



VAR21-10

GLENN DRIVE SETBACKS

Board of Adjustment Hearing, March 10, 2022

Christina LaVelle
Planning Project Manager





VARIANCE REQUEST

- A request to reduce the required thirty (30) foot building setbacks to:
 - East: 5 feet
 - South: 10 feet
 - North: 10 feet
 - West (driveway): 2' 3 feet

To be able to build two duplexes at 5310 W. Glenn Drive.

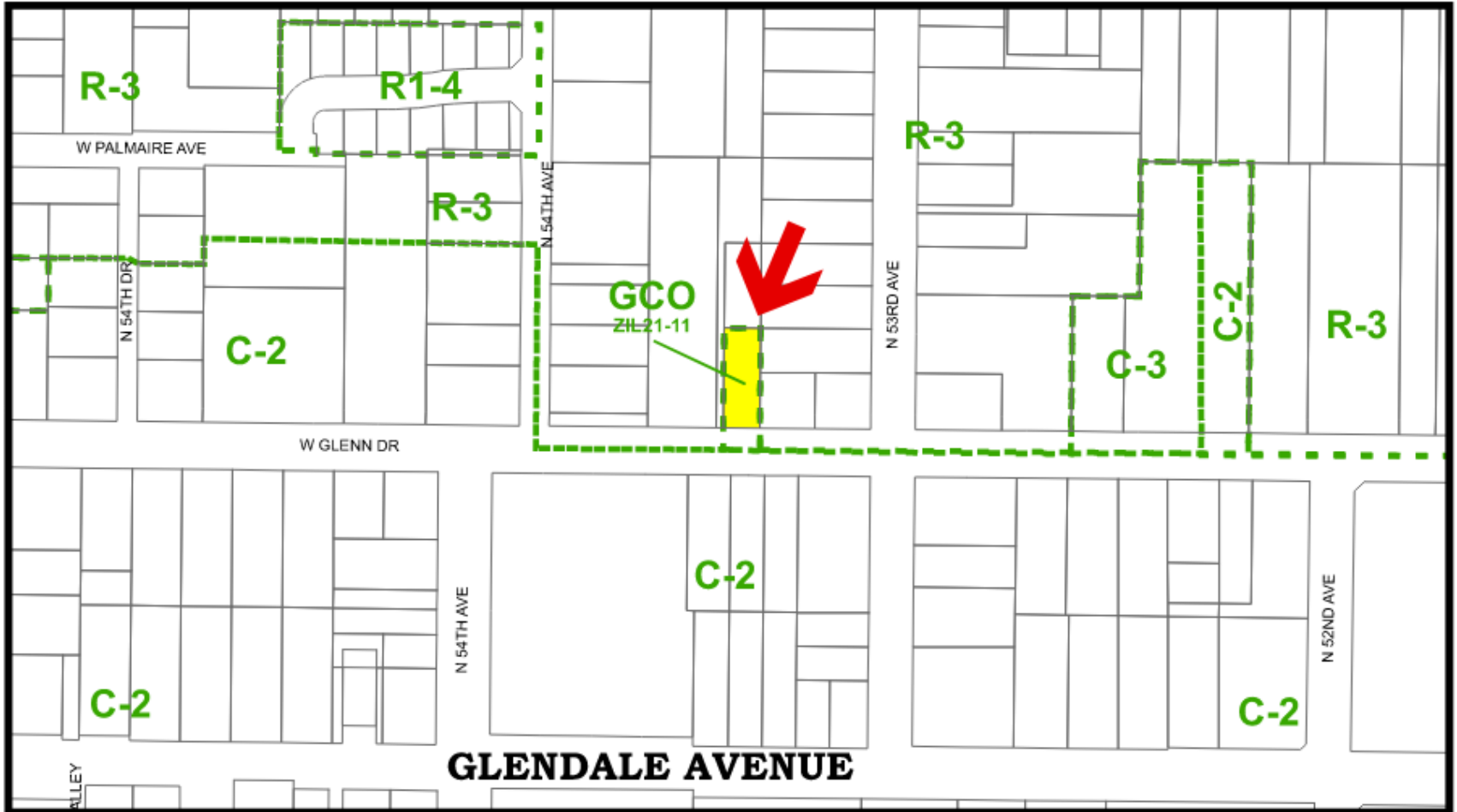
- **Applicant/ Owner:** Joe A. Begay / Lisa and Anthony Quidera



