

Citizens Participation Final Report

VAR-24-04 – LaCombe Variance – 6334 W Louise Dr

Description of Project:

SUBJECT: VAR-24-04 – LaCombe Variance – 6334 W Louise Drive

With our safety in mind, we are requesting a variance to increase the maximum wall height to 8 feet where the maximum fence height of 6 feet per the R1-7 PRD (Single Residence) zoning for this property.

The existing walls will all be rebuilt, including the footer with an approved permit as the additional blocks cannot be added to the existing 6-foot wall structurally. The walls will be built to meet the design guidelines of the HOA and City of Glendale. We are also requesting permission for the south wall double gate, the north wall single gate, and the wrought iron fence along adjacent to the Lake easement, all marked on the site plan, height to be increased to be consistent with the proposed 8-foot block wall. The fence and gate material would remain the same.

Brief Overview of the Citizens Participation Plan:

SUBJECT: VAR-24-04 – LaCombe Variance – 6334 W Louise Drive

A letter was approved by the City of Glendale to send out along with the site plan for the Citizens Participation plan.

I received the mailing list from the City with 242 participants and the plan was sent out by mail on July 9, 2024 with replies due 7/23/2024.

Myself along with Joseline only received one email back from Greory Kraak at 6346 W Donald Drive and his email is attached.

No other comments were received.

The appendix of the full list of participants is included.



S. L. <ssjjj555@gmail.com>

Wall Variance - 6334 W Louise Drive

4 messages

Tue, Jul 16, 2024 at 12:52 PM

To: "ssjjj555@gmail.com" <ssjjj555@gmail.com>

Hello neighbor (Shawn) - I received your letter in the mail, requesting a variance to increase your wall height to 8 feet. I can appreciate your concerns about safety and support your request. I've walked by your house and thru the park and see no impact to the neighborhood in doing this.

I would be happy to forward this message to Joseline Castaneda if you can provide an email address. Sending to you instead, and hope my message supports your request.

S. L. <ssjjj555@gmail.com>

Tue, Jul 16, 2024 at 2:57 PM

To: [REDACTED], "S. L." <ssjjj555@gmail.com>

Thank you [REDACTED]. I really appreciate that, her email address is jcastaneda@glendaleaz.com

[Quoted text hidden]

Tue, Jul 16, 2024 at 3:53 PM

To: "jcastaneda@glendaleaz.com" <jcastaneda@glendaleaz.com>

Cc: "ssjjj555@gmail.com" <ssjjj555@gmail.com>

Ms. Castaneda - I'm sending you this email to demonstrate my support of the requested wall variance at [6334 W. Louise Drive, Arrowhead Ranch](#). Raising the height to 8 feet to address recent safety issues seems to be a prudent request.

I have reviewed the property and as a resident, see no impact to the neighborhood in doing this.

I support this request.

[Quoted text hidden]

Tue, Jul 16, 2024 at 4:00 PM

Castaneda, Joseline <jcastaneda@glendaleaz.com>

To: [REDACTED]

Cc: "ssjjj555@gmail.com" <ssjjj555@gmail.com>

Good Afternoon,

Your response to the variance request has been noted.

Thank you,



Joseline Castaneda
Planner
Development Services Department

jcastaneda@glendaleaz.com
P 623.930.2823
5850 West Glendale Avenue
Glendale, AZ 85301

We improve the lives of the people we serve every day.
Community • Integrity • Excellence • Innovation • Learning

From: [REDACTED]
Sent: Tuesday, July 16, 2024 3:54 PM
To: Castaneda, Joseline <jcastaneda@GLENDALEAZ.com>
Cc: ssjjj555@gmail.com
Subject: Wall Variance - 6334 W Louise Drive

You don't often get email from kraakgc@aol.com. [Learn why this is important](#)

[Quoted text hidden]

July 9, 2024

Shawn LaCombe
6334 W Louise Dr
Glendale, AZ 85310
p. 623-533-1500
e. ssjj555@gmail.com

SUBJECT: VAR-24-04 – LaCombe Variance – 6334 W Louise Drive

Dear Neighbor,

This letter is to inform you that I am applying for a variance application with the City of Glendale. The property is located at 6334 W Louise Drive in the Cholla District.

We have had several break-in attempts to our property over the past two years by people going over our existing wall adjacent to the park. With our safety in mind, we are requesting a variance to increase the maximum wall height to 8 feet where the maximum fence height of 6 feet per the R1-7 PRD (Single Residence) zoning for this property. The existing walls will all be rebuilt, including the footer with an approved permit as the additional blocks cannot be added to the existing 6-foot wall structurally. The walls will be built to meet the design guidelines of the HOA and City of Glendale. We are also requesting permission for the south wall double gate, the north wall single gate, and the wrought iron fence along adjacent to the Lake easement, all marked on the site plan, height to be increased to be consistent with the proposed 8-foot block wall. The fence and gate material would remain the same.

Our current wall, that is shared by the park to the east, is only 68" high. The east wall is 53' long and the front and back walls are 28' long. We are asking to have all three walls and the gates raised from 6 feet to 8 feet tall to deter anyone from jumping over our walls coming from the park that we are adjacent to.

