

CITIZEN PARTICIPATION FINAL REPORT

CASTRO VARIANCE – VAR23-07

ROSA & ENRIQUE CASTRO

7135 N 63RD DR.

GLENDALE, AZ 85301

Our property at 7135 N 63rd Drive Glendale is zoned R-3 which requires a 20 foot setback on all sides. The variance is to reduce the side setback from 20 feet to 0 feet and increase the maximum lot coverage from 50% to 75% to allow the new addition that is existing.

Our property is a townhouse and the building was built to the property line as we share a wall with our neighbor. Our existing house does not meet the setbacks of the Zoning district, neither does the new addition. With the addition, we are also aware that the lot coverage is exceeding the maximum 50%. 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.

For this process, we only sent out to letters to the people listed in the mailing list that given to us by Planning after it was approved to mail. Two letters were returned.

The letters were sent out on June 18, 2024 and we did not receive any calls, emails, or letters from anyone for the Variance application. We sent out 72 letters to every address on the mailing list. The proposal did not change as we did not receive anything during the mailing so proposal did not change. The mailing list is attached as an appendix.

June 18, 2024

Rosa Castro
7135 North 63rd Drive
Glendale, AZ 85301
(602) 600-8971
enriquecastro01@msn.com

SUBJECT: Castro Variance – VAR23-07

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 7135 North 63rd Drive in the Ocotillo District.

Our property is zoned R-3 (Multiple Residence) and the property size is 2,709 square feet in size. We built a covered patio of about 207 square feet in size along the front existing residence without permits and the new addition does not meet the required setback or lot coverage. The covered patio was built up to the north property line and this Zoning district requires a 20-foot setback. It meets the front setback, but not the north side setback. With the addition of this patio, the maximum lot coverage is also exceeded from 50% to 75%. We are abutting residential properties to the north and south, and a school properties in the rear to the east. We built the covered patio after we receive approval from our Homeowner's Association and to reduce the amount of sunlight entering our bedroom window, which is close to the front of the house, as my husband medical condition make him sensitive to the light. The addition is also consistent with many neighboring properties as they also have covered areas along the front of their residences. 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%.

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 2, 2024.

