors along Gardenia Avenue park on the street which crowds the street and makes finding a place to park difficult. She is concerned parking will be even more challenging if three homes are built on the 7409 N. 61st Avenue lot. Ms. Armento also stated she believes two homes on the vacant lot would be more appropriate versus three homes due to the parking issue.

IV. How Concerns Will Be Addressed?

In the virtual meeting, the Applicant explained to Ms. Armento and Mr. Landa the proposed project will have 2-car garages, as well as a 2-car driveway each, to alleviate any parking issues for the three homes. In fact, the newly constructed homes will be some of the few homes with enclosed garages and driveways to allow for parked cars. The Applicant also explained it is unlikely the residents of these proposed homes will have more than one or two vehicles meaning they would not need to park along Gardenia Avenue and crowd the street. The Applicant offered Ms. Armento and Mr. Landa an opportunity to meet at the Property on-site and do a neighborhood walkthrough to better understand the neighbor's concerns. Ms. Armento stated they would reach out to the Applicant if they would like to move forward with an on-site meeting and neighborhood walkthrough. The Applicant has not heard back from Ms. Armento and Mr. Landa on our offer for an additional meeting or in-person meeting on the site.

V. Concerns Applicant is Unwilling to Address

Ms. Armento and Mr. Landa's concerns are in regard to parking issues along Gardenia Avenue. The Applicant researched the homes along Gardenia Avenue and discovered 19 out of the 20 homes only have street parking or a small driveway for parking, and one home has a garage. The Applicant's proposed homes will already provide adequate space for the potential residents' vehicles with the 2-car garages and a 2-car driveway. It is not anticipated the proposed project will

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cause street parking or increase parking along Gardenia Avenue since the garage and driveway will be provided for each proposed home. The Applicant team is more than willing to continue addressing any additional questions and concerns provided by the neighborhood. The Applicant team has offered to meet with Ms. Armento and Mr. Landa to discuss the issue further but have not yet heard from either individual.

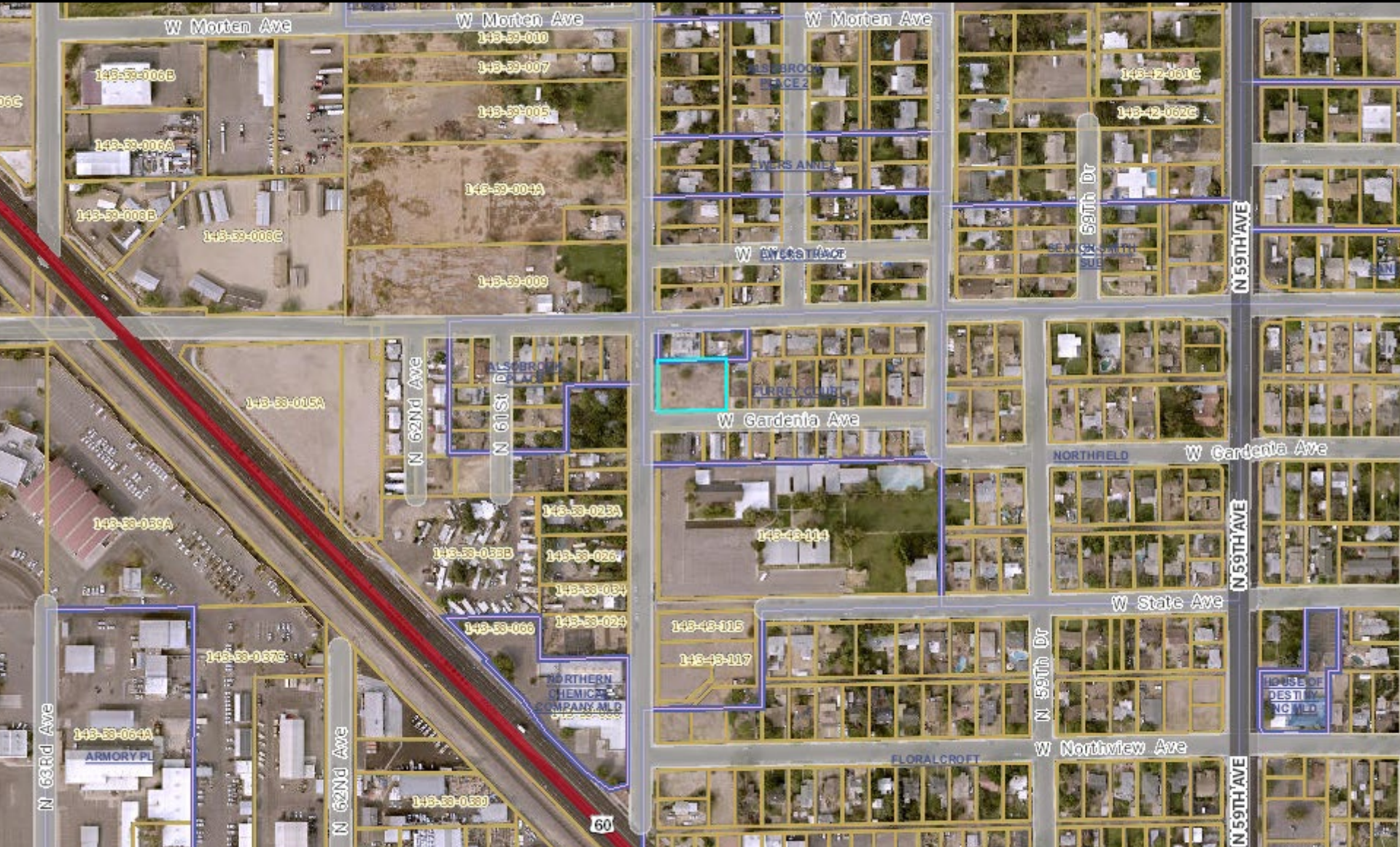
VI. How the Proposal Has Been Revised to Address Concerns

