

VAR22-13

Molina Residence Variance

Planner Approved:  
January 5, 2023



312 ARCHITECT AND DESIGN

# VARIANCE FINAL REPORT (VAR#22-13)

FOR 7316 N 70TH DR GLENDALE AZ 85303

JANUARY 5, 2023



# CITIZEN PARTICIPATION FINAL REPORT

**COMPLETION OF THE FOLLOWING IS NECESSARY FOR FINAL REPORT APPROVAL.**

## SUMMARY / FINAL REPORT

Total individuals notified:	45	Total Participants:	0
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### CONCERNS, ISSUES, PROBLEMS EXPRESSED

No concerns, issues or problems were expressed by notified recipients.

### HOW CONCERNS WILL BE ADDRESSED?

Neighborhood meeting was not required and no concerns were addressed as none were received

### CONCERNS APPLICANT IS UNWILLING TO ADDRESS

No concerns were received therefore none were addressed, there are no concerns on willingness to address

### HOW THE PROPOSAL HAS BEEN REVISED TO ADDRESS CONCERNS

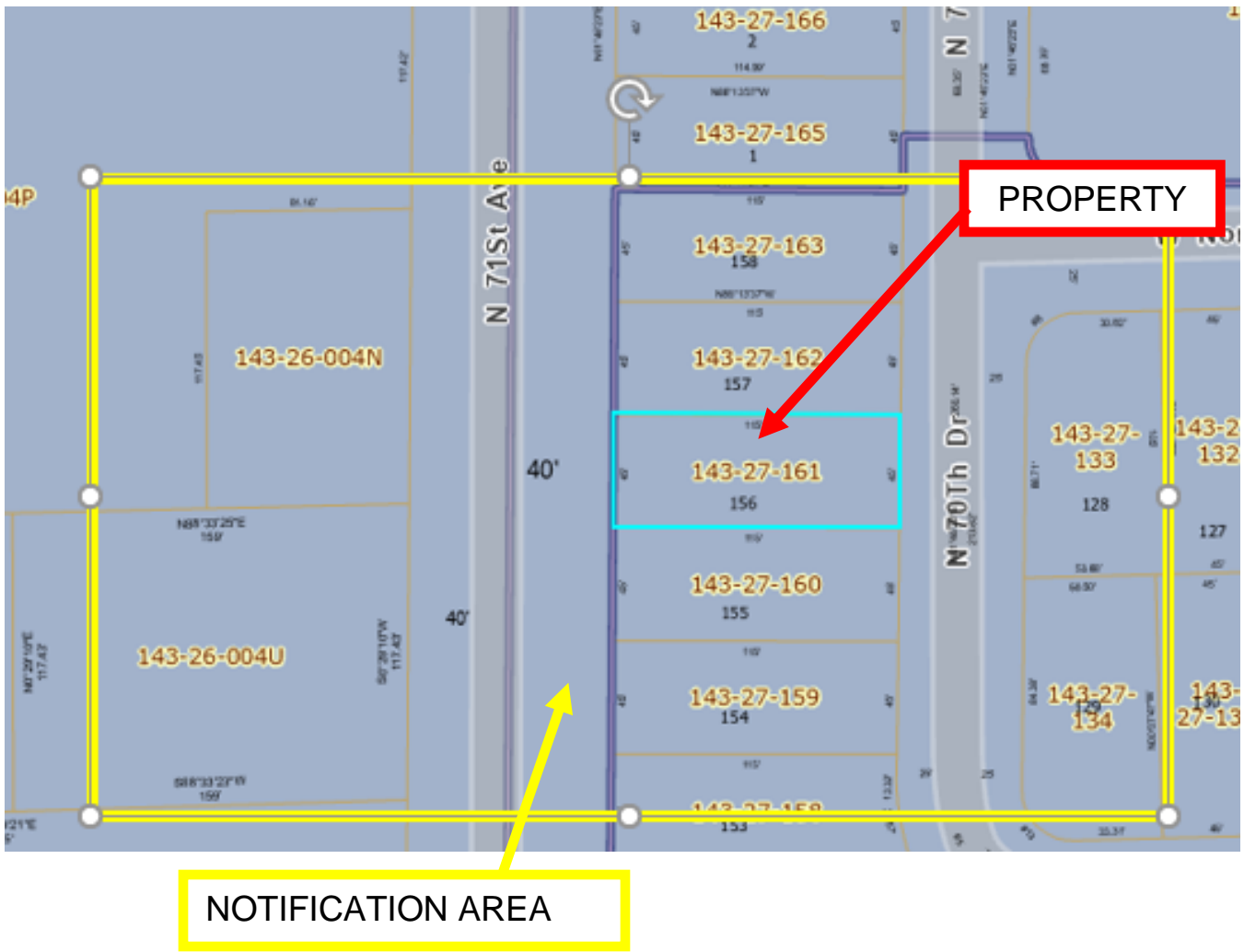
No concerns were received, and none were addressed.

