



VAR22-03

Habitat Homes Glendale

Board of Adjustment Hearing, June 9, 2022

Joseline Castaneda
Planning Project Manager





VARIANCE REQUEST

- A request to modify development standards in the R-2 zoning district to develop 3 single family residences. The request includes:
 - Reduce Minimum Net Lot Area
 - Reduce Minimum Lot Width
 - Reduce Side and Street Setbacks

Owner/ Applicant: Benjamin Graff,
representing Habitat for Humanity Central
Arizona



VARIANCE REQUEST

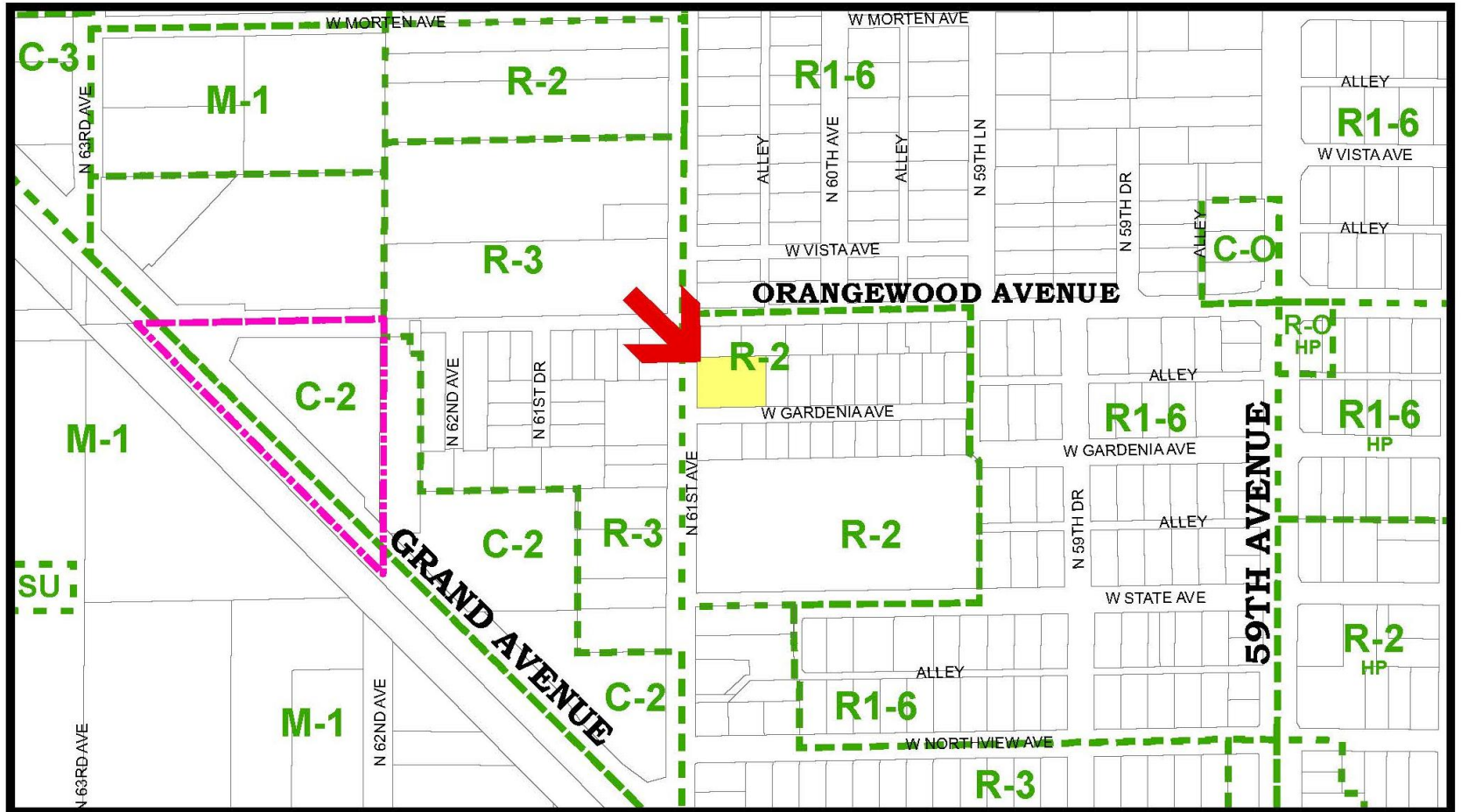
	R-2	Variance Request
Minimum Net Lot Area	10,000 sq. ft.	5,688 sq. ft.
Minimum Lot Width	60 feet	50 feet
Side Setback	15 feet	10 feet/5 feet
Street Setback	15 feet	10 feet