The Applicant has not modified the proposed project at this time since the proposed plans already address any potential parking needs. The Applicant is not aware of any other potential concerns or issues.

TAB A

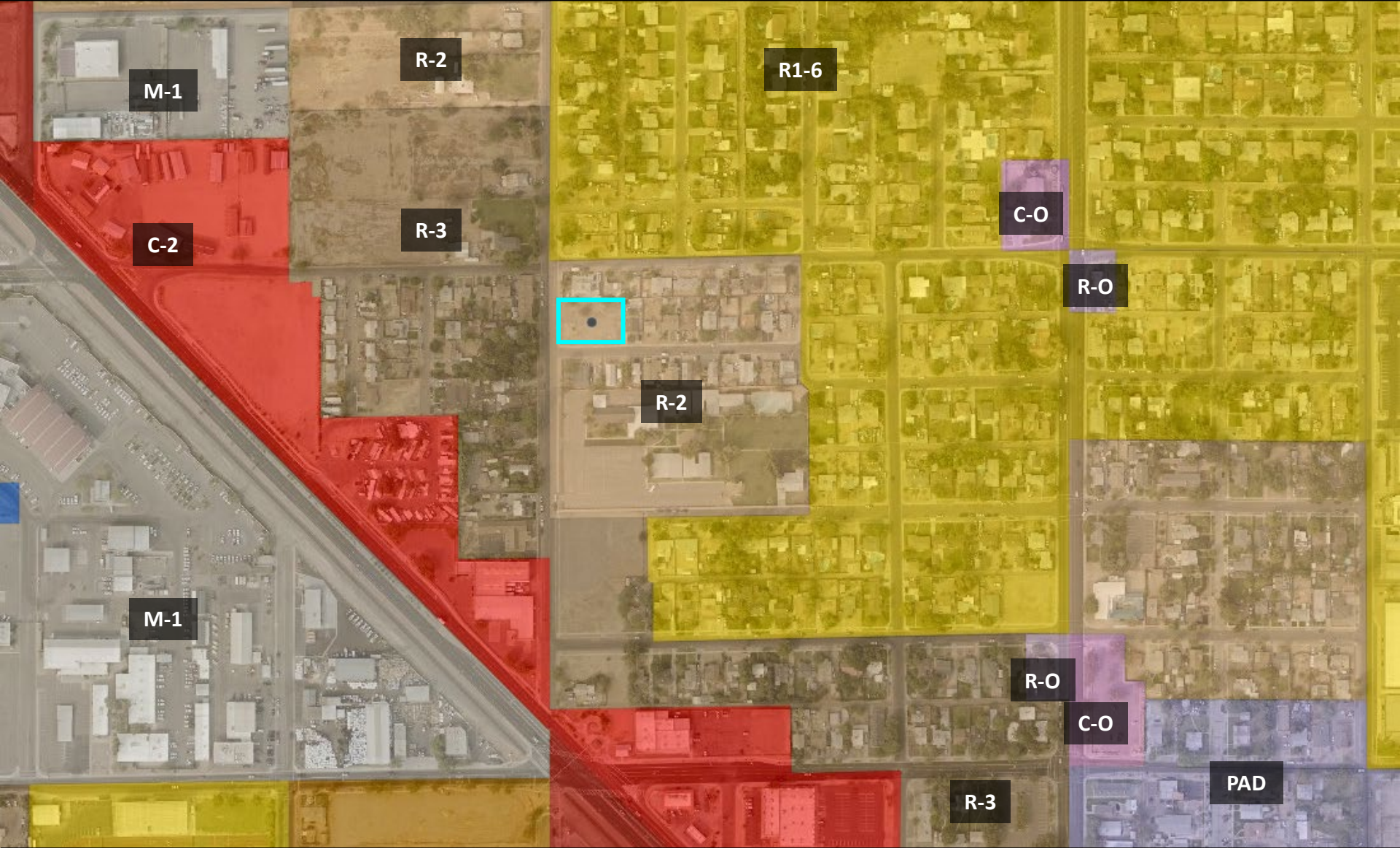
AERIAL MAP

Final CP Report Attachment; VAR22-03



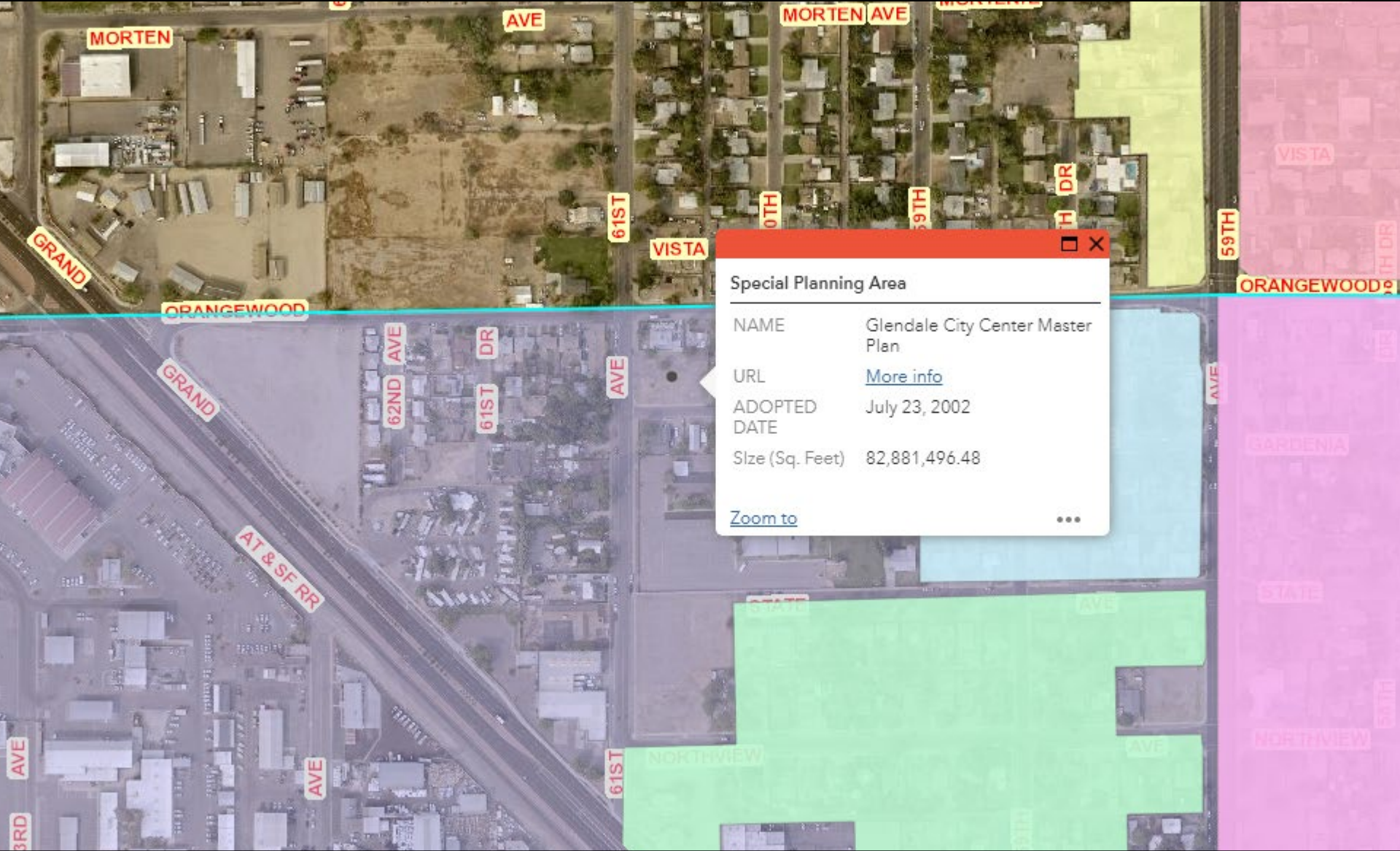