We have discussed our situation with our HOA about buffering the wall along with park side for trees and they commented that I am not able to add any trees along my side of the wall. We asked this at one of their onsite meetings with us at our house. The HOA said both verbally and in a letter that once I receive the variance from the City of Glendale to raise the wall, they will give their ok to build the new wall to 8 feet high.

I 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 Joseline Castaneda for the City of Glendale at (623) 930-2823. Comments must be received by July 23, 2024.

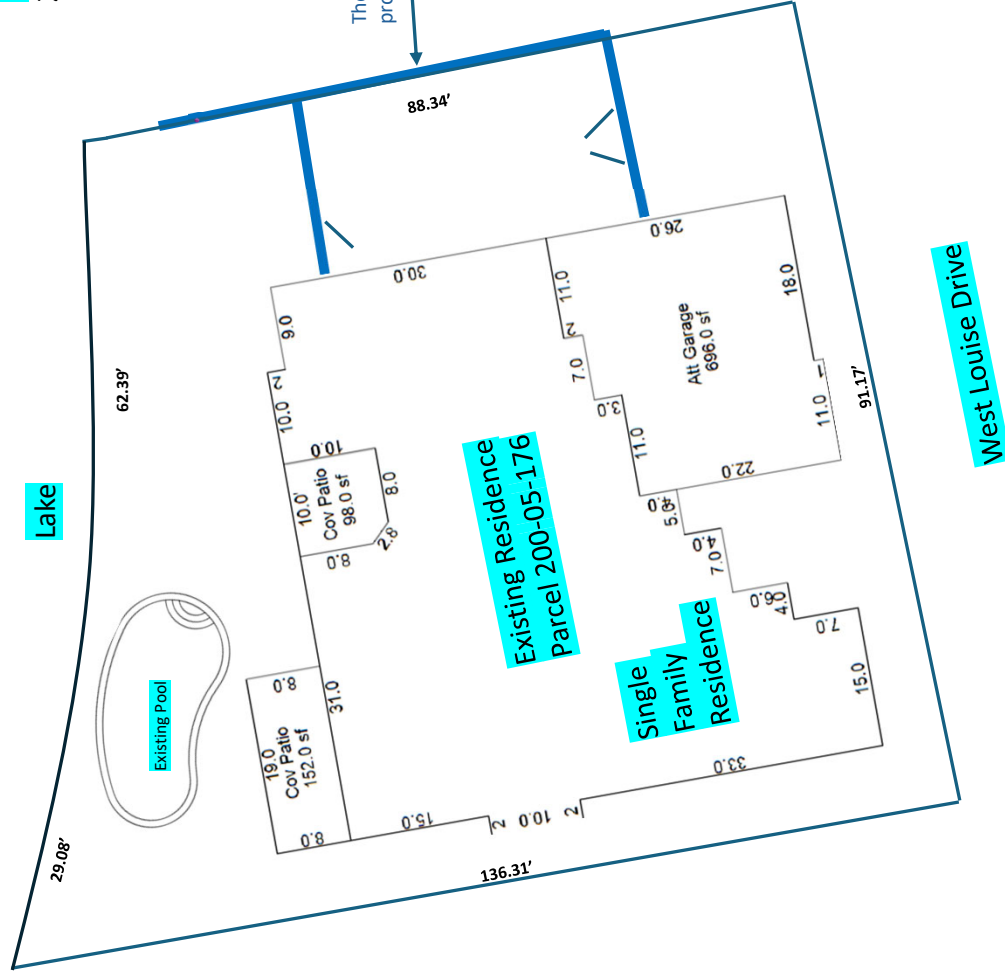
For additional details about this project or to be added to the Interested Parties mailing list, scan the QR code:



Sincerely,
Shawn LaCombe

Encl: Site Plan and Exhibit

**Variance Application (VAR24-04)
6334 W Louise Dr , Glendale AZ 85310**



Property Description:

Zoning: R1-7 PRD (Single Residence)
 Planned Residential Development
 Maximum fence height: 6 feet
 Proposed fence height: 8 feet

The dark Blue line is an outline of the walls (1,2 and 3) that we are proposing to increase height from 6 feet to 8 feet to 8-foot walls.

Neighborhood Park

West Louise Drive

**Parcel Map and Site Plan
for 200-05-176**

**Variance Application (VAR24-04)
6334 W Louise Dr , Glendale AZ 85310**

**Wall Dimensions Currently 6ft Height
Proposing 8 Ft Height**



1
North Wall (1), has one wall that is 25-foot wide and another that is 3-foot wide with a gate that is 45-inches wide



2
East Wall (2), is 53.5-foot wide



3
South wall has one block wall that is 9-foot wide and another that is 9.5-foot wide. Separated by two 5ft wrought iron gates

The dark Blue line is an outline of the walls (1,2 and 3) that we are proposing to increase high from 6-feet to 8-feet.

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Planning Division

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) VAR24-04

Project Name: Shawn LaCombe Wall Variance

Shawn LaCombe certifies 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

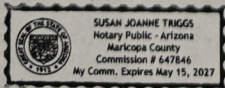
The foregoing instrument was acknowledged before me this 9th day of July, 2024.

[Signature]
Notary Public

My Commission Expires:

May 15, 2027

Susan Joanne Triggs



No letters have been returned as of 7/25/2024 to Shawn LaCombe