

CITIZEN PARTICIPATION FINAL REPORT

CASE No. VAR 24-03

CAMPANARO VARIANCE

5504 W. MARCONI AVENUE (SAHUARO DISTRICT)

PROJECT DESCRIPTION

The Campanaros are requesting review of a Variance by the Glendale Board of Adjustment to reduce the minimum side yard setback of 10 feet to 2 feet 4 inches to add an attached garage to an existing residence. The attached garage will generally follow the area contours of the existing carport.

In 2004, the Campanaros applied for and obtained a variance to construct a carport next to their home on Marconi Avenue. Pursuant to the current variance request, the Campanaros seek to replace the existing carport with a permanent garage structure that will be attached to their home. The new garage addition will be 1445 square feet with dimensions of 24' by 60'.

CITIZEN PARTICIPATION PLAN OVERVIEW

The Citizen Participation Plan was submitted to the City of Glendale on February 27, 2024 and approved by the City on March 11, 2024. The Plan proposed to notify surrounding neighbors of the request through a letter as well as described how the property owners canvassed their neighbors and received statement of support.

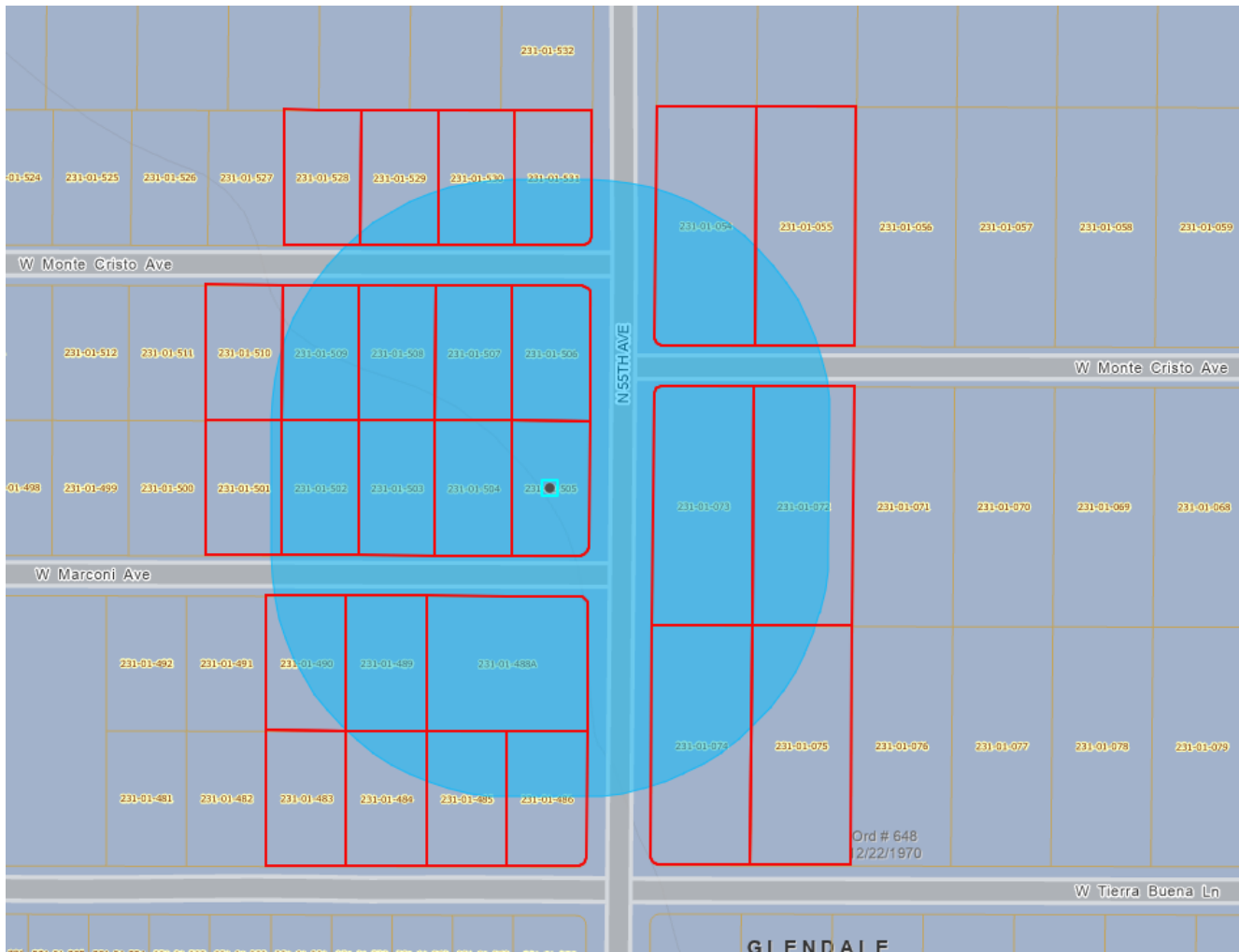
IMPLEMENTATION OF THE CITIZEN PARTICIPATION PLAN