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



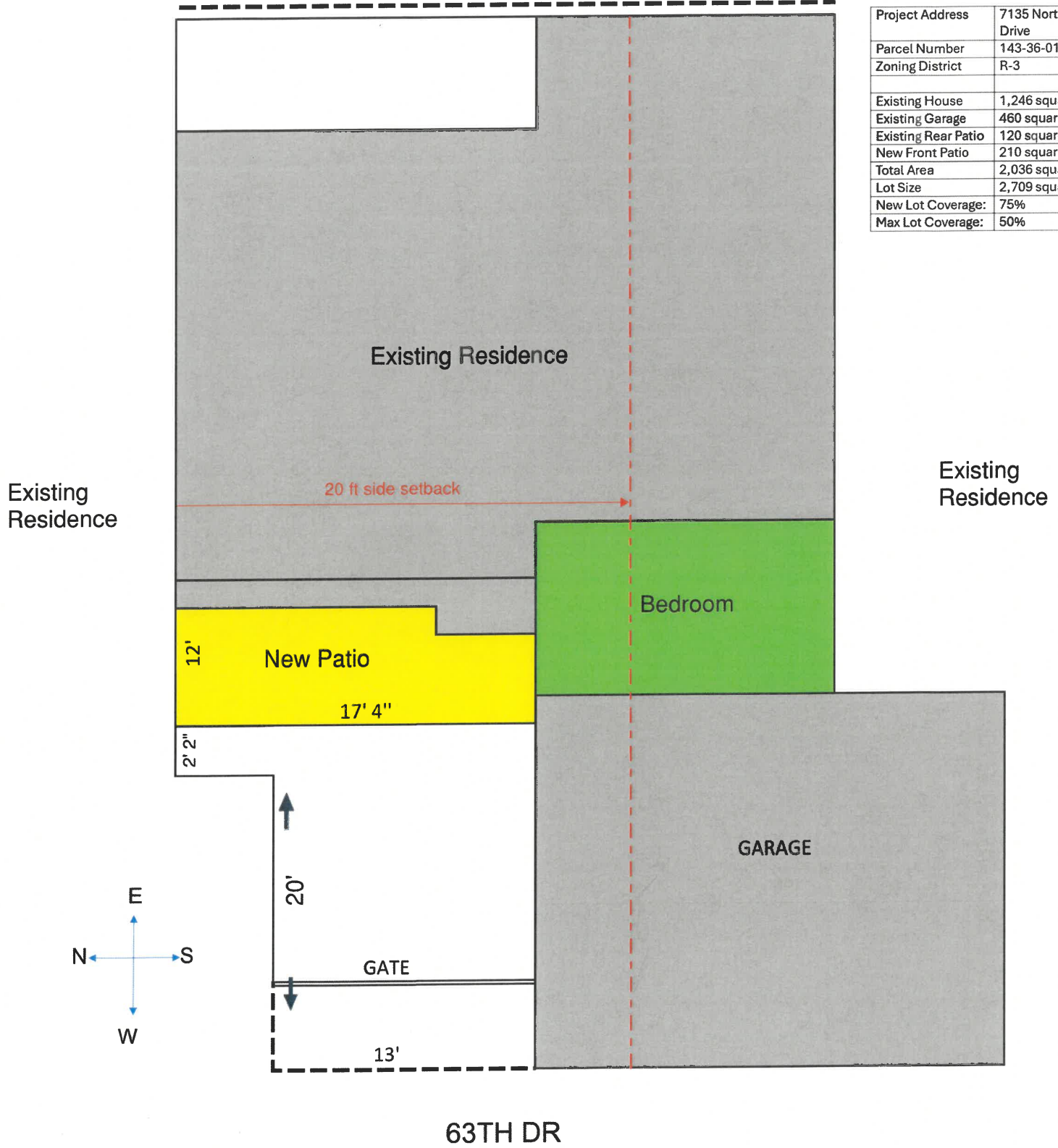
Sincerely,
Rosa & Enrique Castro

Encl: Site Plan

Castro Variance

Existing School

Project Address	7135 North 63 rd Drive
Parcel Number	143-36-017
Zoning District	R-3
Existing House	1,246 square feet
Existing Garage	460 square feet
Existing Rear Patio	120 square feet
New Front Patio	210 square feet
Total Area	2,036 square feet
Lot Size	2,709 square feet
New Lot Coverage:	75%
Max Lot Coverage:	50%





Planning Division

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) VAR 23-07

Project Name: Castro Variance

I, Rosa Aida Castro 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: [Signature]

STATE OF ARIZONA

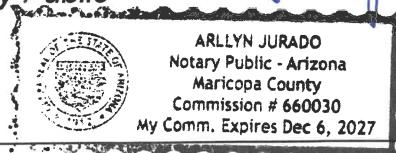
SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 18th day of June, 2024.

[Signature]
Notary Public

My Commission Expires: 12-06-2027



NEIGHBORHOOD NOTIFICATION AREA

NAME / TYPE OF REQUEST: CASTRO VARIANCE

LOCATION: 7135 N 63rd Ave, Glendale, AZ 85301

REQUEST: The applicant is requesting review of a Variance by the Board of Adjustment to decrease the north side setback from 20 feet to 0 feet and increase the maximum lot coverage from 50% to 75% for a patio addition.

ZONING DISTRICT: R-3

COUNCIL DISTRICT: Ocotillo

FORMAL APPLICATION SUBMITTED: 10/20/2023



June 18, 2024

Rosa Castro
7135 North 63rd Drive
Glendale, AZ 85301
(602) 600-8971
enriquecastro01@msn.com

SUBJECT: Castro Variance – VAR23-07

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 7135 North 63rd Drive in the Ocotillo District.

Our property is zoned R-3 (Multiple Residence) and the property size is 2,709 square feet in size. We built a residence without permits and the covered patio was built up to the . It meets the front setback, but not the coverage is also exceeded from 50% to and a school properties in the rear to the Homeowner's Association and to reduce to the front of the house, as my ion is also consistent with many ont of their residences. To keep the new 20 feet to 0 feet and increase the

write, email, or call using the contact City of Glendale at (623) 930-2823.

Please turn this
Back to City of Glendale

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



Sincerely,
Rosa & Enrique Castro

Encl: Site Plan

ROSA & ENRIQUE CASTRO
7135 N 63RD DR
GLENDALE, AZ 85301

PHOENIX AZ 852

18 JUN 2024 PM 8 L



RETURNED FOR
POSTAGE



GLendale
CITY OF GLENDALE
LAND USE APPLICATION



92021-190148



THIS PAGE WAS LEFT INTENTIONALLY BLANK