

# CITIZEN PARTICIPATION FINAL REPORT VAR 22-15

HABITAT FOR HUMANITY CENTRAL ARIZONA

**7153 NORTH 48<sup>TH</sup> LANE**  
GLENDALE, ARIZONA 85301



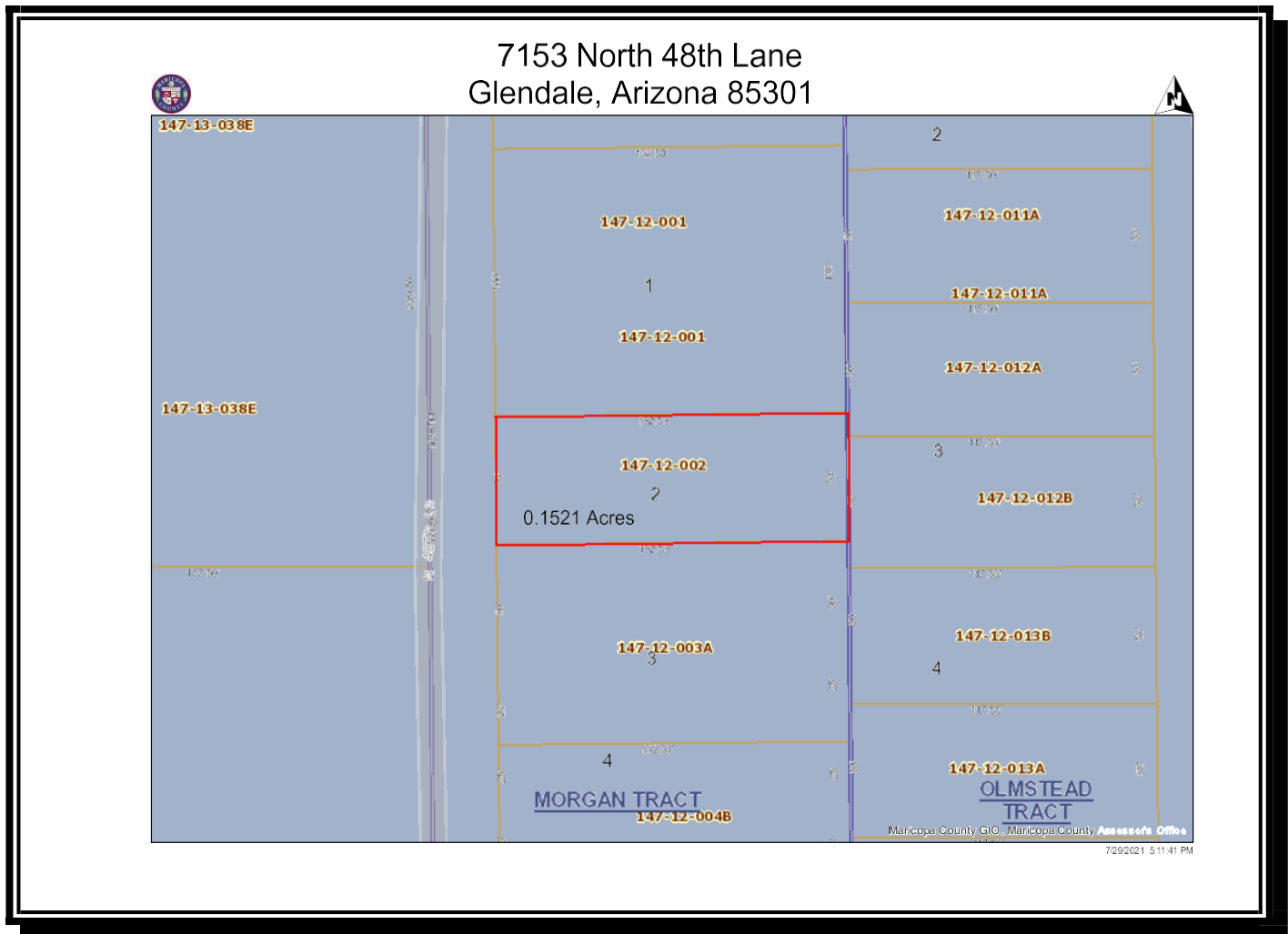
PREPARED BY:

**TANA NICHOLS**  
DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT

February 7, 2023

**PROJECT DESCRIPTION**

Habitat for Humanity Central Arizona owns a 6,627 square foot lot situated at 7153 North 48<sup>th</sup> Lane, Glendale, Arizona 85301. The property is situated in Morgan Tract, and may be legally described as Lot 2, of MORGAN TRACT, according to the plat or record in the office of the County Recorder of Maricopa County, Arizona, Recorded in Book 50 of Maps, Page 17. The property is a flat, basically rectangular shaped lot. The lot is approximately 50.00 feet wide by 132.50 feet deep and is zoned R-3, Multiple Residence District. The property fronts 48<sup>th</sup> Lane on the West. The Assessor's Parcel Number is 147-12-002. A plat map is included following.