ZONING MAP R-2: MIXED RESIDENCE

Final CP Report Attachment; VAR22-03



SPECIAL PLANNING AREA GLENDALE CITY CENTER MASTER PLAN

Final CP Report Attachment; VAR22-03



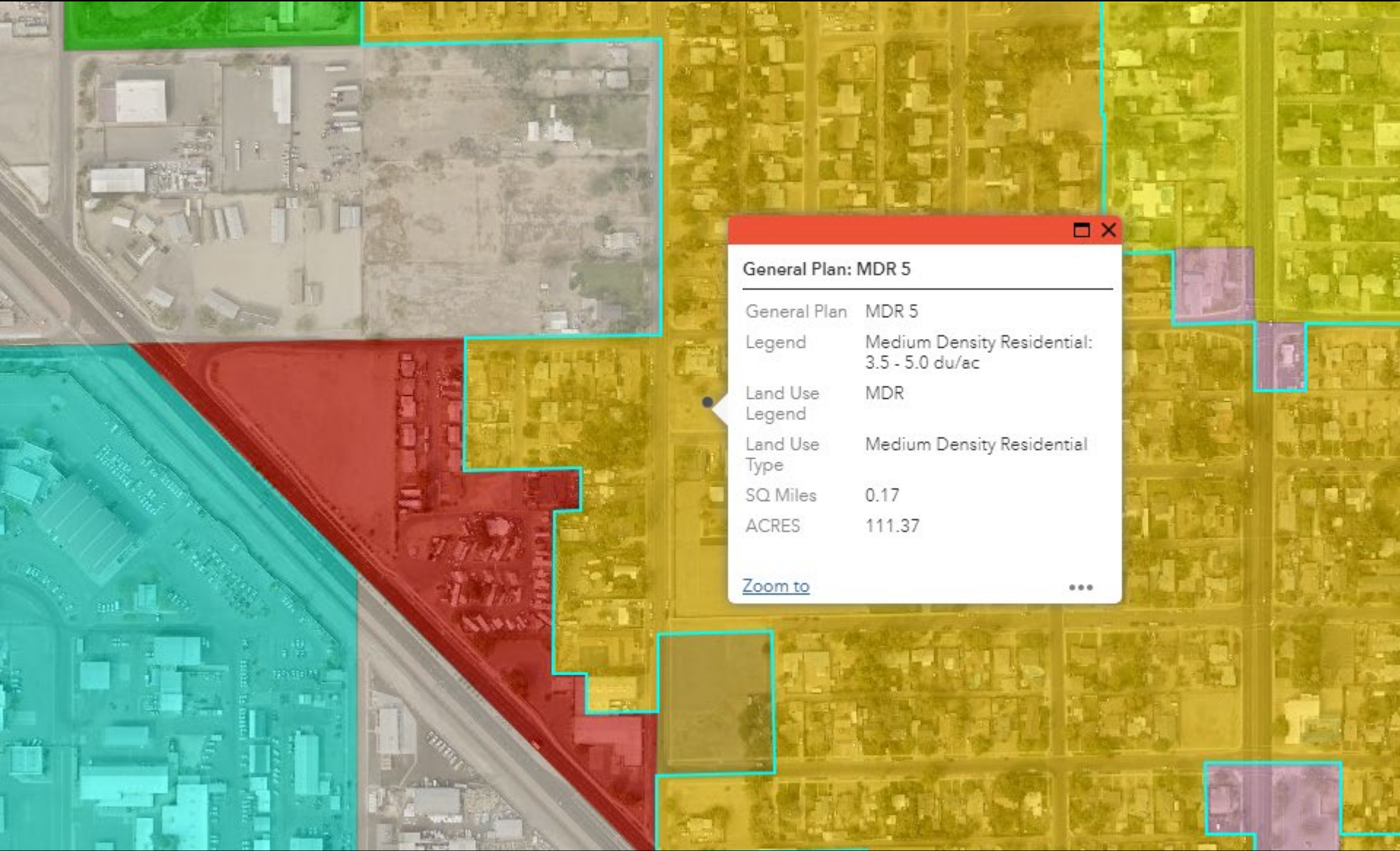
Special Planning Area

NAME	Glendale City Center Master Plan
URL	More info
ADOPTED DATE	July 23, 2002
Size (Sq. Feet)	82,881,496.48

[Zoom to](#) ...

