

Variance

Project Narrative

6638 N. 53rd Ave
Glendale, Az 85301

Development Team

Property Owner / Agent:

Barbaro Gonzalez

Applicant / Planning Consultant:

Blueprint & Design

Contact: Luis Cuellar

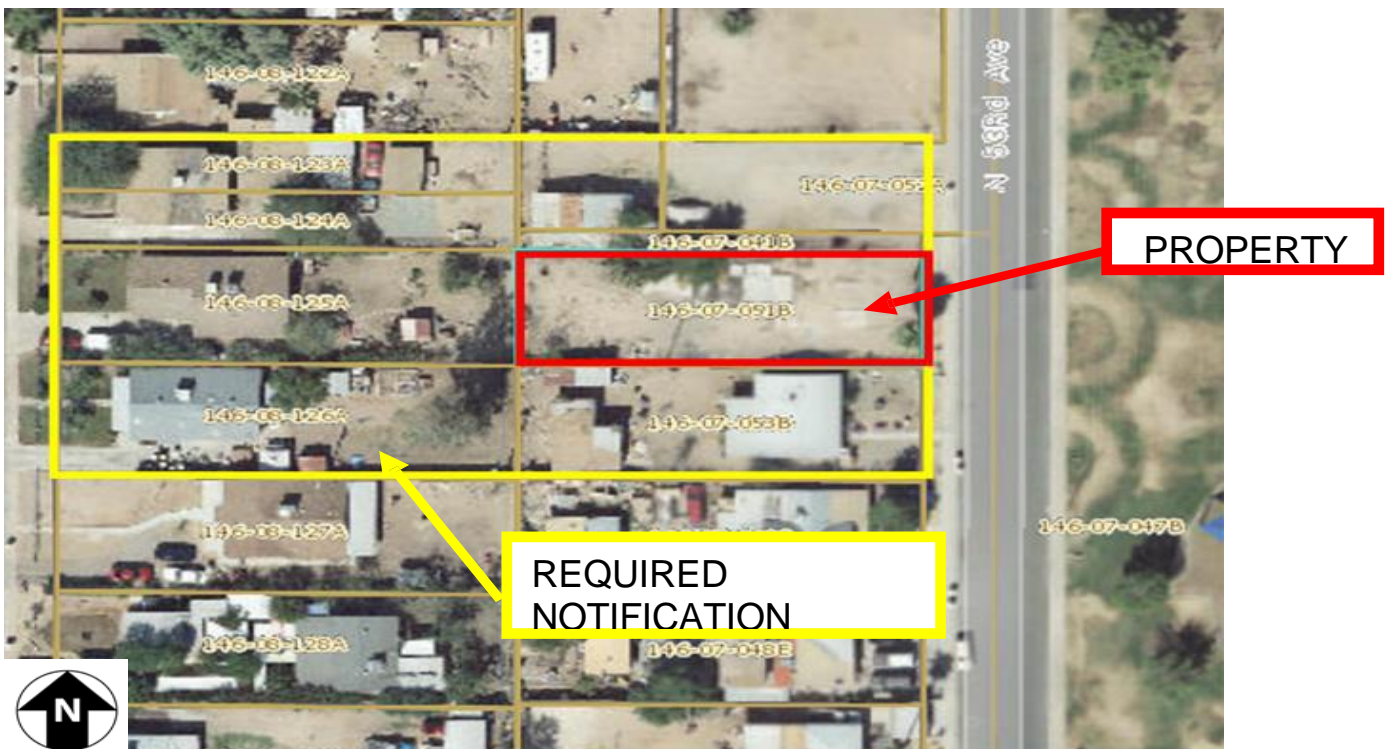
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1. Introduction

Barbaro Gonzalez ("Property Owner"), requests consideration of a variance to reduce setbacks for parcel within the City of Glendale in Maricopa County most commonly referred to as parcel number 146-07-051B. Per the R-3 Zoning District development standards requirements, a 20 foot perimeter setback is required and the property has a minimum lot width of 50 feet, only allowing residence of 10ft in width. the applicant is requesting reduced side setbacks of 5ft (north) and 10ft (south).

Exhibit A: Vicinity Map / Aerial Photograph



Surrounding Land Use & Zoning

The Project Site is an infill parcel surrounded by vacant lots and existing residential development. The surrounding land uses are as follows:

North: Single-family residential

East: Single-family residential

South: Single-family residential

West: Single-family residential

All surrounding residential development and vacant lots are currently zoned R-3.

2. Project Description & Development Concept

The Applicant proposes on said lot a single-family residential development that is complimentary to surrounding development. The project proposes 1 single-family home with attached 2 car garage with covered front and rear patios. The site will also include fully landscaped front yard as well as a concrete driveway.

The newly constructed single-family home will be occupied by owner and his family.

The Variance application requests to change the setbacks and overall lot size on the property for R-3 Single Residence.

On & Off-Site Improvements

Water improvements will include the installation of water lines within the Project Site. The water line will connect to existing waterlines along 53rd Ave. No other off-site water improvements are required.

Sewer improvements include the installation of sewer lines within the Project Site. The sewer line will connect to existing sewer lines. No other off-site sewer improvements are required.

Transportation & Circulation

The new single-family home will be accessed from a new driveway off 53 Ave. Parking will be provided for residents within the site. Enclosed attached garage will be provided with this in-fill project and details will be determined at the time of Design Review.

3. Findings

This application warrants approval based on the following findings and conclusions:

- The proposal will be compatible with existing residential and is consistent with the General Plan land use.
- The proposal meets the City's expectations regarding site planning, landscaping, building materials.

- The completed project will provide a housing option that is unique and of a higher density than the surrounding development.
 - This varied housing style may cater demographics that single-family housing developments do not.
- This proposed development will serve two primary objectives of the General Plan by:
 - Creating a new housing option for the demand of housing in the area.

4. Conclusion

The Applicant has proposed the development of vacant and under-utilized land along 53 Ave. This proposal provides an opportunity for infill development and will complement existing residential development of the area.

It will also allow new investment in an established part of the City near the amenities found Downtown Glendale. The requested variance is consistent with the adopted General Plan and should be approved, consistent with nearby properties.