The following are the dates for implementation of the Citizen Participation Plan:

<u>Task</u>	<u>Date</u>
Property Owners Conduct Neighbor Outreach and receive written support (Appendix A)	2023
Submission of CP Plan to assigned Planner	27 February 2024
Mailed Notification of Application Letter (Appendix B)	8 April 2024
Time for Citizens to provide input	8 April – 15 May 2024 (36 days)
Received one email of support (Appendix C)	17 April 2024
Submittal of CP Final Report	17 May 2024
Correspondence to Neighbor	6-10 June 2024
Resubmittal of CP Final Report	10 June 2024

NOTIFICATION AREA

The 300' notification area for notification of the request is shown below:



The notification list also includes the City's list of interested parties. The list includes 136 total individuals. The mailing list is included as Appendix D.

NEIGHBORHOOD RESPONSES

As mentioned above, the property owners canvassed their neighbors in 2023 and received written support from 11 neighbors. These statements of support are included as Appendix A. There was one response to the April 8, 2024 notification letter from a neighbor who indicated their support of the request. This response is included as Appendix C.

The City provided the applicant with a neighbor's contact information on June 6, 2024 – this neighbor had previously contacted the City of Glendale regarding the application. The applicant called the neighbor on June 7, 2024. During the telephone conversation, the neighbor asked whether the structures in the Campanaro's backyard were included in the lot coverage calculation, and expressed concerns that the side yard setback could be too narrow for an individual to walk through thereby creating an environment where garbage and debris could accumulate and create odors. The applicant let the neighbor know that the lot coverage calculation would need to be confirmed with the architect, and that the property owner would be responsible for maintaining the side yard.

The applicant called the neighbor again on June 10, 2024 to provide confirmation that the lot coverage calculation does include the structures in the backyard and to clarify that the side yard setback is 2'4" which should be enough space for an individual to walk through and maintain the side yard. During that conversation, the neighbor questioned why the Campanaros did not instead design the structure to be built to the property line so that there was no setback and therefore no space for debris to accumulate. The applicant noted that typically, the City requests a side yard instead of building up to the lot line, but would follow up with the Campanaros on this. The neighbor did not have further questions about the application at the time of this call. The applicant followed up with an email to the neighbor on June 10, 2024, which included an exhibit that showed the square footage of all structures on the property. As of this reporting, there has been no further communication with the neighbor. The applicant is in the process of discussing the side yard matter with the Campanaros and will follow up via telephone or email with the neighbor accordingly.

Appendix A – Letters of Neighborhood Support

To: Glendale Board of Adjustment
From: Hector Vega's
Re: Campanaro Variance - 5504 W Marconi
Case No. VAR# 22-12

Dear Sirs,

I live at 5536 W. Marconi Ave, West of the Campanaros, and have been neighbors with them for years. I understand that the Campanaros intend to enclose the carport on the east side of their property at 5504 W Marconi Avenue and extend the enclosed garage further back onto their property.

Please be advised that I have reviewed the plans for the enclosed garage and I have no objections to the Campanaros extending and enclosing their carport in this way. I understand that their lot is smaller than many other lots in the subdivision. For this reason, they must seek a variance to build their garage further into the setback on the east side of their property.



