



ZTA21-02: BOA Text Amendment

Planning Commission Hearing – Sept. 22, 2022

Edward Vigil
Senior Planner





ZTA21-02 BOA Text Amendment

Request: Amendment to Zoning Ordinance, Sec. 3.701 thru 3.707 and renumbering 3.708, 3.709, 3.711-3.714 as sections 3.701 to 3.706.

Initiated by the Glendale Planning Commission.



Objective:

- 1) To reinstate the regulations regarding the variance process and requirements as set forth in Section 3.700 Variances and Appeals that were inadvertently removed in 2006.



Reinstate the following:

- 3.701 General
- 3.702 Application
- 3.703 Effect of application
- 3.704 Public Notice
- 3.705 Findings for Appeals



Reinstate the following:

- 3.706 Findings for a Variance
- 3.707 Conditional Approval



Renumbering the following:

- 3.701 to 3.708
- 3.702 to 3.709
- 3.703 to 3.710
- 3.704 to 3.711
- 3.705 to 3.712
- 3.706 to 3.713



3 Required Findings

1. There are special circumstances or conditions applicable to the property including its size, shape, and topography, location or surroundings which were not self imposed by the owner.



Required Findings

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.



Required Findings

3. Granting the variance will not have a detrimental effect on the property, adjoining property, the surrounding neighborhood, or the city in general.



Public Involvement

- Notification by Mail August 9, 2022

Planning Commission Hearing Sept. 22:

- Arizona Republic Aug. 31, 2022
- Posting on city website

CPP Final Report: No responses recieved



Recommendation

Staff recommends approval of **ZTA21-02**, as written.



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