### APPLICANT SIGNATURE AND DATE

DocuSigned by:  
*Kristopher Ontiveros*  
37CB4DFC176F4C1...

1/4/2023

<i>NEIGHBORHOOD NOTIFICATION AREA</i>	
<b>NAME OF REQUEST:</b>	MOLINA RESIDENCE VARIANCE
<b>LOCATION:</b>	7316 N 70 <sup>th</sup> Drive, Glendale, AZ 85303
<b>REQUEST:</b>	The applicant is requesting Board of Adjustment approval for a Variance to reduce side setbacks to 5 & 10 ft and rear setback to 16 ft from a minimum 20-ft perimeter setback required in the R-3 zoning district.
<b>ZONING DISTRICT:</b> R-3 (Multiple Residence)	<b>COUNCIL DISTRICT:</b> Ocotillo
<b>FORMAL APPLICATION SUBMITTED:</b> No.	<b>EMAIL ADDRESS:</b> admin@the312design.com





312 ARCHITECT AND DESIGN

12/1/2022

312 Architect and Design  
1100 E Washington St Ste:125  
Phoenix AZ 85034  
[admin@the312design.com](mailto:admin@the312design.com)

480-737-0064

Subject: Variance Submittal for Molina Residence

Dear Neighbor: This letter is to inform you that I am applying for a variance application (VAR22-13) with the City of Glendale. The property is located at 7316 N 70th Dr in the Ocotillo District.

The parcel is zoned R-3 and the minimum perimeter setbacks are 20 feet. The width of the lot is 45 feet and with the application of the setbacks, the current residence does not meet them. The details of this project include improving the interior of the 1,334- sq ft home, adding an addition of 409 sq ft to create a master suite, also adding a covered patio to the side of the home. The proposed total under roof will be 2,302 sq ft once complete. To build these additions, we are requesting a variance reduction of the south side setback to 5 feet, north side setback to 10 feet, and the rear setback to 16 ft.

We agree providing an uplift to the existing home would help the owners when attempting to sell. Also encourage neighbors to take initiative and do the same to help increase the value of the neighborhood in the future.

We have included a site plan with this letter for your review. Please provide any comments to 312 Architect and Design. You may write, email, or call us at the contact information above. You may also contact Joseline Castaneda with the City of Glendale at (623) 930-2823. The deadline for comments is 12/15/2022. Thank you.

Sincerely,

312 Architecture and Design

# MOLINA LILIAN ABRIL RESIDENCE

## SITE PLANNING NOTES

- POOL REQUIRES SEPARATE APPROVAL AND PERMIT IF PROVIDED.
- ALL MECHANICAL EQUIPMENT (AIR CONDITIONER, POOL EQUIP. ETC) SHALL BE SCREENED A MINIMUM OF 1 FOOT ABOVE THE HIGHEST PORTION OF THE EQUIPMENT FROM ALL SIDES AND SHALL BE COMPATIBLE WITH THE ADJACENT BUILDING. SHOW LOCATION OF EQUIPMENT ON SITE PLAN.
- TEMPORARY/SECURITY/ FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL. (ZO Sec. 7.700; DS&PM 1-1.407)

## PROJECT DATA

PROJECT NAME: MOLINA LILIAN ABRIL RESIDENCES  
 PROJECT ADDRESS: 7316 N 70TH DR, GLENDALE, ARIZONA 85303

SCOPE OF WORK: RESIDENTIAL REMODEL AND EXTENSION FOR THE MAIN HOUSE

PROPERTY OWNER: MOLINA LILIAN ABRIL

LOT: 156  
 APN: 143-27-161  
 ZONING: R-3  
 LOT SIZE: 5,210 SQ. FT.

SUBDIVISION: SUMMERFIELD PLACE PHASE 1  
 JURISDICTION: GLENDALE

SETBACKS:  
 FRONT: 20'  
 REAR: 20'  
 SIDE: 10' & 10'

MAX HEIGHT: 30'-0"

### LIVABLE AREA

EXISTING RESIDENCE: 1,334 SQ. FT.  
 EXTENSION: 409 SQ. FT.

