

PROJECT NARRATIVE:
5014 W CAVALIER DR GLENDALE AZ 85301
PML CUSTOM HOME (VAR22-07)

The purpose of this variance is to restore equity with the adjacent properties and to allow the current property owner to develop their R-3 zoned property with a single-family residence that will complement the neighborhood. The single-family residence will be approximately 1,949.5 SF. in size and will include one (1) carport. The petition of the variance is to reduce the north setback to 20'00", south setback to 15'00", west setback 5'00", east setback 10'00", where R-3 Requires a 20'0" minimum perimeter setback.

The construction of this custom home will be made of wood with prefabricated trusses and materials that will mimic homes in the surrounding neighborhood. Paint colors of the new home will respect the color of the surrounding neighborhood by providing similar colors to those used in the area or colors that are approved by the Planning Division.

Variance 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. This lot has a condition that was imposed by the City which required a minimum 20' perimeter setback on the narrow lot. The development standards imposed on this narrow lot which measures 29'x38' does not make sense and creates an unbuildable lot.
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 same zoning district. The property has a width of 71'3", however, the existing setback for the property is 20' around the entire perimeter. The current setback requirements will create a property with a 29' wide by 38'deep building footprint. This depth of the lot is not an issue, but the width is too narrow to allow construction of even a small home. Therefore, the variance request of 5' & 10' side yard setbacks should be deemed reasonable.
3. The variance is the minimum necessary to alleviate the property hardship. The variance request is the minimum necessary to alleviate the property of its hardship as the request is similar to the setback requirements of properties located within R1 zoning districts and similar to residential lots with similar width dimensions.
4. Granting the variance will not have a detrimental effect on the property, adjoining property, the surrounding neighborhood, or the City in general. The new construction does not negatively impact the property, adjoining properties, surrounding neighborhood, or the City as it will develop a property that has been vacant and underutilized for several decades.