



VAR22-05

CABELLOS 6718 N. 59TH DRIVE

Board of Adjustment Hearing, Aug. 11, 2022

Alex Lerma

Senior Planner, Project Manager



VARIANCE REQUEST

- A request to reduce south property setback to 5 feet and the north property setback to 11 feet where a 20-foot perimeter setback is required in the R-3 (Multiple Residence) zoning district.

- **Applicant/ Owner:** Maximo Cabellos/ Real Solutions Properties, LLC.



REQUIRED ACTION

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

AERIAL MAP



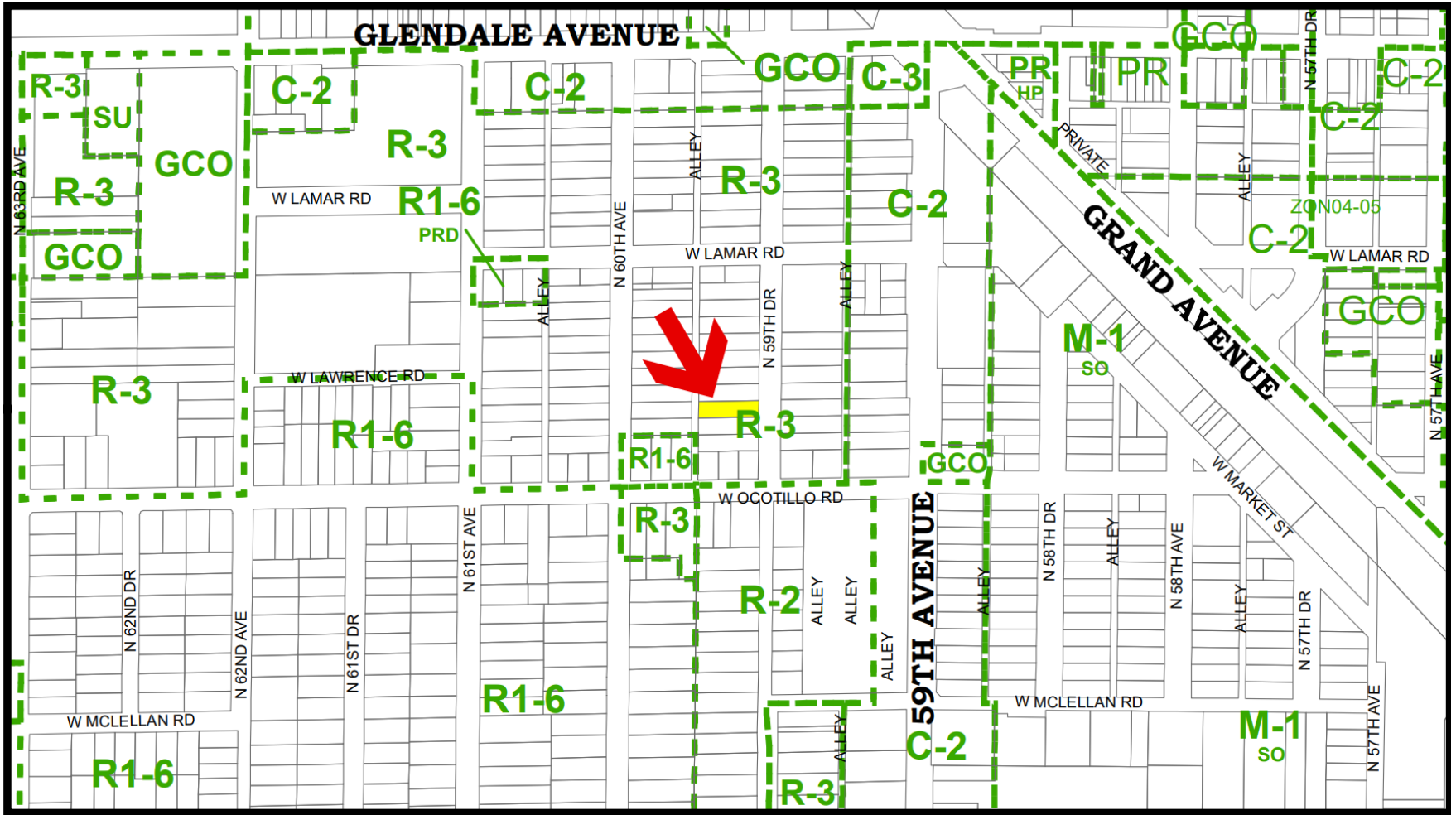
Aerial Date: October 2020



**CABELLOS
VARIANCE
(VAR22-05)**



ZONING MAP



STREET VIEW





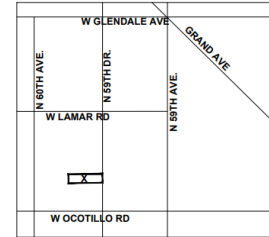
BACKGROUND

- The subject property is part of a subdivision platted in 1908 and incorporated into City limits in 1910. The property has been vacant for more than 30 years.