Hector Vega's

Created by Samuel Shelton

August 31, 2023

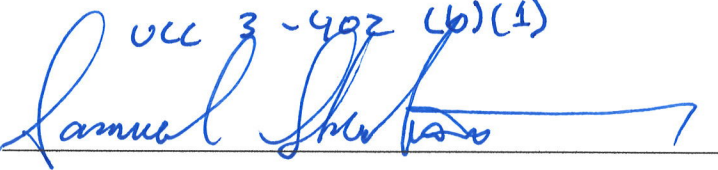
To : Glendale Board of Adjustment
From : Samuel Shelton and Alexandra Shelton
Re : Campanaro Variance - 5504 W. Marconi Ave., Case No. VAR# 22-12

Notice to agent is notice to principal, notice to principal is notice to all.

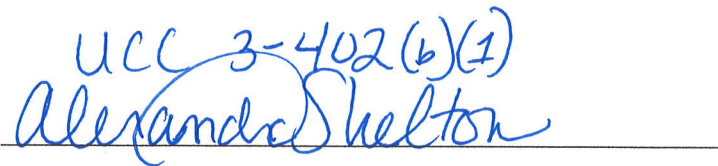
To whom it may concern,

We are the property owners of the home located at 5527 West Marconi Avenue, which is West of the Campanaro property, and have been neighbors with them for several years. We fully comprehend that the Campanaros intend to enclose the carport on the East side of their property at 5504 West Marconi Avenue, and extend the enclosed garage further back onto their property.

Please be advised that we have reviewed the plans for the enclosed garage, and we have no objections to the Campanaros extending and enclosing their carport in this way. We are aware that their lot is smaller than many other lots in the subdivision, and therefore they must seek a variance to build their garage further in to the setback on the East side of their property. We fully support the plans of the Campanaros to improve their property in this way, as we know it will only bring more value to our neighborhood, and therefore benefits every one.

UCC 3-402 (b)(1)


Samuel Shelton

UCC 3-402 (b)(1)


Alexandra Shelton

To: Glendale Board of Adjustment
From: David Goodman and Kristin Goodman
Re: Campanaro Variance - 5504 W Marconi
Case No. VAR# 22-12

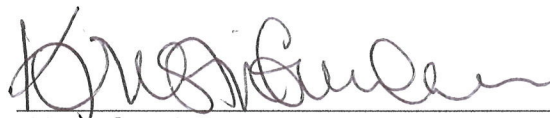
Dear Sirs,

We live at 5501 W. Monte Cristo Ave, directly behind the Campanaros, and have been neighbors with them for years. We understand that the Campanaros intend to enclose the carport on the east side of their property at 5504 W Marconi Avenue and extend the enclosed garage further back onto their property.

Please be advised that we have reviewed the plans for the enclosed garage and we have no objections to the Campanaros extending and enclosing their carport in this way. We understand that their lot is smaller than many other lots in the subdivision. For this reason, they must seek a variance to build their garage further into the setback on the east side of their property.



David Goodman



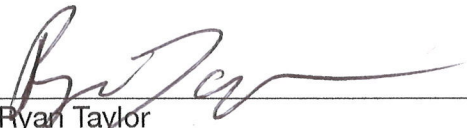
Kristin Goodman

To: Glendale Board of Adjustment
From: Ryan Taylor and Michelle Taylor
Re: Campanaro Variance - 5504 W Marconi
Case No. VAR# 22-12

Dear Sirs,

We live at 5435 W. Monte Cristo Ave, East of the Campanaros, and have been neighbors with them for years. We understand that the Campanaros intend to enclose the carport on the east side of their property at 5504 W Marconi Avenue and extend the enclosed garage further back onto their property.

Please be advised that we have reviewed the plans for the enclosed garage and we have no objections to the Campanaros extending and enclosing their carport in this way. We understand that their lot is smaller than many other lots in the subdivision. For this reason, they must seek a variance to build their garage further into the setback on the east side of their property.