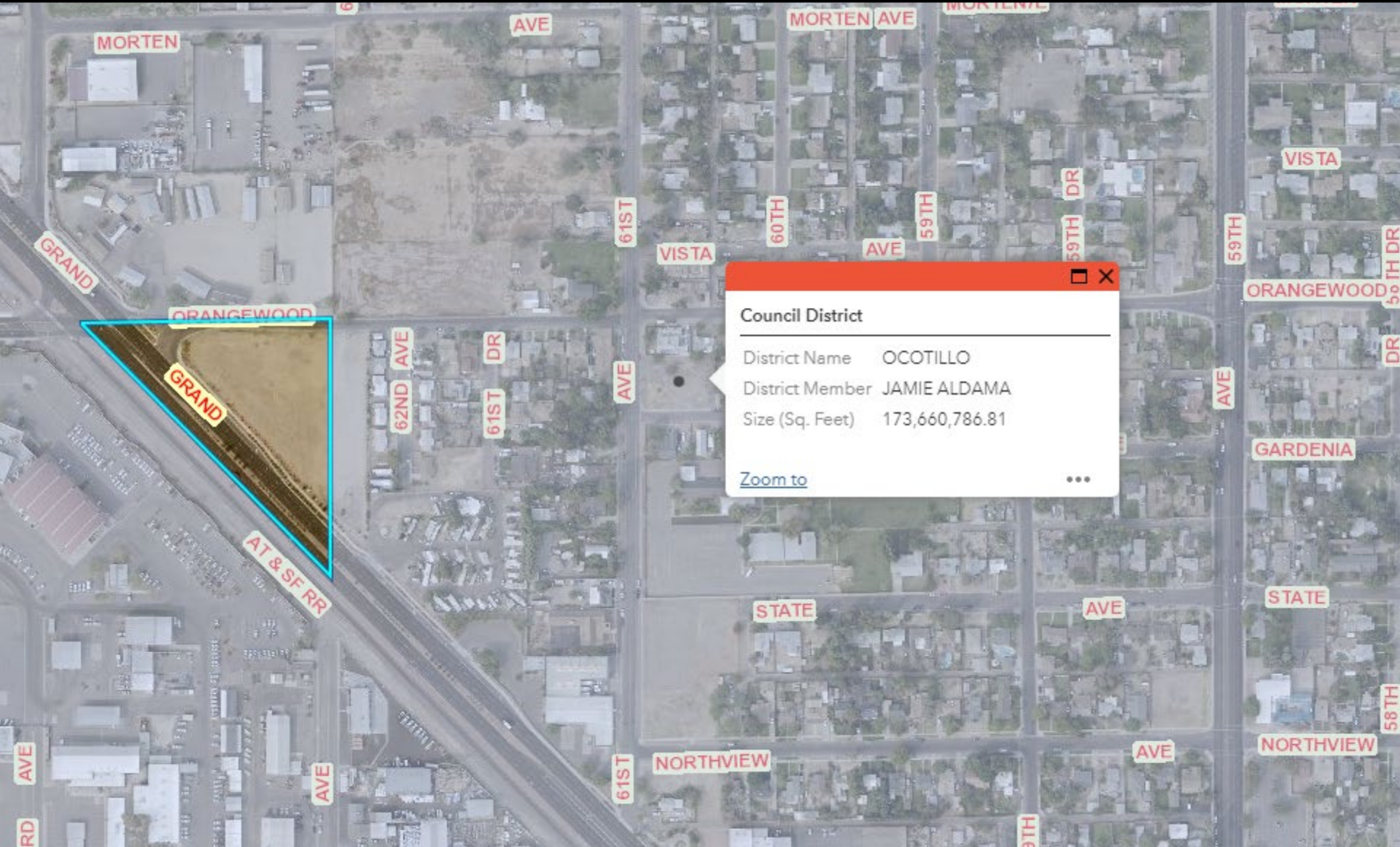
GENERAL PLAN

Final CP Report Attachment; VAR22-03



OCOTILLO COUNCIL DISTRICT – COUNCILMEMBER JAMIE ALDAMA

Final CP Report Attachment; VAR22-03



Council District

District Name OCOTILLO
District Member JAMIE ALDAMA
Size (Sq. Feet) 173,660,786.81

[Zoom to](#) ...

PHOTOGRAPHIC ELEVATIONS

Final CP Report Attachment; VAR22-03



7409 N 61st Ave,
Glendale, AZ 85301

TAB B



Planning

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) VAR22-03

Project Name: Habitat Homes Glendale

I, Benjamin Graff, Quarles & Brady LLP 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: 



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February 28, 2022

Re: Habitat for Humanity Central Arizona (the "Applicant"): 7409 N. 61st Avenue, Glendale, Arizona 85301, Maricopa County Assessor's Parcel No. 143-43-099A (the "Property")

Dear *Property Owner* or *Neighborhood Leader*:

Our Firm represents Habitat for Humanity Central Arizona (the "Applicant" or "Habitat") in regard to the Property located at 7409 N. 61st Avenue, Glendale, Arizona 85301, Maricopa County Assessor's Parcel No. 143-43-099A (the "Property") as shown in the attached aerial map. The purpose of this letter is to inform you we are filing an application for variance requests to allow the necessary relief to create three lots and construct three new single-family homes.

Habitat is a non-profit with the goal of providing safe, affordable housing to working families. Habitat has already built, renovated and repaired in excess of 3,158 homes in the metro Phoenix area as well as Pinal County (e.g. Avondale, Apache Junction, Chandler, Gilbert, Guadalupe, Glendale, Mesa, Peoria, Phoenix, Surprise, Tempe, Arizona City, Casa Grande). Habitat's homes are built and renovated with energy efficiency in mind, are provided to stable, working families who are legal residents.