### NON-LIVABLE AREA

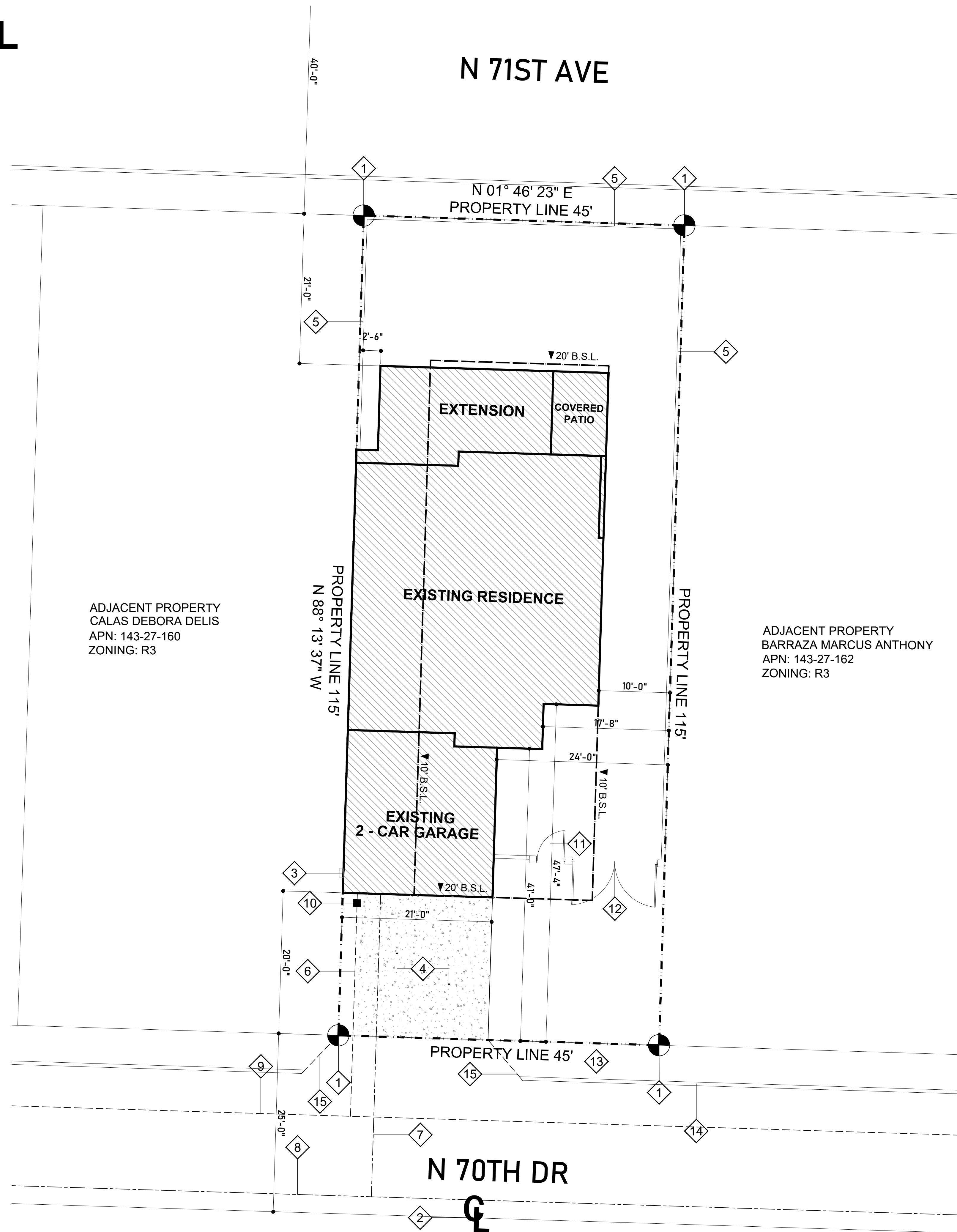
2-CAR GARAGE: 469 SQ. FT.  
 COVERED PATIO: 90 SQ. FT.

**TOTAL UNDER ROOF 2,302 SQ. FT.**

LOT COVERAGE (ALLOWABLE): 50%  
 LOT COVERAGE (PROVIDED): 44%

**The Phoenix Building Construction Code (PBCC) includes the following model codes with local amendments:**

- International Residential Code (IRC) – 2018
  - International Building Code (IBC) – 2018 \*For use as referenced in the IRC\*
  - National Electric Code (NEC) - 2017
  - International Plumbing Code (IPC) - 2018
  - International Fuel Gas Code (IFGC) - 2018
  - International Mechanical Code (IMC) - 2018
  - International Energy Conservation Code (IECC) - 2018
  - Phoenix Fire Code - 2018
  - International Swimming Pool and Spa (ISPSA) - 2018
  - International Existing Building Code (IEBC) - 2018
  - International Green Construction Code (IGCC) - 2012 \*For Voluntary Use Only\*
  - Phoenix Zoning Ordinance – Current
- Note: Residential plans must be designed in conformance primarily to the IRC; other adopted codes are only to be used as referenced within the IRC unless otherwise specified by Planning and Development staff.



