

# Citizen Participation

## Final Report

Edwards' Residence  
5204 W Waltann Ln  
Glendale, AZ 85302

|   |  |
|---|--|
|  | City of Glendale<br>Development Services Department<br>Planning Division |
| <hr/>   |  |
| <input type="checkbox"/> Failed   |  |
| <input type="checkbox"/> Conditionally Approved                                     |  |
| <input checked="" type="checkbox"/> Approved  |  |
| <div style="border: 1px solid black; height: 60px; width: 100%;"></div>             |  |
| aschwenner<br>BY _____  | 08/30/2024<br>DATE _____   |

**VAR24-09(SR24-0579)**  
**August 30, 2024**

## **History**

Sunburst Farms was formerly an A-1 (Agricultural) zoning district. In 2007, the Planning Commission initiated a rezone of portions of Sunburst Farms to SR-30 PRD to “facilitate improvements to individual properties without having to file for a variance.” Many of these properties constructed accessory buildings over the ensuing years that were allowed to reach 20 feet in height as allowed by the 1993 Zoning Ordinance. However, since the introduction of the UDC in January 2024, accessory structure requirements reduced the maximum height to 16 feet in SR districts. This change is anathema to the intent of the initial rezone by causing a number of residents to file variances for building height for their Recreational Vehicles and farming equipment.

## **Project Description**

The Edwards’ 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.

The applicant requests a variance to increase the maximum building height from 16’ to 20’ and reduce the required setbacks from 29’ to 10’ in order to erect a dual-purpose structure on their lot. The structure will serve as an animal shade structure/covered parking area for trailers and large equipment.

The UDC currently caps the height of accessory structures at 16’ for SR-30 properties. This height is insufficient to accommodate the large equipment the applicant intends to store. They request an allowance to build up to a 20’ height to accommodate the equipment and trailers.

In addition, the current 29’ setback requirements would force the applicant to build in the center of a pasture and therefore lose a significant portion of grass which is a food source for their sheep. They propose erecting the shade structure in the northwest corner of the property allowing 10’ setbacks on all sides.

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

## **Notification**

Per the requirements of a Variance, public notification in the form of a letter was sent to all homes, businesses and HOAs located within a 300 foot radius of the property. A copy of this letter and Affidavit of Mailing can be found as Appendix A, the Notification Map in Appendix B, and List of Property Owners in Appendix C. The Applicant has also posted the site, notice of public hearing postcards were mailed September 13, 2024 and notice was published in the Arizona Republic on September 19, 2024. A copy of the Affidavit of Posting will be attached as Appendix D.

## **Affected Residents and/or Businesses**

As noted above, many properties within this 135 lot subdivision have structures of a similar size and height. The neighbors directly east have mature vegetation that will screen the view of the structure, while the neighbors to the north already have structures of their own that block the view of the proposed structure.

**Project Changes**

No changes to the project occurred during the notification period.

**Project Status**

No comments were received as a result of the Citizen Participation process.

**Proposed Schedule**

August 5, 2024 - Submitted Citizen Participation Plan to Planner

August 12, 2024 – Implementation Date (i.e. Mail Notification Letters)

August 28, 2024 – Citizen Input Period Ends

August 30, 2024 – Submitted Citizen Participation Final Report to Planner

# Appendix A

Joshua and Jolene Edwards  
5204 W. Waltann Ln.  
Glendale, AZ 85306  
Phone: (623) 451-5564  
Email: [jo@joshedwards.net](mailto:jo@joshedwards.net)

August 12, 2024

**SUBJECT: Edwards' Residence Detached Shade Structure VAR24-09(SR24-0579)**

Dear Neighbor:

This letter is to inform you that 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.

We have included a site plan with this letter for your review. You may write, email or call using the contact information above or by contacting Amy Schwenner, Planner for the City of Glendale at (623) 930-2805 or [aschwenner@glendaleaz.com](mailto:aschwenner@glendaleaz.com). Comments must be received by August 28, 2024.

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

Regards,

Joshua and Jolene Edwards



Enc: Site Plan



# Planning Division

## NEIGHBORHOOD NOTIFICATION LETTER

### AFFIDAVIT OF MAILING

Case No. (if available) \_\_\_\_\_

Project Name: SR 24-0579

I, Jolene Edwards \_\_\_\_\_ 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: Jolene Edwards \_\_\_\_\_

STATE OF ARIZONA

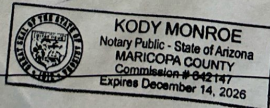
SS.

