

BREWER PROJECT NARRATIVE:

Planner Approved 09.11.2024 - Project Narrative:
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corrections and received 09.11.2024.

Mr. and Mrs. Brewer purchased the property at 6807 West McKnight Loop in Glendale in 2019 with an existing 23' x 23', 12' tall, detached garage and existing pool. They also have a 10' x 12' storage shed next to the garage which accommodates the storage of personal landscaping equipment and tools such as lawnmower, rakes, shovels, etc.

The detached garage was originally a cabana structure with (6) brick columns, a roof, and concrete pavers. The previous owners enclosed it using sheets of plywood sheathing, wood siding, and added a garage door. There is a block stem wall, except that one section of it was not completed and it was built on top of the patio pavers without footings. The plywood is deteriorating along with the trim. The storage shed is also deteriorating. The homeowner would like to replace it with a new 32' x 30' garage built according to current building safety codes.

The new garage will be used for his hobby of restoring old Volkswagen Beetles. It will have 15' tall walls so he can install an auto lift to make it easier and safer to work on his cars. The roof height will be at 20', which was the height allowed by the previous code. The size of the garage is necessary for clearance around the new lift and for storage of cars and tools as well as his landscaping equipment. The new garage will have concrete footings and stem walls, 2 x 4 framed walls, sheared, with a stucco finish to match the existing residence. The asphalt shingles will match the color of the existing asphalt shingles. The paint will also match the existing home and be non-glare. Nor will it impact the adjoining lots view. The neighbor to the South has a large tree and tall bushes that already screen his view. We also have a letter of support from this neighbor.

In January we applied for a permit to replace the existing detached garage and existing storage room with a new 32' x 30' garage with the same style gable roof. During the process we learned the Unified Development Code had recently changed and our plans would no longer meet the current codes regarding setbacks for the location of the garage or the current building height restriction. The new code increased the setbacks for accessory buildings and also lowered the maximum height from 20' to 16' feet.

We are unable to meet the set-back requirements due to the existing conditions of the lot.

We cannot move the location of the garage or attach it to the house due to several reasons.

- 1) Moving it forward to comply with the rear setback would put the new garage over the existing septic tank. We did increase the setback from 3' to 6'. Increasing it more would make it difficult to get vehicles in and out of the Garage without driving over the septic tank.
- 2) Moving it from the side to comply with the new side setback will locate the garage into the existing pool.
- 3) The unique shape of the lot causes the front setback to extend well into the side yard.
- 4) It is a corner lot. The side setback and the angled location of the existing residence do not provide enough room for the Garage addition to be attached to the house.

We are asking The City of Glendale to approve a Variance to allow us to keep the new garage in the same area of the lot as the existing detached garage and storage shed are. We would also like to keep the pitched gable roof, with a Maximum height of 20', to match the existing residence as well as the intent of the entire neighborhood. The variance request is to reduce the required 29' side setback to 13'-6", the required 29' rear setback to 6', and to allow a maximum height of 20' from the permitted maximum of 16', for the detached accessory garage in the SR-17 (Suburban Residence) zoning district. There are dozens of homes in the neighborhood with detached garages, all with pitched roofs to match the existing residences on their lots. This variance will not change the land use or impact any neighbors and will allow the Brewer's to enjoy the same use of their lot as their neighbors.