## KEYNOTES:

- PROPERTY PIN / CORNER of LEGALLY DESCRIBED LOT; PINS FOUND at ALL PROPERTY PIN CORNERS, FOUND at STREET.
- DEDICATED STREET, ASPHALT PAVED; 20'-0" DESCRIBED 'RIGHT OF WAY'
- 200 AMP PANELS
- CONCRETE DRIVEWAY PER ENGINEERING PERMIT
- 6'-0" C.M.U. FENCE WALL; at PROPERTY LINE
- LOCATION of 3/4"Ø DOMESTIC WATER LINE TAP to HOUSE, from STREET, SEE PLUMBING PLAN
- LOCATION of 4"Ø DOMESTIC SANITARY SEWER LINE, SEE PLUMBING FLOOR PLAN
- LOCATION of EXISTING 8"Ø CITY SANITARY SEWER LINE, SEE PLUMBING FLOOR PLAN
- LOCATION of EXISTING 6"Ø CITY WATER LINE, SEE PLUMBING FLOOR PLAN
- EXISTING 3/4"Ø WATER METER for BUILDINGS
- 4' WIDE SINGLE WROUGHT IRON GATE w/ 5'-0" METAL FENCE WALL
- 16' WIDE DOUBLE WROUGHT IRON GATE
- EXISTING 5'-0" SIDEWALK
- 6" ROLL CURB
- PROVIDE 5'-0" x 5'-0" 'SITE TRIANGLE' at ENTRANCE to PROJECT. NO LANDSCAPING OVER 36" MAY BE PLANTED IN THIS AREA.