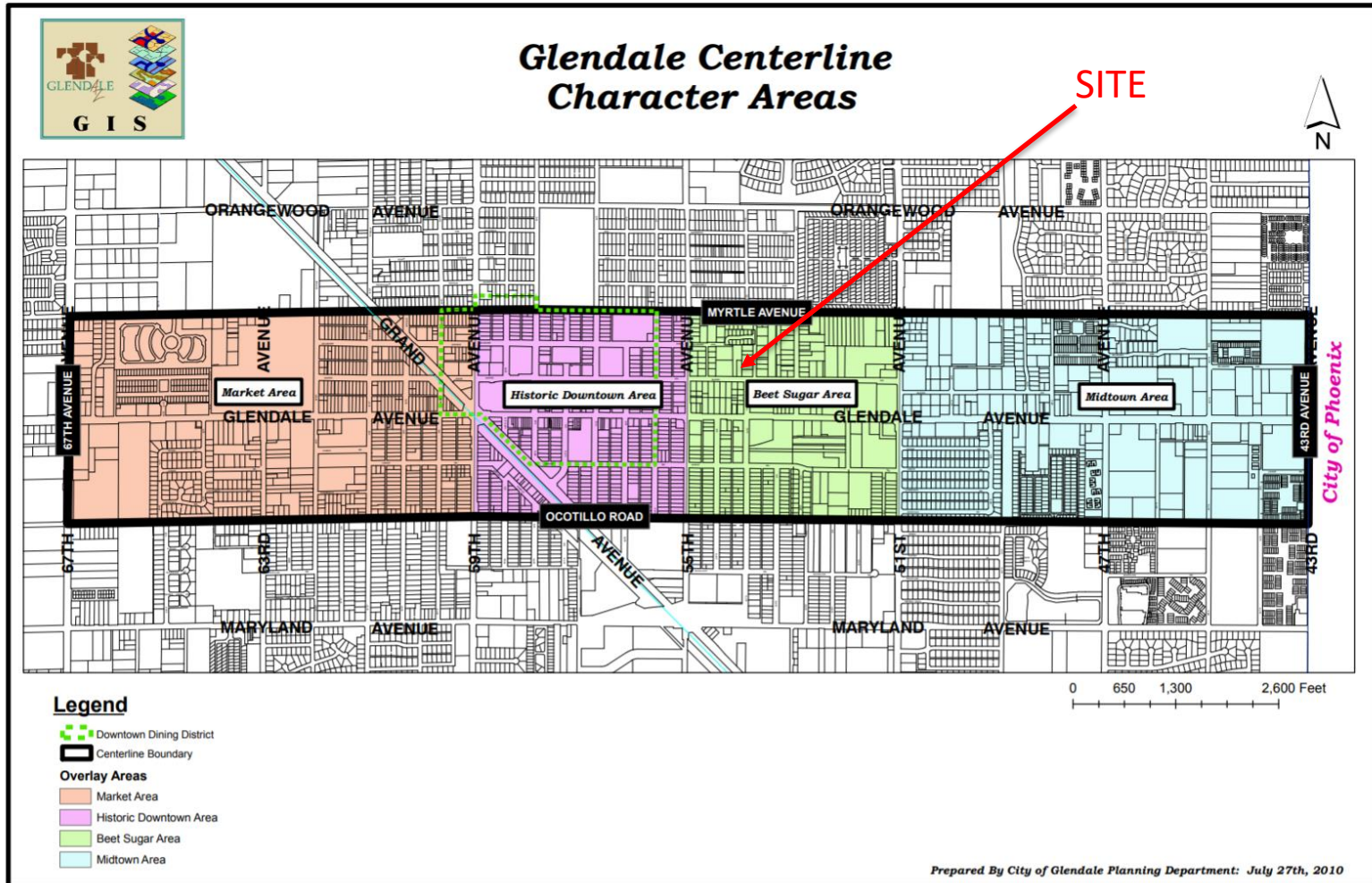
REQUIRED ACTION

Consider the facts and determine whether the findings meet the Statutory provisions for approval of a Variance.