G SITE PLAN

BUILDING AREA SCHEDULE		
AREA	DESCRIPTION	AREA
A	RESIDENCE	1,844 ft ²
B	GARAGE	489 ft ²
C	FRONT PATIO	154 ft ²
D	REAR PATIO	145 ft ²
TOTAL UNDER ROOF AREA (1,844+489+154+145)		2,632 ft ²
LOT SIZE:		8,450 ft ²
LOT COVERAGE:		31.14%
NEW TOTAL LIVABLE RESIDENCE		1,844 ft ²

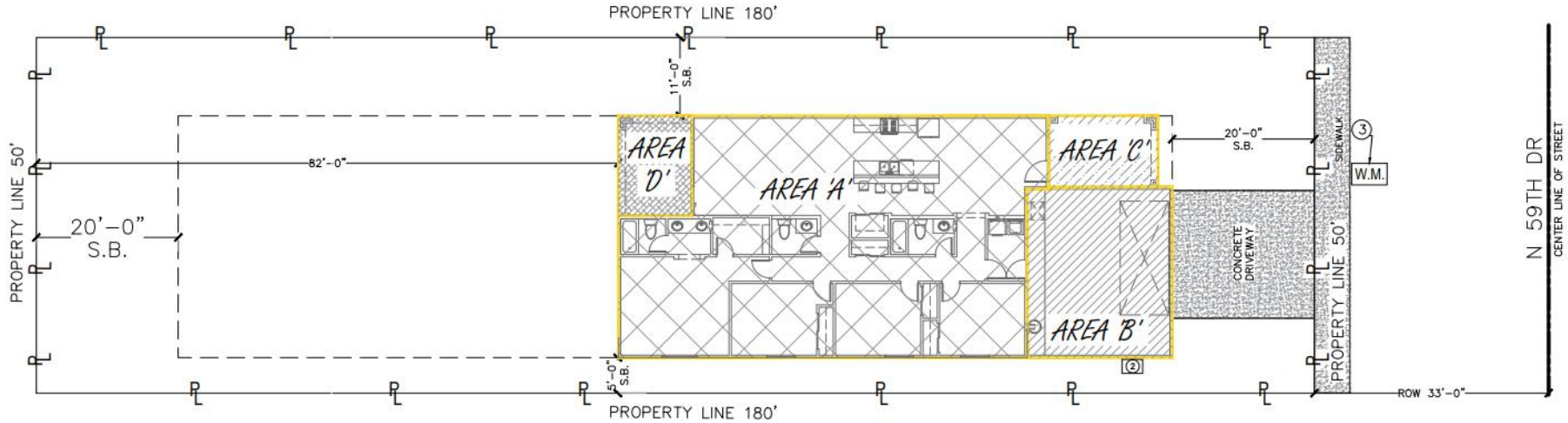
PARCEL INFORMATION	
ADDRESS:	6718 N 59TH DR GLENDALE 85301
PARCEL NUMBER:	144-10-113
SUBDIVISION:	ORCHARD ADD BLK 20-21-22, & 38-39-40 AMD
LOCAL JURISDICTION:	GLENDALE
ZONING DISTRICT:	R-3
LOT NUMBER:	9
OWNER:	REAL SOLUTIONS PROPERTIES LLC



VICINITY MAP

GENERAL NOTES

- ① THESE PLANS WERE PREPARED WITH CONFORMANCE TO APPLICABLE 2018 IBC AND IRC
- ② NEW 200 AMP SERVICE ELECTRICAL METER
- ③ 5/8" WATER METER LOCATION (EXISTING) TO BE REPLACED WITH TRAFFIC RATED WATER METER



SITE PLAN



PUBLIC NOTIFICATION

- Letters mailed: May 5th.
 - Advertised on July 20th.
 - Postcards and Site Posted July 22nd.
-
- **No comments were received.**



FINDINGS

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



REQUIRED FINDINGS

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.

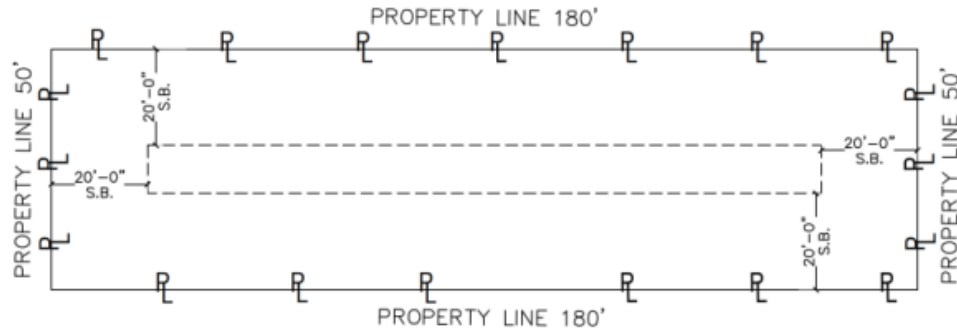


FINDINGS (continued)

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.



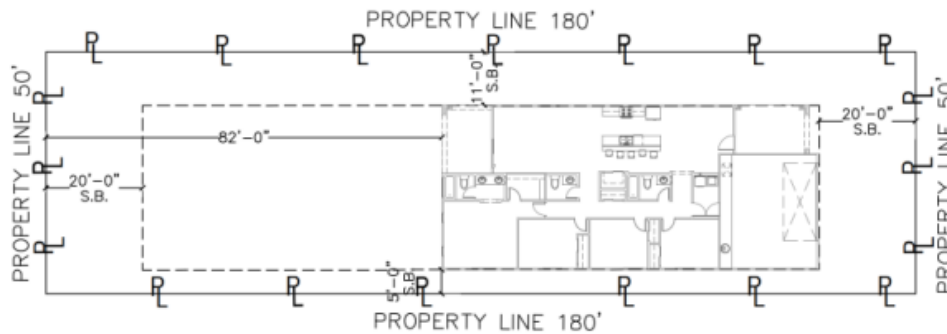
FINDINGS (continued)



SITE PLAN



Current Setbacks of 20 ft Overall.



SITE PLAN



Proposed lot Setbacks and Residence



RECOMMENDATION

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

Development shall be in conformance with the project narrative and site plan date stamped June 6, 2022.



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