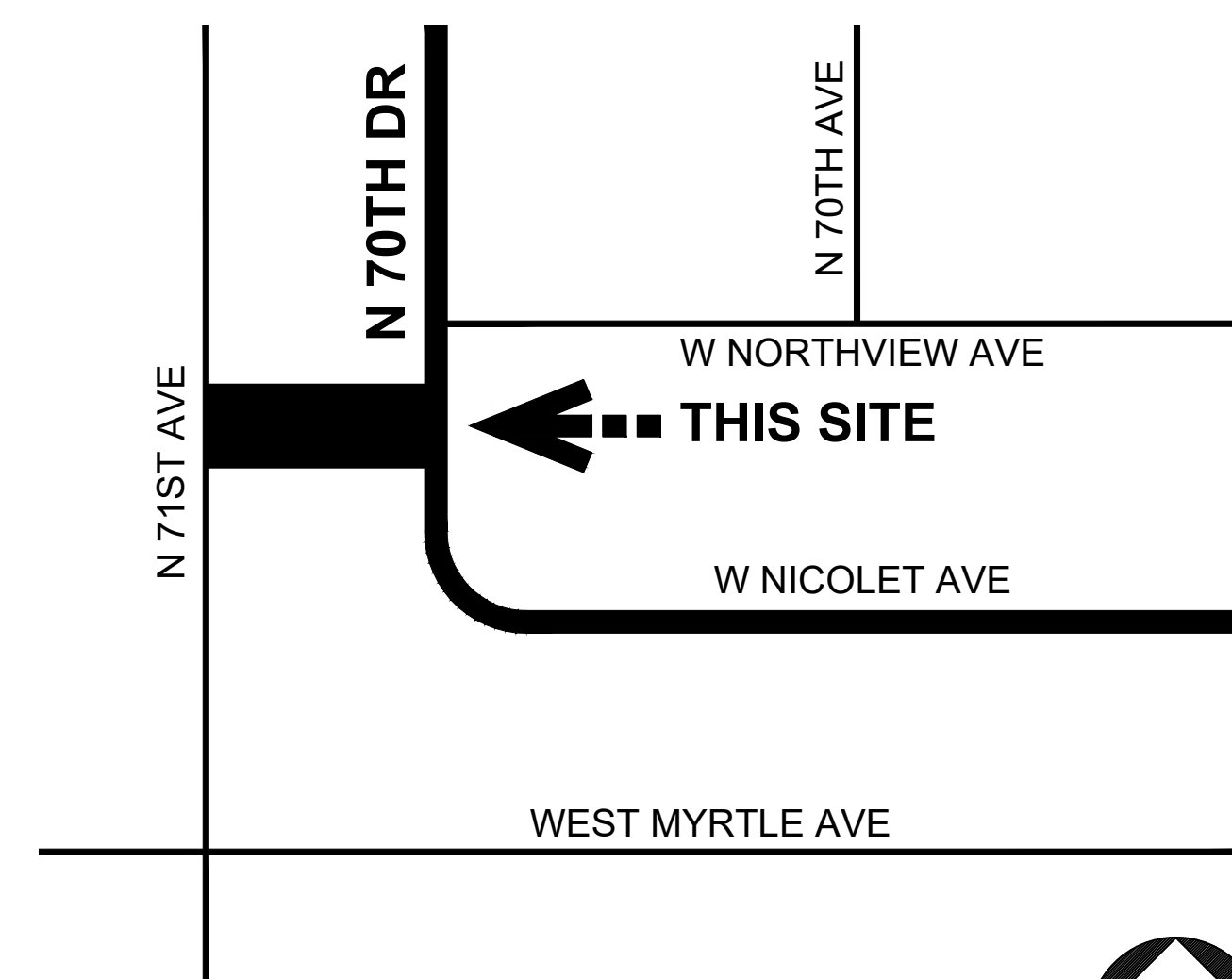
## LEGEND

- WATER LINE
- - - SEWER LINE
- · - · - PROPERTY LINE
- B.S.L. BUILDING SETBACK LINE
- ⊕ CENTER LINE
- ▨ AREA UNDER ROOF
- ▩ CONCRETE DRIVEWAY

## DRAWING INDEX

- A0 - SITE PLAN w/ PROJECT DATA AND BUILDING LOT COVERAGE
- A10 - ARCHITECTURAL FLOOR PLAN
- A20 - ARCHITECTURAL EXTERIOR ELEVATION
- A30 - ROOF PLAN
- A40 - SECTION PLAN
- S10 - FOUNDATION PLAN - DETAILS, STRUCTURAL NOTES
- S20 - FRAMING PLAN - DETAILS
- SD1 - STRUCTURAL DETAIL 1
- SD2 - STRUCTURAL DETAIL 2
- SD3 - STRUCTURAL DETAIL 3
- SD4 - STRUCTURAL DETAIL 4
- SD5 - STRUCTURAL DETAIL 5
- P10 - PLUMBING PLAN w/ GENERAL NOTES AND DETAILS
- P20 - PLUMBING SPECS/DETAILS
- E10 - ELECTRICAL PLAN w/ GENERAL NOTES AND DETAILS
- E20 - ELECTRICAL SPECS
- M10 - MECHANICAL PLAN w/ GENERAL NOTES AND DETAILS

## VICINITY MAP



## SITE PLAN

SCALE: 1/8" = 1'-0"



312 ARCHITECT AND DESIGN

1100 E WASHINGTON ST., SUITE 125,  
 PHOENIX, AZ 85034  
 WWW.312ARCHITECTDESIGN.COM

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APPROVAL

PROJECT NAME / LOCATION

## MOLINA LILIAN ABRIL RESIDENCES

7316 N. 70TH DR,  
 GLENDALE, ARIZONA 85303  
 APN: 143-27-161

OWNER NAME / ADDRESS

## MOLINA LILIAN ABRIL

7316 N. 70TH DR,  
 GLENDALE, ARIZONA 85303

#	REVISION DESCRIPTION	DATE
A		
B		
C		
D		
E		
F		

- Conceptual / Preliminary Set
- Bid Set
- Submittal Set
- Construction Set

DRAWN BY: J. Marzan  
 CHCKD BY: J. Marzan  
 DATE: 8.15.2022

SHEET CONTENTS

## COVER SHEET

SHEET NUMBER

**CS**

PLOT DATE: 8.15.2022

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# PLANNING DIVISION

## NEIGHBORHOOD NOTIFICATION LETTER

### AFFIDAVIT OF MAILING

Case No. (if available) VAR22-13

Project Name: Molina Residence

I, Kristopher Ontiveros certify that I am the authorized applicant /

representative to the City of Glendale for the above application and do hereby affirm that notice as required for the case noted above has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance, and a copy of the letter and mailing labels has also been submitted.

Applicant/Representative Signature: 

STATE OF ARIZONA

SS.

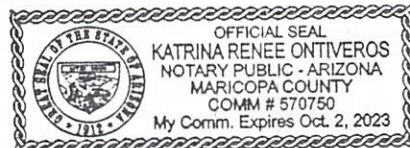
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this December day of 1, 2022.

  
Notary Public

My Commission Expires:

10.2.2023





312 ARCHITECT AND DESIGN

1100 E Washington St Suite 125 Phoenix AZ 85034  
(480) 737-0064