Ryan Taylor



Michelle Taylor

To: Glendale Board of Adjustment
From: Gary Maniag and Doreen Maniag
Re: Campanaro Variance - 5504 W Marconi
Case No. VAR# 22-12

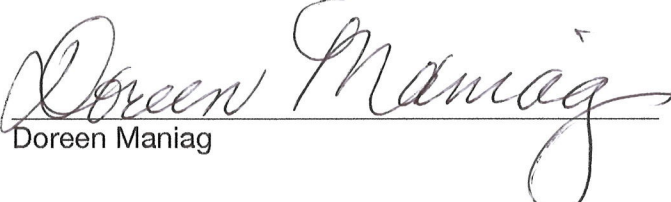
Dear Sirs,

We live at 5434 W. Tierra Buena Ave, Southeast of the Campanaros, and have been neighbors with them for years. We understand that the Campanaros intend to enclose the carport on the east side of their property at 5504 W Marconi Avenue and extend the enclosed garage further back onto their property.

Please be advised that we have reviewed the plans for the enclosed garage and we have no objections to the Campanaros extending and enclosing their carport in this way. We understand that their lot is smaller than many other lots in the subdivision. For this reason, they must seek a variance to build their garage further into the setback on the east side of their property.



Gary Maniag



Doreen Maniag

To: Glendale Board of Adjustment
From: Diana Chappen
Re: Campanaro Variance - 5504 W Marconi
Case No. VAR# 22-12

Dear Sirs,

I live at 5512 W. Marconi Ave, West of the Campanaros, and have been neighbors with them for years. I understand that the Campanaros intend to enclose the carport on the east side of their property at 5504 W Marconi Avenue and extend the enclosed garage further back onto their property.

Please be advised that I have reviewed the plans for the enclosed garage and I have no objections to the Campanaros extending and enclosing their carport in this way. I understand that their lot is smaller than many other lots in the subdivision. For this reason, they must seek a variance to build their garage further into the setback on the east side of their property.



Diana Chappen

To: Glendale Board of Adjustment
From: Gloricela Oreino ^{GU} Urano
Re: Campanaro Variance - 5504 W Marconi
Case No. VAR# 22-12

Dear Sirs,

I live at 5519 W. Marconi Ave, West of the Campanaros, and have been neighbors with them for years. I understand that the Campanaros intend to enclose the carport on the east side of their property at 5504 W Marconi Avenue and extend the enclosed garage further back onto their property.

Please be advised that I have reviewed the plans for the enclosed garage and I have no objections to the Campanaros extending and enclosing their carport in this way. I understand that their lot is smaller than many other lots in the subdivision. For this reason, they must seek a variance to build their garage further into the setback on the east side of their property.



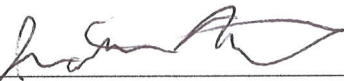
~~Gloricela Oreino~~ GU Urano Gloricela

To: Glendale Board of Adjustment
From: Jonathan Heaton
Re: Campanaro Variance - 5504 W Marconi
Case No. VAR# 22-12

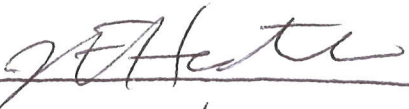
Dear Sirs,

I live at 5520 W. Marconi Ave, West of the Campanaros, and have been neighbors with them for years. I understand that the Campanaros intend to enclose the carport on the east side of their property at 5504 W Marconi Avenue and extend the enclosed garage further back onto their property.

Please be advised that I have reviewed the plans for the enclosed garage and I have no objections to the Campanaros extending and enclosing their carport in this way. I understand that their lot is smaller than many other lots in the subdivision. For this reason, they must seek a variance to build their garage further into the setback on the east side of their property.



Jonathan Heaton



Janice Heaton

To: Glendale Board of Adjustment
From: Sadie Sullivan
Re: Campanaro Variance - 5504 W Marconi
Case No. VAR# 22-12

Dear Sirs,

I live at 5610 W. Marconi Ave, West of the Campanaros, and have been neighbors with them for years. I understand that the Campanaros intend to enclose the carport on the east side of their property at 5504 W Marconi Avenue and extend the enclosed garage further back onto their property.