Habitat for Humanity Central Arizona is an affiliate of Habitat for Humanity International, a worldwide organization with one main goal of eliminating substandard housing. Habitat, with the help of donated money and volunteer labor, builds affordable homes and sells them to qualified low-income buyers with the help of a no interest loan. The buyers not only put in work hours on their own homes, but on the Habitat homes of their neighbors as well.

Habitat has already built, renovated and repaired in excess of 3,158 homes in the metro Phoenix area as well as Pinal County. We have served families in Avondale, Apache Junction, Chandler, Gilbert, Guadalupe, Glendale, Mesa, Peoria, Phoenix, Surprise, Tempe, Arizona City and Casa Grande. These new and renovated homes and the associated 3,158 families who live in them have had a positive impact on communities all over the valley. Many people do not realize that we build and renovate energy efficient frame and stucco homes for stable working people who are legal residents and have good credit. These families pay for their homes. It is not a giveaway program. If you would like to see the quality of our homes you may visit our website at [www.habitatcaz.org](http://www.habitatcaz.org).

The Subject Site is situated on the East side of 48<sup>th</sup> Lane, three parcels south of Myrtle Avenue. The property is zoned R-3, Multiple Residence District. The majority of parcels in the area are zoned R-2 and R-3, Mixed Residence and Multiple Residence Zoning District. There is commercial development on both the North and South sides of Glendale Avenue. The majority of the lots are improved with single-family residential development similar to the development proposed by Habitat for Humanity. Development standards within this district require that minimum net lot areas are at least 5,000 square feet, with a minimum width of sixty (60) feet and a minimum depth of ninety-four (94) feet. Front, rear, and side setbacks requirements are twenty (20) feet, with a maximum lot coverage of 50.00%.

Habitat for Humanity Central Arizona is requesting a variance to allow a decrease in setbacks and minimum lot width that would permit the construction of a single-family residence. We are requesting a variance to allow a five (5) foot side yard setback on the north side where a twenty (20) foot side yard setback is required and a ten (10) foot side yard setback on the south side yard where a twenty (20) foot side yard setback is required. With a lot width of 50 feet and the application of minimum 20-foot setbacks on both sides of the residence, there is only a buildable area of 10 feet, which would not allow for a residential home of an adequate size. The home planned is Habitat Model 1596. The home will be single story and include three (3) bedrooms, two (2) bathrooms, contain a two (2) car garage and will be constructed of frame and stucco.

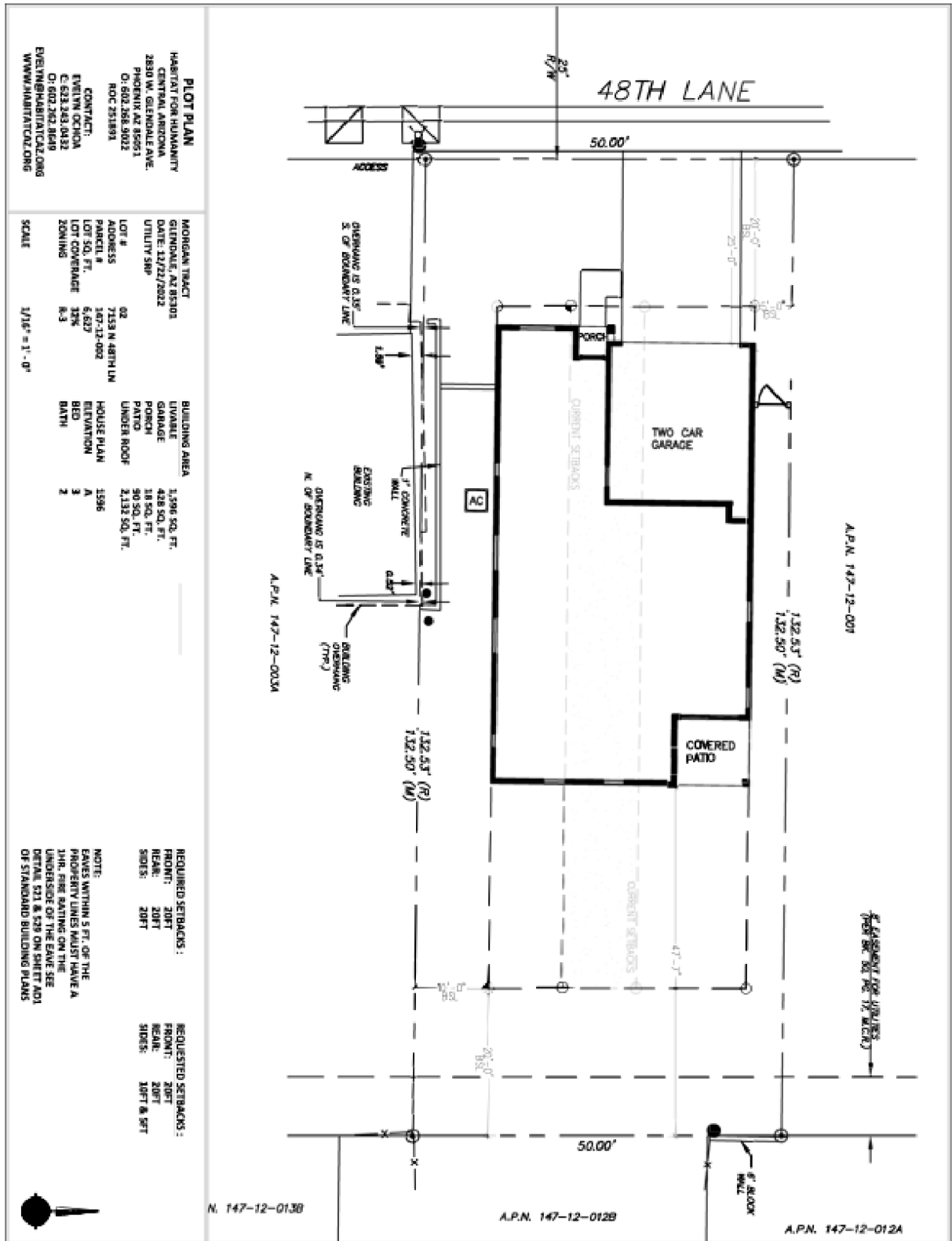
Square footages of Model 1596 are as follows:

House	1,596	Square Feet
Two Car Garage	428	Square Feet
Front Porch	18	Square Feet
Covered Patio	<u>90</u>	<u>Square Feet</u>
<b>Total Square Footage Under Roof</b>	<b>2,132</b>	<b>Square Feet</b>

The home will be 15'9" in height, well below the maximum allowable height as outlined in the R-3, Multiple Residence Zoning District.



PLOT PLAN



**PLOT PLAN**  
HABITAT FOR HUMANITY  
CENTRAL ARIZONA  
2830 W. GLENDALE AVE.  
PHOENIX AZ 85051  
CI: 602.268.9022  
ROC 251893

**MORGAN TRACT**  
GLENDALE, AZ 85301  
DATE: 12/22/2002  
UTILITY SHP

LOT # 02  
ADDRESS 7153 N 48TH LN  
PARCEL # 167-13-002  
LOT SQ. FT. 5,637  
LOT COVERAGE 35%  
ZONING R-3

**BUILDING AREA**  
LIVABLE 1,596 SQ. FT.  
GARAGE 428 SQ. FT.  
PORCH 18 SQ. FT.  
PATIO 90 SQ. FT.  
UNDER ROOF 2,132 SQ. FT.

**HOUSE PLAN**  
ELEVATION 1596  
BED 3  
BATH 2

**REQUIRED SETBACKS:**  
FRONT 20FT  
REAR 20FT  
SIDE 20FT

**REQUESTED SETBACKS:**  
FRONT 20FT  
REAR 20FT  
SIDE 20FT & 5FT

**NOTE:**  
EAVES WITHIN 5 FT. OF THE PROPERTY LINES MUST HAVE A 1HR. FIRE RATING ON THE UNDERSIDE OF THE EAVE SEE DETAIL S31 & S29 ON SHEET A01 OF STANDARD BUILDING PLANS

SCALE 1/16" = 1'-0"

EXTERIOR PHOTO



### **ELEMENTS OF THE CITIZEN PARTICIPATION PLAN**

The City of Glendale Planning Department specified the notification area. It was determined that a notification letter was the most appropriate public notification technique for this project. A plat map outlining the notification area was included. Also provided in the plan was a listing of property owners, other homeowners associations, interested parties, and additional notification individuals. Items addressed in the plan include individuals affected directly or indirectly, possible project concerns, project contact information, amendment notification techniques, citizen participation status, and scheduling.

A total of eight (8) property owners situated within the notification area as designated by the City Planner; thirty-four (34) individuals considered to be interested parties in the Cactus District; and four (4) individuals at the City of Glendale were notified by First Class Mail.