REQUIRED ACTION

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

ZONING MAP



AERIAL MAP



STREET VIEW

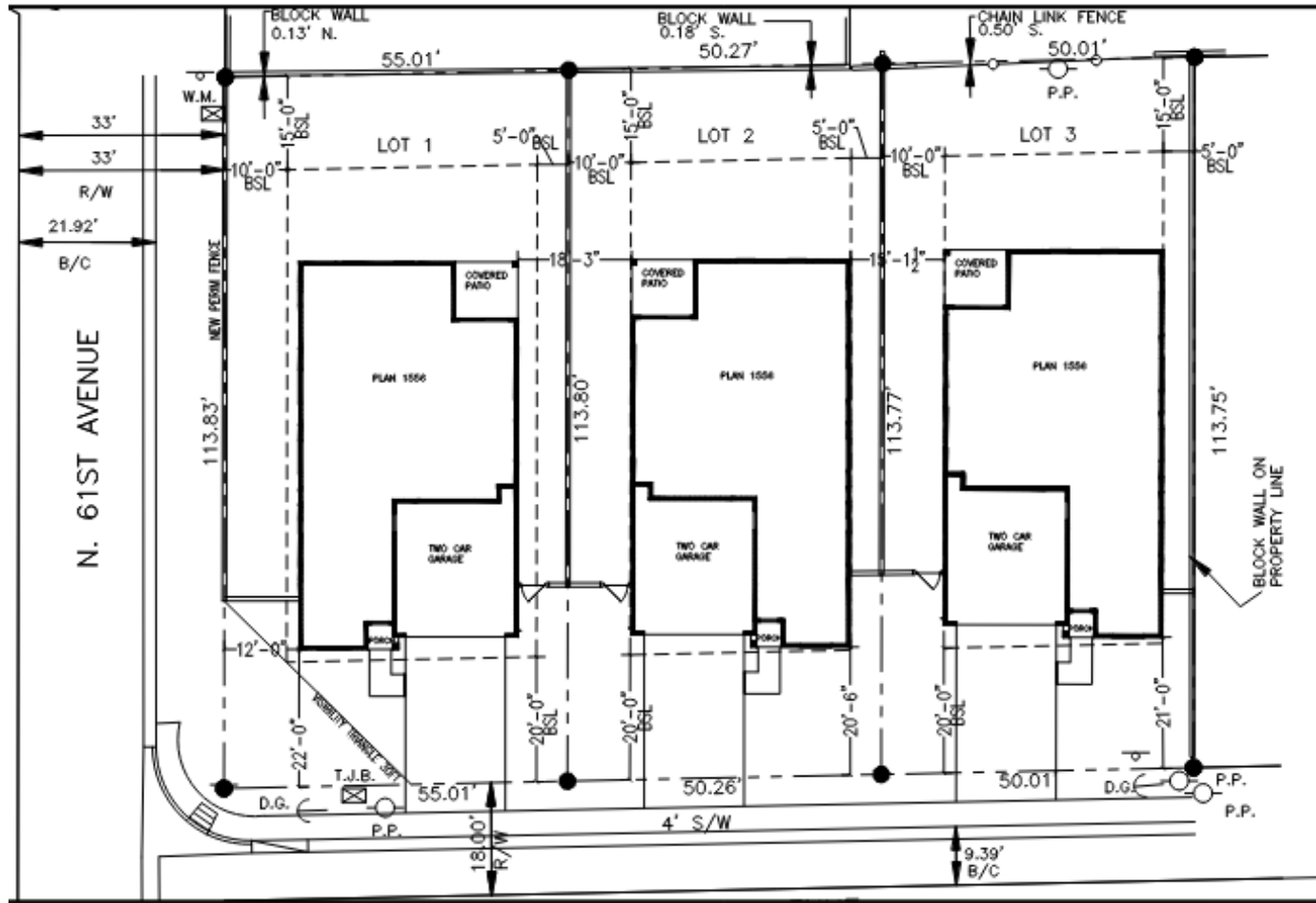


G SITE





SITE PLAN





PUBLIC NOTIFICATION

- Neighborhood Letter sent Feb 28
- Virtual Neighborhood Meeting: March 14
- Published AZ Republic: May 18
- Advertised on Postcards and Site Posted May 20

- **One attendee at the meeting.**



FINDINGS

The Board of Adjustment shall make the following findings based on the evidence in the record prior to granting a variance:



REQUIRED FINDINGS

- 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)

- 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;



RECOMMENDATION

If the Board decides to grant the variance, it should be subject to the following stipulation:

Development shall be substantially in conformance with the applicant's project narrative, dated February 22, 2022, and site plan, dated April 21, 2022.



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