Please be advised that I have reviewed the plans for the enclosed garage and I have no objections to the Campanaros extending and enclosing their carport in this way. I understand that their lot is smaller than many other lots in the subdivision. For this reason, they must seek a variance to build their garage further into the setback on the east side of their property.




Sadie Sullivan

To: Glendale Board of Adjustment
From: Donna Wilt
Re: Campanaro Variance - 5504 W Marconi
Case No. VAR# 22-12

Dear Sirs,

I live at 5620 W. Marconi Ave, West of the Campanaros, and have been neighbors with them for years. I understand that the Campanaros intend to enclose the carport on the east side of their property at 5504 W Marconi Avenue and extend the enclosed garage further back onto their property.

Please be advised that I have reviewed the plans for the enclosed garage and I have no objections to the Campanaros extending and enclosing their carport in this way. I understand that their lot is smaller than many other lots in the subdivision. For this reason, they must seek a variance to build their garage further into the setback on the east side of their property.



Donna Wilt

To: Glendale Board of Adjustment
From: Bryan Worrell
Re: Campanaro Variance - 5504 W Marconi
Case No. VAR# 22-12

Dear Sirs,

I live at 5544 W. Marconi Ave, West of the Campanaros, and have been neighbors with them for years. I understand that the Campanaros intend to enclose the carport on the east side of their property at 5504 W Marconi Avenue and extend the enclosed garage further back onto their property.

Please be advised that I have reviewed the plans for the enclosed garage and I have no objections to the Campanaros extending and enclosing their carport in this way. I understand that their lot is smaller than many other lots in the subdivision. For this reason, they must seek a variance to build their garage further into the setback on the east side of their property.


Bryan Worrell

Appendix B – 1st Notification Letter



Planning Division

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) VAR24-03

Project Name: Campanaro Variance

I, Mary Grace McNear 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: [Signature]

STATE OF ARIZONA

SS.

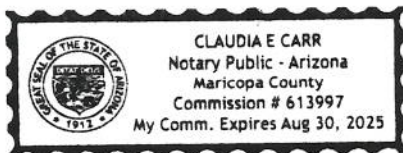
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 8th day of April, 2024.

[Signature]
Notary Public

My Commission Expires:

08/30/2025



GILBERT BLILIE

PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
FAX (480) 429-3100

MARY GRACE MCNEAR
DIRECT (480) 429-3010

E-MAIL: MMCNEAR@GILBERTBLILIE.COM

100802-000001

April 8, 2024

Re: Campanaro Variance VAR24-03

Dear Neighbor:

This letter is to inform you that an application for a variance with the City of Glendale has been filed on behalf of Tony and Catherine Campanaro. The property is located at 5504 W. Marconi Ave., Glendale, AZ 85306 in the Sahuaro District.

The applicant is requesting review of a Variance by the board of Adjustment to reduce the minimum side yard setback of 10 feet to 2 feet to add an attached garage to the existing residence. Surrounding property uses are all residential, with the Deerview residential subdivision to the south and Sunburst Farms residential subdivisions to the west, north and east of the property.

In 2004, the Campanaros applied for and obtained a similar variance to construct a detached carport next to their home on Marconi Avenue. Pursuant to the current variance request, the Campanaros seek to replace the existing carport with a permanent garage structure that will be attached to their home. The new garage addition will be 1445 square feet with dimensions of 24' by 60'.

The Campanaros have already approached some of their neighbors, and they were kind enough to give us written support. Now that our initial work is complete, we are notifying the entire neighborhood about our application.

I have included a site plan with this letter for your review. You may contact me at mmcnear@gilbertblilie.com or (480)429-3010 with any questions. You may also contact Joseline Castaneda, Planner for the City of Glendale at (623) 930-2823. Comments must be received by Monday, April 22, 2024.

For additional details about this project or to be added to the Interested Parties mailing list, scan the QR code:

Sahuaro District Neighbors
April 8, 2024
Page 2



Sincerely,

GILBERT BLILIE PLLC

A handwritten signature in blue ink, appearing to read "Mary Grace McNear", positioned below the company name.