ZONING MAP



GCO Map



AERIAL MAP



Aerial Date: October 2020

STREET VIEW

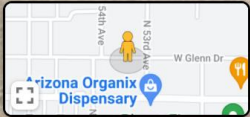
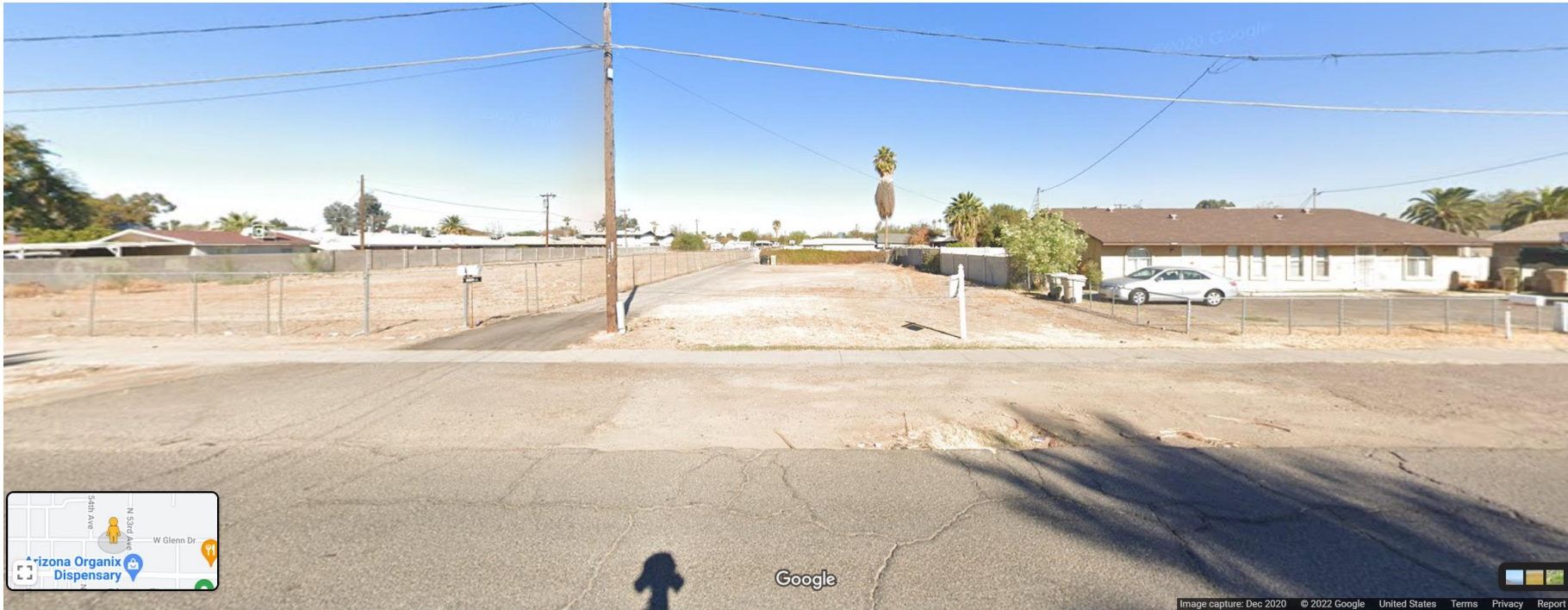


Image capture: Dec 2020 © 2022 Google United States Terms Privacy Report

166PLAT171.pdf

Show a

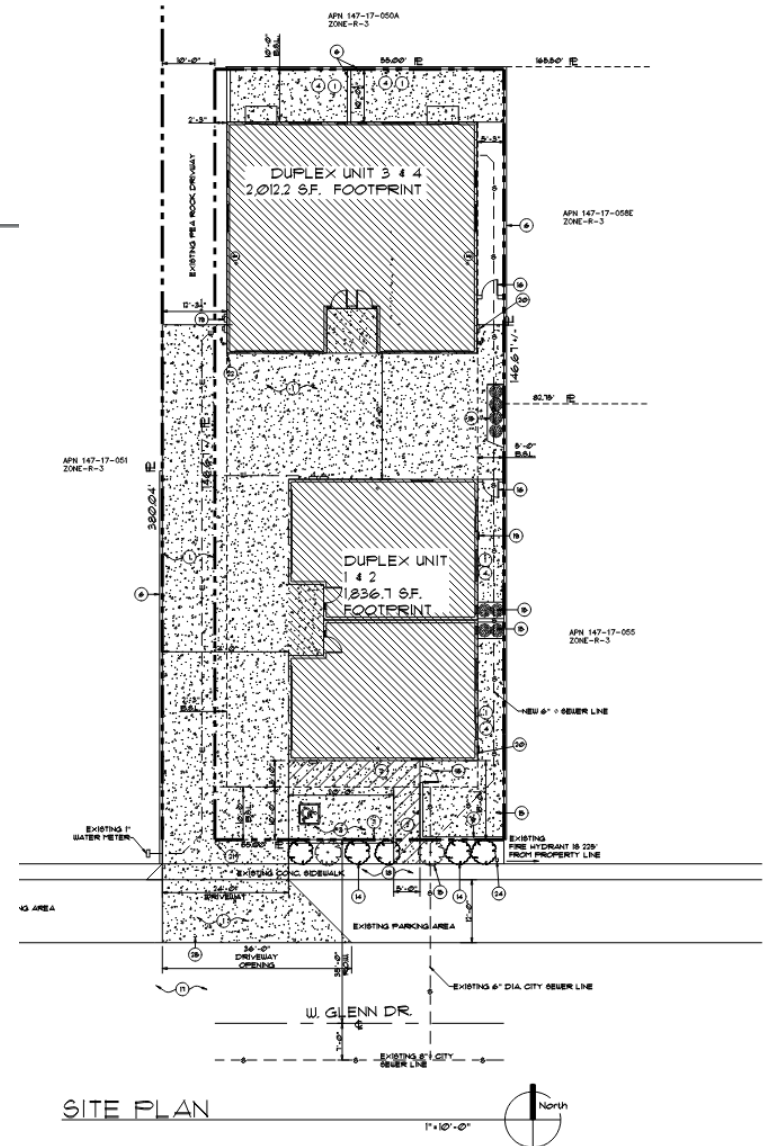


BACKGROUND

- Rezoned to Glendale Centerline Overlay (GCO), Beet Sugar District, on September 7, 2021.

