

PROJECT NARRATIVE

Project Title: Residential Remodel and Addition to a Single Family Residence
 Project Address: 7316 N 70th Dr Glendale AZ 85303
 APN: 143-27-161

Subject: APPLICATION FOR VARIANCE TO REVISE SETBACK REQUIREMENTS FOR RESIDENTIAL ADDITION.

The plot has an existing single family residence with an area of 1,334 sf, built to "setbacks that do not conform to the current zoning ordinance adopted in 1993". As advised by the city, any new development should conform to the new 20-ft perimeter setbacks. That would mean any addition will be within a 5-ft x 75-ft build zone.

The owner of the existing residence would like to extend and add a 4th bedroom which is to be the Master's Bedroom and a Patio. The total addition will be approximately 500-sf measured at 29'6" wide x 16'8" deep to align with the north side setback of the existing building. However, this addition will not be allowed given the setback limitations.

In this regard, the owner would like to seek approval for a Variance Application with focus on:

- Revise setback requirements such that the rear and side setbacks are reduced to accommodate any current and future development within the plot, and
- The level elevation of the new building extension to align with the existing building.