Mary Grace McNear

Enclosure

CAMPANARO ADDITION 5504 W. MARCONI AVE. APN 231-01-505

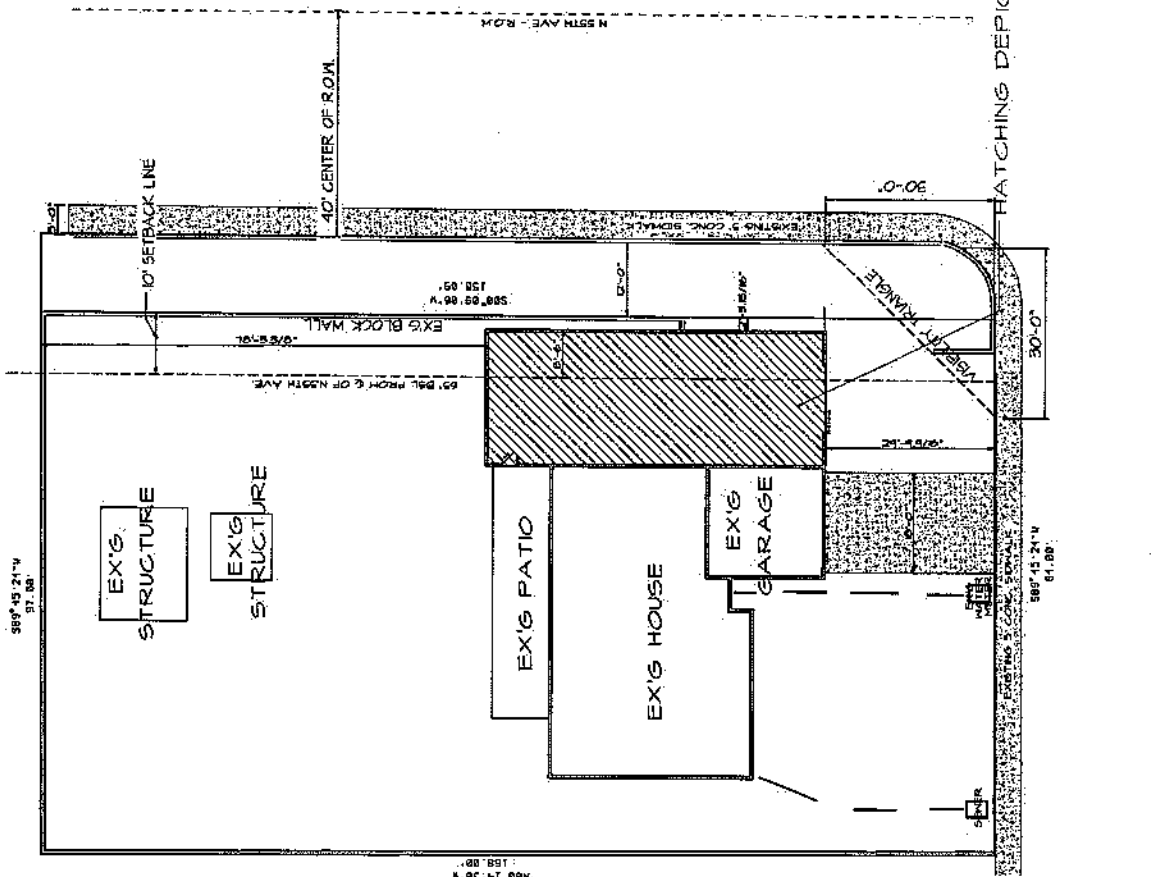
ZONING: SR-12
LOT COVERAGE: 4585/16081 = 0.285
OR 28.5%

FIRE:

- 1. APPLICABLE CITY OF GLENDALE CODES FC 2018 W/ LOCAL AMENDMENTS AND 2015 DESIGN AND CONSTRUCTION STANDARDS.
- 2. FIRE HYDRANTS SHALL COMPLY AS PER IFC 2018 AND 2015 DESIGN AND CONSTRUCTION STANDARDS (500 FT. MAX).
- 3. NO DEFERRALS.
- 4. MAINTENANCE UTILITIES ACCESS TO COMPLY AS PER IFC 2018.
- 5. WATER SUPPLY SHALL COMPLY AS PER IFC 2018 WITH LOCAL AMENDMENTS AND NFPA 19 2016 (INCLUDE WATER FLOW TEST).