SITE PLAN

- 55-foot-wide lot.
- 60-foot setbacks from east, west, and north=
UNBUILDABLE LOT
- Access from shared driveway. Width just sufficient for fire and sanitation access.
- Required ADA parking space and access.

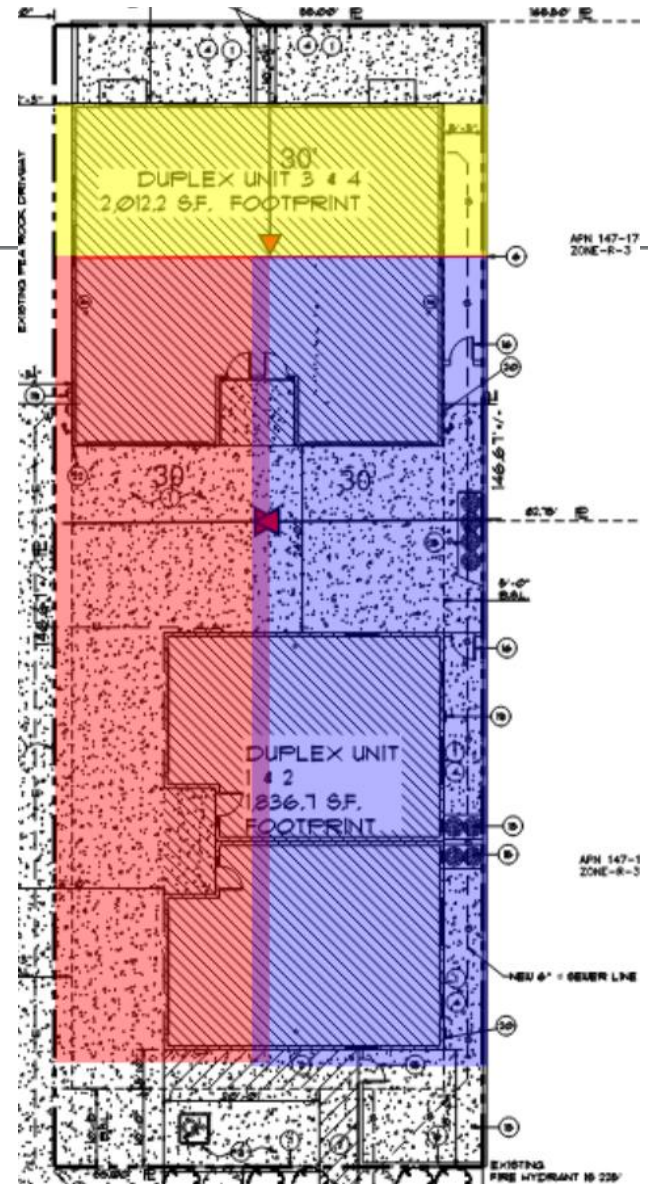




Site Plan

With 30' Setbacks

55 Foot Lot Width
Undevelopable





PUBLIC NOTIFICATION

- Virtual Meeting: Jan 26
 - Advertised on February 16.
 - Postcards and Site Posted February 18.
-
- **No comments were received.**



FINDINGS

The Board of Adjustment shall make the following findings based on the evidence in the record prior to granting a variance:



REQUIRED ACTION

- The Board must evaluate the required findings based upon the evidence in the record prior to granting a variance.
- The Board shall not grant a variance when:
 - The special circumstances applicable to the property are self-imposed by the owner;
 - The variance would constitute a change to the uses permitted in any zoning district, or;
 - The variance would constitute a grant of special privileges inconsistent with the limitations on other properties in the zoning district.



REQUIRED FINDINGS

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.
 - Lot Dimensions
 - Shared Driveway



FINDINGS (continued)

2. Due to the special circumstances, the strict application of the Zoning Ordinance would deprive the property of privileges enjoyed by other properties in the same classification in the same zoning district.

- Glendale Centerline Overlay
 - » Intent
 - » FAR



VAR21-10

GLENN DRIVE SETBACKS

Board of Adjustment Hearing, March 10, 2022

Christina LaVelle
Planning Project Manager

