



Bringing people together to **build homes, communities and hope.**

November 11, 2022

City of Glendale
Board of Adjustment
5850 West Glendale, Suite #212
Glendale, Arizona 85301

Re: Narrative for a Variance Request on behalf of Habitat for Humanity Central Arizona (the "Applicant"): 7153 North 48th Lane, Glendale, Arizona 85301, Maricopa County Assessor's Parcel Number 147-12-002. A Plat Map and a Zoning Map follow.

The proposed development is compatible with the area, as it is surrounded by other similarly sized lots with homes, and other nearby single family and multi family residences. This application is also motivated by Habitat's mission as a non-profit and is not self-imposed since the intent of the proposal is to meet a critical, affordable housing need.

I. Introduction

Habitat is a non-profit with the goal of providing safe, affordable housing to the working and eliminating substandard housing. Habitat has already built, renovated and repaired in excess of 3,158 homes in the metro Phoenix area as well as Pinal County (e.g. Avondale, Apache Junction, Chandler, Gilbert, Guadalupe, Glendale, Mesa, Peoria, Phoenix, Surprise, Tempe, Arizona City and Casa Grande). Habitat's homes are built and renovated with energy efficiency in mind, are provided to stable, working families who are legal residents, and who exhibit a documented need for affordable housing in Arizona.



The Property is a vacant lot located one parcel south of the southeast corner of Myrtle Avenue and 48th Lane. According to our research with City Staff, the Property has no prior rezoning cases, stipulations, variances, use permits, or design review applications. According to Maricopa County Historical Aerials, the Property has been vacant since before 2012. The Property is zoned R-3, Multiple Residence District (“R-3”) and is adjacent to other residential homes within the R-3 to the east and west; R-4 and R1-6 Multiple Residence and Single Family Residence to the North and C-2 and C-3, Commercial to the south. The vacant lot currently has a single family residence situated on both the north and south sides with single family residential development to the east as well. See Aerial Map following.

II. Variance Requests

The purpose of the Applicant’s request is to allow the reasonable use of this lot for affordable housing by requesting relief from certain development standards due to the unique circumstances applicable to the Property. The Applicant seeks the following variance requests:

- 1.** Variance to reduce the minimum perimeter setback on the north side to five (5) feet. Minimum twenty (20) feet required. (Section 5.449.Table 2)
- 2.** Variance to reduce the minimum perimeter setback on the south side to ten (10) feet. Minimum twenty (20) feet required. (Section 5.449.Table 2)

See Section 5.449.Table 2 of the Glendale Zoning Ordinance following.

III. The Requests Meet All Variance Criteria

- 1. 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;**

The side setbacks required in the R-3, Multiple Residence Zoning District are not typical of single-family residential development, and further, not typical of existing development in the area. The majority of the surrounding area development contains a variety of setbacks that do not meet the current zoning requirements. The existing homes in the neighborhood are enjoying setbacks less than the twenty (20) feet required.

- 2. 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;**

The strict application of the Zoning Ordinance would limit the property to twenty (20) foot side setbacks and limit the type of housing product to a total width of ten (10) feet. The majority of the properties in the neighborhood have setbacks that are similar to those proposed by Habitat for Humanity Central Arizona.

- 3. The variance is the minimum necessary to alleviate the property hardship; and**

The requested side setbacks and minimum lot width reduction are the minimum necessary to construct a typically sized single-family residential home on the lot. The front and rear

setbacks, as well as the minimum lot depth, and size are in conformance with current R-3 zoning requirements.

- 4. Granting the variance will not have a detrimental effect on the property, adjoining property, the surrounding neighborhood, or the City in general.**

The requested building setbacks are consistent with other properties in the surrounding area and will not detrimentally affect any neighboring properties.