COUNTY OF MARICOPA

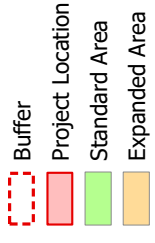
The foregoing instrument was acknowledged before me this 13 day of August, 2024.

[Signature]  
Notary Public

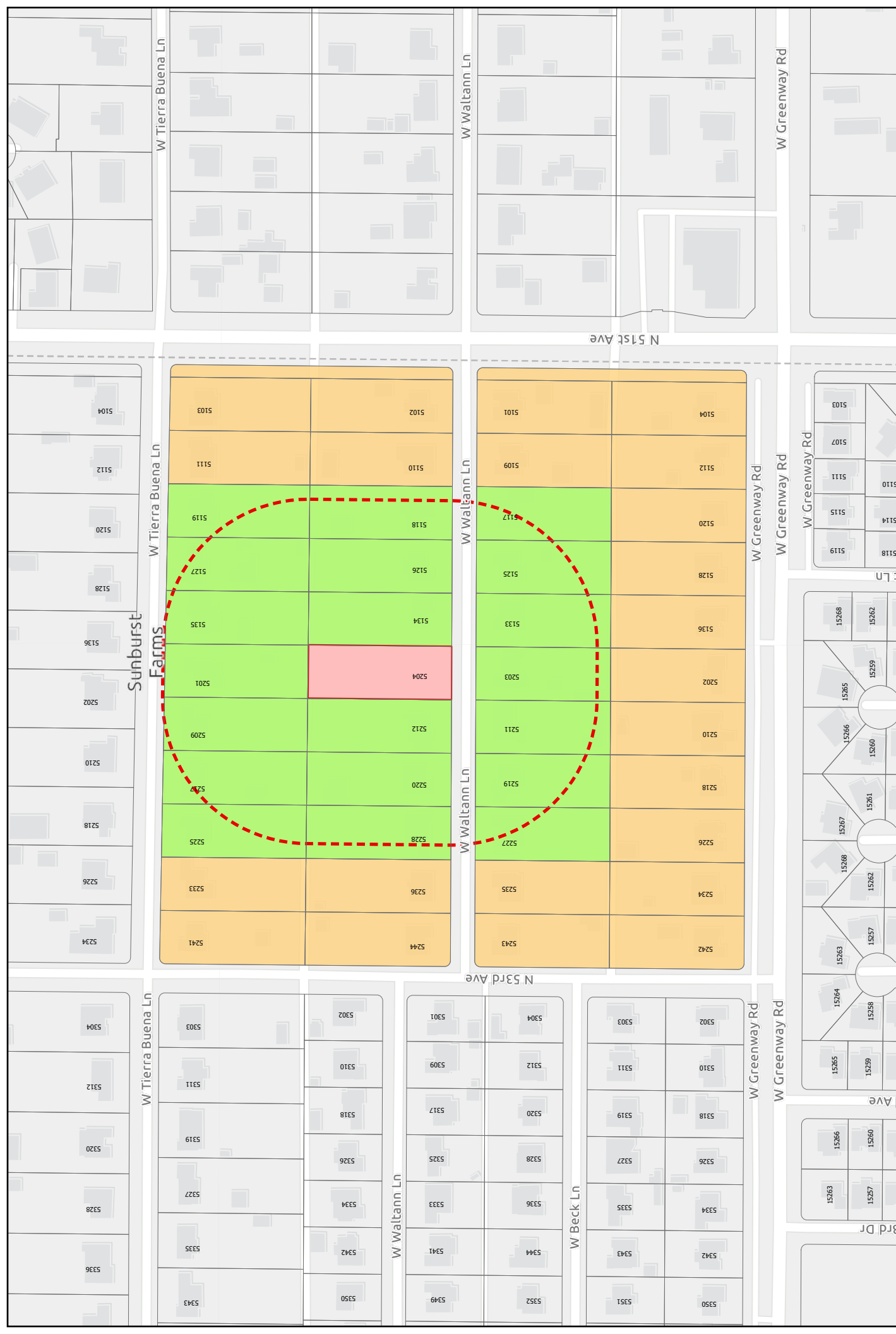
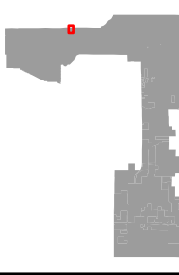
My Commission Expires: 12/14/2026



# Appendix B



**Project Number: SR24-0579**  
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## Appendix C

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# Appendix D