

March 7, 2023

Lucio Madera
6626 N 54th Drive
Glendale AZ 85301

Re: Project Narrative for Variance Request

We are requesting a variance for the above address for a reduction in the required side setback to 10ft from the north side and 6ft from the south side to allow a residential addition. The required is a 20ft setback from each side which will only allow us a 10ft in the middle to build on. 10ft will not work toward our needs and most other homes in the neighborhood do not meet 20ft setbacks.

The addition the I'm trying to do on my property is a 35ft long and 33ft wide. It will be a two-story addition with the height of 27ft. On the bottom addition it will include a living room / game room, half restroom, the stairs, the porch, and a carport. On the second floor it will include four rooms and two bathrooms. The addition will be at least 20ft from the rear property line.

The reason for me building a bigger house is because a two bedroom and one bathroom is not a functional home when you have three kids, mom and dad, and retired father and mother-in-law who come every other six months for my wife to take care of. We need more comfortable and bigger space. We already looked at moving to a bigger house, but houses at this moment are very expensive and we can't afford the prices.

Having a 7,000 square foot lot our best option is adding a more living area for all of us. This will allow us to have a functional home and keep a big yard. What we chose to do is in consideration to our neighbors that will not affect them badly in any way. We believe we meet the requirements for a variance and kindly ask the Board of Adjustment to review and grant such a variance.

Thank you for your consideration,
Lucio Madera