### **NOTIFICATION DATES**

The Citizen Participation Plan was submitted to the City of Glendale on November 11, 2022. The plan was reviewed and revisions were requested on December 28, 2022. The revisions were made and resubmitted to the City of Glendale on January 13, 2023. Public notification letters were forwarded to all pertinent parties on January 24, 2023. With the ten (10) business day notification period required, February 7, 2023 was the deadline to receive citizen input.

There was only one (1) individual who called regarding the neighborhood letter. Mr. Frank Moreno called on January 31, 2023 behalf of his mother. She owns the property situated at 7148 North 48<sup>th</sup> Drive (APN #147-12-012B – Moreno Family Living Trust). His telephone call was returned the same day. Mr. Moreno's mother did not understand the letter and wanted to ensure we were doing nothing to take any of her property. I assured Mr. Moreno that we were not taking any neighboring land, we were only asking for side setback relief for our lot so that we were able to construct a new single-family residential home similar to the other homes developed in the area. No additional concerns were addressed by this individual.

**NOTIFICATION AREA**

A plat map with an outline of the notification area as determined appropriate by the Planning Department is included following. All property owners and other interested parties within this notification area were notified by First Class Mail.

**INDIVIDUALS NOTIFIED**

*Notification Area -*

The following residents and property owners as instructed by the Planning Department received

<i>NEIGHBORHOOD NOTIFICATION AREA</i>	
<b>NAME OF REQUEST:</b>	VAR22-15 HABITAT FOR HUMANITY
<b>LOCATION:</b>	7153 N 48th Lane, Glendale, AZ 85308
<b>REQUEST:</b>	The applicant is requesting Board of Adjustment approval for a Variance to reduce the north side setback to 5 feet and south side setback to 10 feet from a minimum 20-foot setback required in the R-3 zoning district.
<b>ZONING DISTRICT:</b> R-3	<b>COUNCIL DISTRICT:</b> Cactus
<b>FORMAL APPLICATION SUBMITTED:</b> Yes	<b>EMAIL ADDRESS:</b> tananichols@me.com



public notification letters.

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**MEETING DATES/LOCATION**

It was determined that it was not necessary to schedule a meeting to discuss the proposal.

**INDIVIDUALS NOTICED**

A total of eight (8) property owners situated within the notification area as designated by the City Planner; thirty-four (34) individuals considered to be interested parties in the Cactus District; and four (4) individuals at the City of Glendale were notified by First Class Mail. None of the individuals noticed participated in the process.

**PROJECT CONCERNS**

There was only one (1) individual who called regarding the neighborhood letter. Mr. Frank Moreno called on January 31, 2023 behalf of his mother. She owns the property situated at 7148 North 48<sup>th</sup> Drive (APN #147-12-012B – Moreno Family Living Trust). I returned his telephone call the same day. Mr. Moreno’s mother did not understand the letter and wanted to ensure we were doing nothing to take any of her property. I assured Mr. Moreno that we were not taking any neighboring land, we were only asking for side setback relief for our lot so that we were able to construct a new single-family residential home similar to the other homes developed in the area. No additional concerns were addressed by this individual. No additional project concerns were raised and no additional parties notified contacted me regarding any additional concerns.

**PUBLIC NOTIFICATION LETTER**

A copy of the public notification letter is included following. No additional notification techniques were deemed appropriate.



Bringing people together to build homes, communities and hope.

January 24, 2023

Re: VAR22-15

7153 North 48<sup>th</sup> Lane, Glendale, Arizona 85301, Parcel No. 147-12-002

Dear Neighbor:

This letter is to inform you that Habitat for Humanity Central Arizona affiliate is applying for a variance with the City of Glendale. The property is located at 7153 North 48<sup>th</sup> Lane, Glendale, Arizona 85301. The purpose of a variance is to create equity by allowing deviations from the Zoning Ordinance Development Standards.

Habitat for Humanity is requesting a variance to allow a decrease in setbacks that would permit the construction of a single-family residence. With a lot width of 50 feet and the application of minimum 20-foot setbacks on both sides of the residence, there is only a buildable area of 10 feet, which would not allow for a residential home of an adequate size. We are requesting a variance to allow a five (5) foot side yard setback on the north side where a twenty (20) foot side yard setback is required and a ten (10) foot side yard setback on the south side yard where a twenty (20) foot side yard setback is required as required in the R-3, Multiple Residence District. This is necessary because Habitat for Humanity would like to construct a 1,596 square foot, single story, single-family residence.

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I have included a site plan with this letter for your review. Please provide any comments to this variance request by February 7, 2023. You may contact me at 602.617.9694 should you have any questions or require additional information. You may also contact Joseline Castaneda, Planner with the City of Glendale Planning Department at 623.930.2823.

Sincerely,

*Tana Nichols*

Tana Nichols

Director of Land Acquisition and Development

Enclosure: Plot Plan