The Property is within the R-2 (Multiple Residence) zoning district and the following are the variance requests from these development standards: (1) a variance to reduce the minimum net lot area to 5,688 square feet from the minimum 6,000 square feet; (2) a variance to reduce the minimum lot width to 50 feet from 60 feet; and (3) a variance to reduce the setbacks to 15 feet for the rear setback, 10 feet for the street side setback, 10 feet for the west side setback, and 5 feet for the east side setback from a 20-foot perimeter setback. The requests will allow the Applicant to create three lots and construct three single-family homes similar in dimension and appearance to the other single-family homes along Gardenia Avenue and other homes in the area. Almost all homes along Gardenia Avenue, aside from the Applicant's Property, were already developed in compliance with similar lot sizes and setbacks. Additionally, the site has been vacant for 16 years, and the requests will help improve and develop this long-standing vacant site.

Beyond informing you of our variance application, the purpose of this letter is to invite you to a neighborhood meeting to discuss our proposal, which due to the COVID-19 pandemic, will be held virtually online. Our team will be able to answer any questions regarding the variances requested and proposed new homes. To participate in the neighborhood meeting, please see the meeting details below:

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Virtual Neighborhood Meeting:

Date: March 14, 2022 at 6:00 p.m.
Zoom Link: <https://bit.ly/3rPGxpL>
Meeting ID: 574 652 3974
Passcode: 457555
Phone/Audio Only: (929) 205-6099

Please note participants may need to download the Zoom program prior to the meeting in order to listen in or participate. Alternatively, participants may attend using the browser. While RSVP's are not required for the virtual neighborhood meeting, we encourage you to RSVP in advance by emailing me at Benjamin.Graff@Quarles.com. If you are unable to attend, or would simply like to discuss the proposed new homes, please contact me at Benjamin.Graff@Quarles.com or via phone at 602-229-5683 to learn more about the proposal and or ask any questions. In addition to the neighborhood meeting, the requests will also be subject to public hearing review by the Glendale Board of Adjustment and you will be notified once the hearings are scheduled in a separate notification.

