

Variance Narrative – 7135 N 63rd Dr. Glendale

A: Joseline Castaneda

Planner

Development Service Department

My husband has had a cancerous tumor called Oligodendroglioma since 2002 and had surgery, but Dr. David Barranco warned me that the tumor would return in 5 years, but it did not return until April 2021 and Dr. Willis performed the surgery instead of removing it. The tumor was just biopsied, and he had a hemorrhage and had complications. As a result, my husband suffers from mobility issues, severe headaches, visual sensitivity to light, and fatigue to name a few. To reduce the amount of sunlight entering our bedroom window as my husband is sensitive to the light, we built the front covered patio for shade and there was none. In 2022, the HOA approved our porch addition.

The front patio measures 17' 4" feet wide and 12' feet long and does not adjoin any of the neighbors' walls, towards the street it is 24' long. Our property is a townhouse and the building was built to the property line as we share a wall with our neighbor. The current zoning ordinance requires a side setback that the patio does not meet, which is 20 feet, which the existing house does not meet either. With the addition, we are also aware that the lot coverage is exceeding the maximum 50%. To keep the new addition, we are proposing to decrease the north side setback from 20 feet to 0 feet and increase the maximum lot coverage from 50% to 75%.

The granting of the variance does not have a detrimental effect on the property, the adjacent properties, the neighborhood, or the city in general since it does not adjoin the north neighbor's wall.

Sincerely,

Rosa Castro