BUILDING SAFETY:

- 1. CONSTRUCTION DOCUMENTS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE SITE DEVELOPMENT PLANS, COMPLETE W/ DIMENSIONS, SITE MAP OF THE LOCATION TO THE NEAREST MAJOR CROSS-ROAD, PROJECT DATA THAT WILL INCLUDE CONSTRUCTION TYPE, OCCUPANCY GROUP, CALCULATION OF OCCUPANT, THE TYPE OF SPRINKLER SYSTEM PROPOSED AND THE I-CODES WHERE THE DESIGN WAS BASED.
- 2. CONSTRUCTION PLANS DESIGN SHALL BE BASED FROM THE 2018 IBC, IBC, I.M.C., IFC/ICC, IBC, THE 2018 EDITION OF THE IFC, THE 2011 NEC, 2010 ADA STANDARDS FOR ACCESSIBILITY DESIGN, CHAPTER 11 OF THE 2018 IBC AND CITY OF GLENDALE AMENDMENTS.
- 3. ALL SUBMITTALS FOR BUILDING PERMIT REVIEW CAN BE ELECTRONICALLY SUBMITTED TO: PERMITS@GLENDALEAZ.COM
- 4. DEFERRED SUBMITTALS ARE DUE W/IN 90 DAYS OF THE DATE PERMIT IS ISSUED IF REQUIRED SUBMITTALS HAVE NOT BEEN RECEIVED BY BUILDING SAFETY BY THE DEADLINE, INSPECTIONS WILL BE SUSPENDED FOR THE PROJECT UNTIL SUBMITTALS ARE RECEIVED.
- 5. SMOKE ALARMS SHALL BE IN COMPLIANCE W/ 2018 IBC SECTION R314.
- 6. EXTERIOR WALLS: TABLE R502(1) WALLS, LESS THAN 5' FROM PROPERTY LINE REQUIRE A MIN. FIRE RATING OF 1-HOUR TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 WITH EXPOSURE FROM BOTH SIDES. PROJECTIONS WITHIN 2'-0" TO 5'-0" FROM THE PROPERTY LINE REQUIRE A MIN. FIRE RATING OF 1-HOUR ON THE UNDERSIDE. OPENINGS IN EXTERIOR WALLS: 3'-0" MAX. WALL AREA PENETRATIONS LESS THAN 5'-0" FROM THE PROPERTY LINE SHALL HAVE A MIN. FIRE RATINGS IN COMPLIANCE WITH SECTION R502.4.



HATCHING DEPICTS AREA OF ADDITION

SITE PLAN



SCALE: 1" = 10'-0"

VAR24-03

DESIGN PROFILE

CAMPANARO

(480) 461-8810

(FAX) 461-8780

DATE: 08/22
1 REV: 04/24
2 REVISED
3 REVISED
RC

Appendix C – Email of Support

From: [Mary Grace McNear](#)
To: "mpbregar"
Subject: RE: Campanaro Variance VAR24-03
Date: Wednesday, April 17, 2024 10:48:00 AM

Thank you, Mr. Bregar. I will pass this along to the planner assigned to the case. We appreciate your feedback.

Mary Grace McNear

Attorney

Gilbert Blilie PLLC

701 N. 44th Street | Phoenix, AZ 85008

Direct: 480.429.3010 | Main: 480.429.3000 | Fax: 480.429.3100

Email: mmcnear@gilbertblilie.com

Legal Assistant: Taylor Ellis 480.429.3122 | tellis@gilbertblilie.com

From: mpbregar <mpbregar@yahoo.com>

Sent: Wednesday, April 17, 2024 10:49 AM

To: Mary Grace McNear <mmcnear@gilbertblilie.com>

Subject: Campanaro Variance VAR24-03

Good morning Mr Blilie,

I am writing in reference to Campanaro Variance VAR24-03. Just want you to know i am OK with this varaince request.

Thank you,

Michael Bregar

5401 W Paradise Ln

Glendale, AZ 85306

Sent from my Galaxy

Appendix D – Notification Mailing List

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