You are welcome to attend the meeting and/or pending hearing to learn about the case and make your opinions known. Please confirm the hearing details with the Glendale Planning Division before attending as they are subject to change. You may also submit comments on this case by writing to the Glendale Planning Division and referencing the case number. Your letter will be made a part of the case file.

If you have any questions or comments for the variance request, please provide to my email or phone by March 18, 2022 I would be happy to answer any questions that you may have regarding this proposal. You may reach me by phone at (602) 229-5683 or by e-mail at Benjamin.Graff@Quarles.com. You may also contact City of Glendale Project Planner Joseline Castaneda at (623) 930-2823 or by e-mail at jcastaneda@GLENDALEAZ.com.

Very truly yours,

QUARLES & BRADY LLP

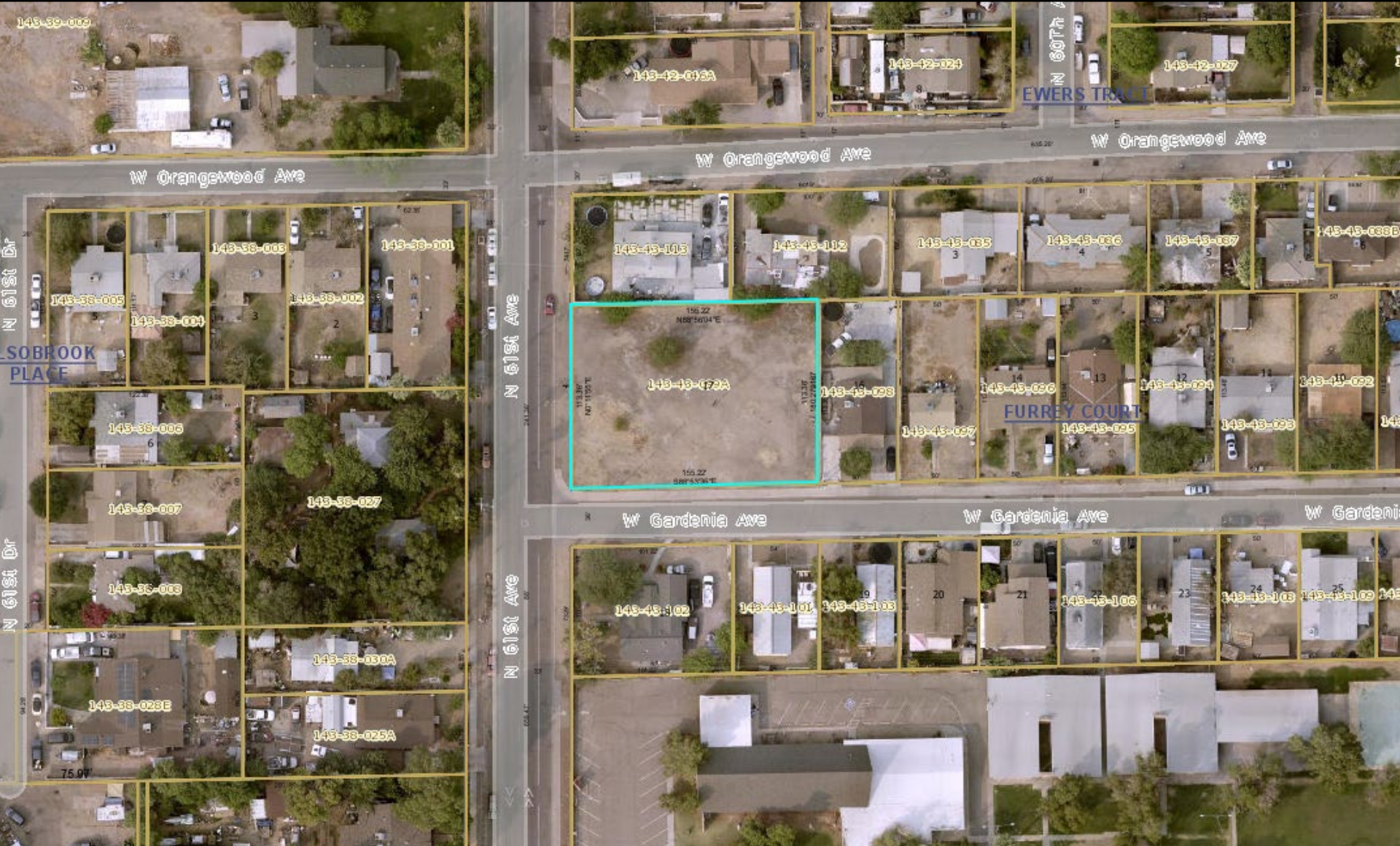


Benjamin W. Graff

Attachments: Aerial Map
Site Plan

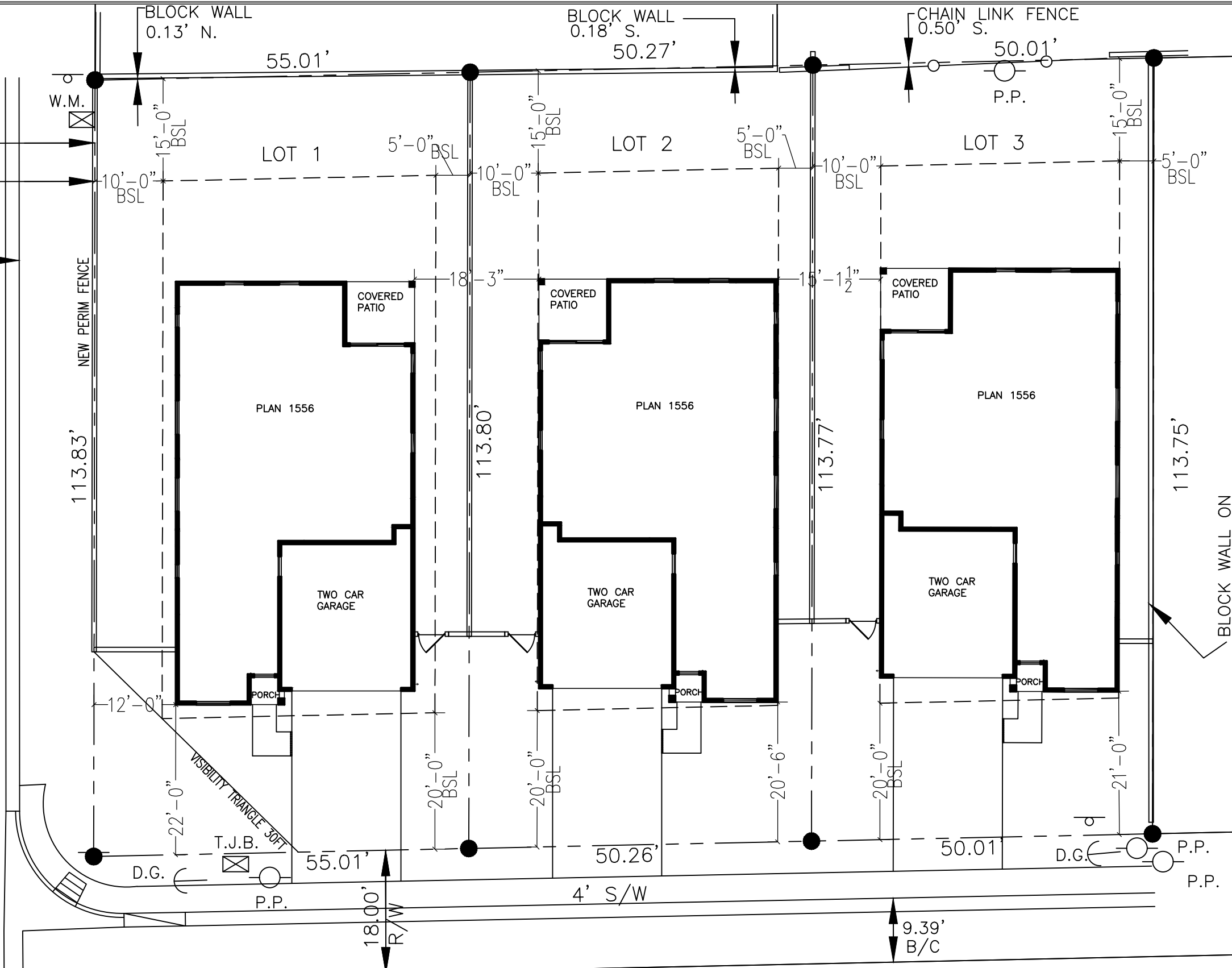
AERIAL MAP

Final CP Report Attachment; VAR22-03



N. 61ST AVENUE

N. 59TH LANE



PLOT PLAN
 HABITAT FOR HUMANITY
 CENTRAL ARIZONA
 2830 W GLENDALE AVE
 PHOENIX AZ 85051
 O: 623.583.2417
 ROC 251891

 CONTACT:
 EVELYN OCHOA
 C: 623.243.0432
 F: 623.583.2705
 EVELYN@HABITATCAZ.ORG
 WWW.HABITATCAZ.ORG

FURREY COURT
 GLENDALE, AZ 85301
 DATE: 02/04/2022
 UTILITY APS

 LOT # 17
 ADDRESS 7409 N 61ST AVE
 PARCEL # 143-43-099A
 LOT SQ. FT. 17,591
 ZONING R-2

 SCALE 1/16" = 1' - 0"

LOT COVERAGE		BUILDING AREA	
LOT 1	6,260 SF	LIVABLE	1,596 SQ. FT.
LOT COVERAGE:	34%	GARAGE	428 SQ. FT.
LOT 2	5,717 SF	PORCH	18 SQ. FT.
LOT COVERAGE:	37%	PATIO	90 SQ. FT.
LOT 3	5,688 SF	UNDER ROOF	2,132 SQ. FT.
LOT COVERAGE:	37%	HOUSE PLAN	1556
		ELEVATION	A
		BED	3
		BATH	2

