



# **VAR22-08**

# **Rendon Residence**

**Board of Adjustment Hearing, September 8, 2022**

**Joseline Castaneda**  
**Planning Project Manager**





# VARIANCE REQUEST

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A request by Antonio Rendon for a variance to reduce the required 15-foot side setback on the south side to 10 feet in the R-2 (Mixed Residence) zoning district to allow for a carport addition to the main residence.

**Owner/ Applicant:** Antonio Rendon

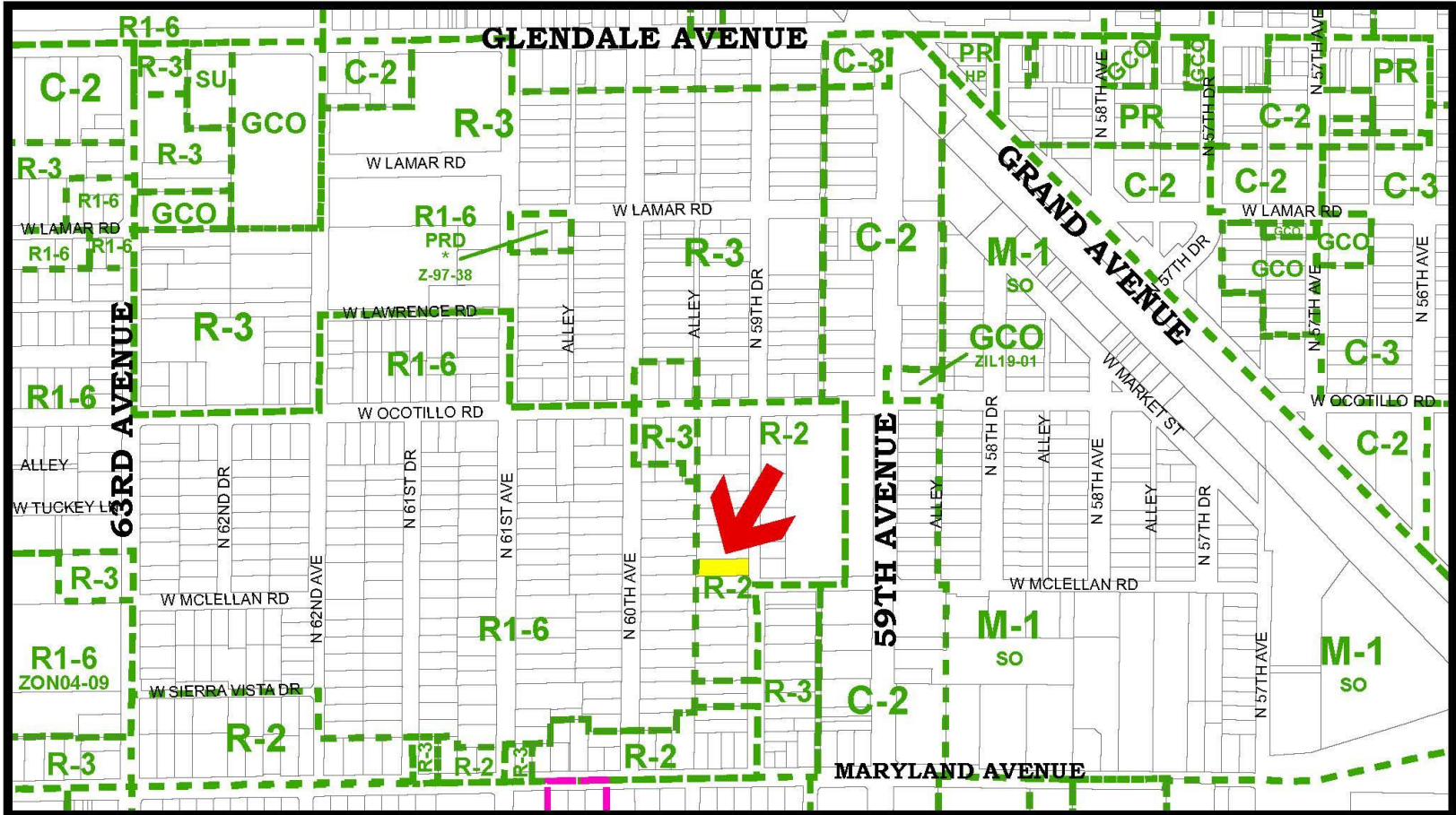


# REQUIRED ACTION

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

# ZONING MAP



# AERIAL MAP



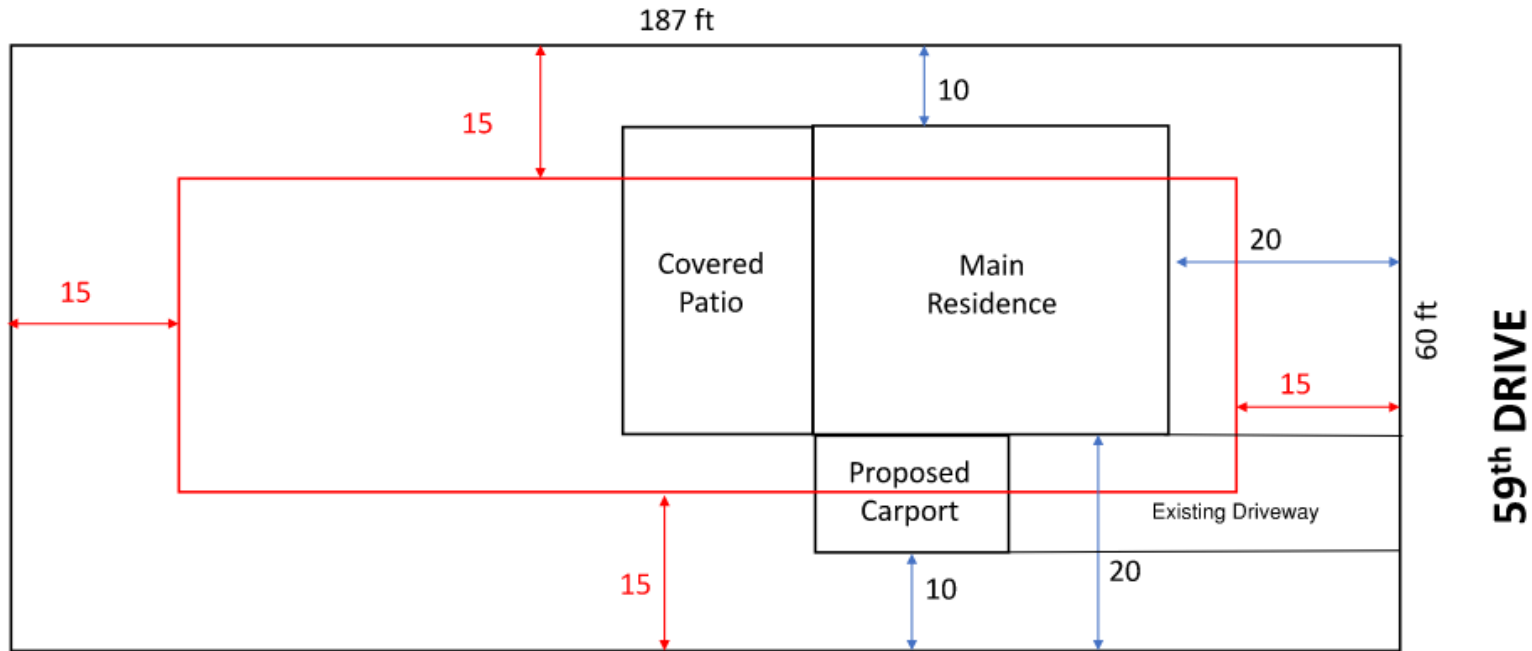
# STREET VIEW

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# SITE PLAN



Lot Coverage	
Main Residence	780 sf
Covered Patio	360 sf
Proposed Carport	200 sf
Lot Size	11,232 sf
Total Area	1,340 sf
Lot Coverage	12%

Rendon Residence  
6602 N 59<sup>th</sup> Drive  
Glendale, AZ 85301

Property Information  
Zone: R-2  
Setbacks: 15 feet (all sides)  
Lot Coverage: 50%





# PUBLIC NOTIFICATION

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- Neighborhood Letter sent July 5
- Published AZ Republic: August 17
- Advertised on Postcards and Site Posted August 19
  
- **No comments were received**



# FINDINGS

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



# REQUIRED FINDINGS

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- 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)

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- 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

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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, date stamped May 24, 2022, and site plan, date stamped August 3, 2022.



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