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August 7, 2024

PROJECT NARRATIVE: Edwards' Residence Detached Shade Structure VAR24-09(SR24-0579)

We are applying for a variance to reduce accessory structure setbacks and increase structure height within the City of Glendale. The property is located at 5204 W. Waltann Ln. in the Sahuaro District.

We are requesting a variance to reduce the required setbacks from 21' to 10' and increase the maximum building height from 16' to 20' in order to erect a dual-purpose structure on our lot. The structure will serve as an animal shade structure/covered parking area for trailers and large equipment.

Per the Unified Development Code (UDC) Section 35.3.204.H, we are allowed to maintain livestock at a rate of one (1) animal per ten thousand (10,000) square feet of open space. The current 21' setback requirements would force us to build in the center of our pasture and therefore lose a significant portion of grass which is a food source for our sheep. We propose erecting the shade structure in the northeast corner of our property allowing 10' setbacks on all sides.

In addition, the UDC currently caps the height of accessory structures at 16'. This height is insufficient to accommodate the large equipment we intend to store. We request an allowance to build up to a 20' height to accommodate the equipment and trailers.

These two requests will allow us to build within an area that is not used as pasture and provides direct access to the existing bridle path for our trailers and equipment.

	City of Glendale Development Services Department Planning Division
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<input type="checkbox"/> Failed	
<input type="checkbox"/> Conditionally Approved	
<input checked="" type="checkbox"/> Approved	
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aschwenner BY	8/7/2024 DATE