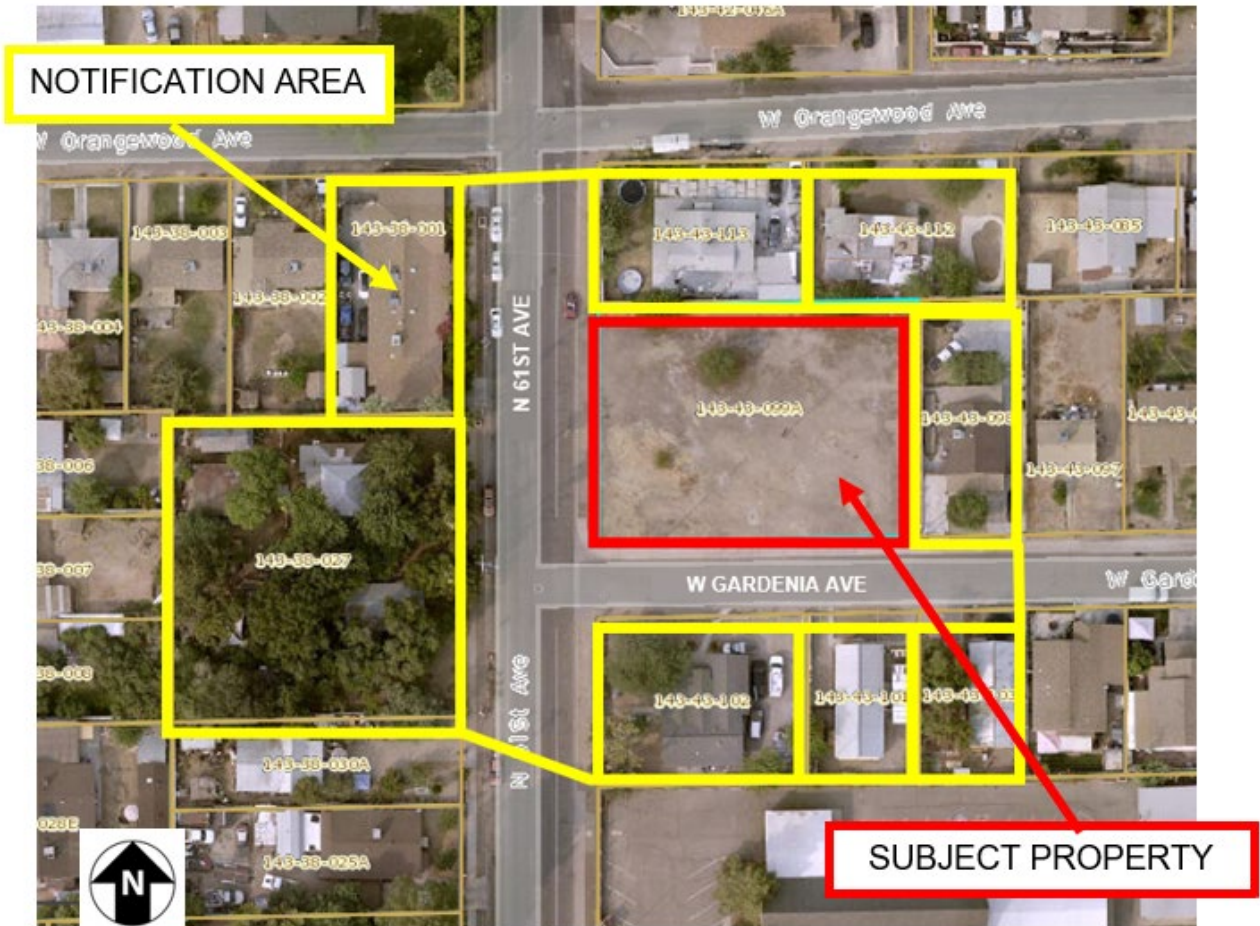
PLANT LEGEND
 (1) 10.5 GALLON
 -THORNLESS MESQUITE (OR)
 -THORNLESS PALO VERDE
 (5) 3.5 GALLON
 -TEXAS SAGE (OR)
 -SILVER CASSIA (OR)
 -RED YUCCA
 AUTOMATIC CONTROLLER & IRRIGATION SYSTEM INCLUDED
 1/2" SCREENED MADISON GOLD GRANITE THROUGHOUT FRONT YARD
 HOSE BIB TO BE PLACED 1FT FROM FRONT CORNER OF THE HOUSE

NOTE:
 EAVES WITHIN 5 FT. OF THE PROPERTY LINES MUST HAVE A 1HR. FIRE RATING ON THE UNDERSIDE OF THE EAVE SEE DETAIL 521 & 529 ON SHEET AD1 OF STANDARD BUILDING PLANS



NEIGHBORHOOD NOTIFICATION AREA

NAME / TYPE OF REQUEST:		HABITAT HOMES GLENDALE	
LOCATION:	7409 North 61st Avenue		
REQUEST:	The applicant is requesting Board of Adjustment approval for a Variance to reduce the side setbacks, minimum lot width, and minimum lot size to develop three single-family residences.		
ZONING DISTRICT: C-3 (Heavy Commercial)		COUNCIL DISTRICT: Cactus	
FORMAL APPLICATION SUBMITTED: N			



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TAB C

AERIAL MAP

Final CP Report Attachment; VAR22-03



APN: 143-43-099A

7409 N 61ST AVE, GLENDALE, AZ 85301