



City of Glendale
Development Services Department
Planning Division

- Failed
 Conditionally Approved
 Approved

aschwenner
BY _____

10/28/2024
DATE _____

Citizen Participation Final Report

**Bec RV Garage and PBarn
5134 W Monte Cristo Ave
Glendale, AZ 85306**

**VAR24-07(SR24-0162)
October 28, 2024**

Project Description

The project pertains to a variance request to increase the maximum building height and reduce the side setback for an accessory structure. An old garage was erected on the site in approximately 1996. When the current homeowners purchased the property in 2012, they were unaware that the structure was not permitted. In 2022, the homeowner decided to demolish the existing structure and rebuild using the existing foundation. The homeowner did not obtain a building permit at that time and subsequently received a Code Violation from the City. This request is intended to obtain a building permit after the fact.

The current structure stands at a height of 19 feet, and the applicant is seeking approval to increase it from the standard 16 feet. Also, the foundation of the original structure was re-used. This foundation was only 2 feet from the side property line. Therefore, a reduction in the side setback is also required. The side setback required per the Unified Development Code is 27 feet.

Proposed 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 can be found as Appendix A, the Notification Map in Appendix B, and List of Property Owners in Appendix C. The letter included contact information for both the Applicant as well as the City Planner.

Affected Residents and/or Businesses

This project does not affect the neighborhood in general as it is located in the rear yard of the property. Immediate neighbors to the west, north and east have structures of their own or vegetation that screens the garage.

Notification of Project Changes

Changes to the project did not occur. However, a required City of Glendale Land Use label was missing from the initial mailing and letters were re-mailed with the proper identification.

Project Status

No comments or concerns were received by the Applicant or Planner.

Schedule

April 1, 2024 - Submitted Citizen Participation Plan to Planner

August 07, 2024 – Implementation Date (i.e. Mailed Notification Letters)

October 02, 2024 – Re-mailed Notification Letters

October 18, 2024 – Citizen Input Period Ended

October 28, 2024 – Submitted Citizen Participation Final Report to Planner

Appendix A



312 ARCHITECT AND DESIGN

08/16/2024

312 Architect and Design
1100 E Washington St #125
Phoenix Arizona 85034
4807370064
admin@the312design.com

Subject : Bec RV Garage and PBarn
Case #: SR24-0162

Dear Neighbor,

This letter is to inform you that I am applying on behalf for a variance application with the City of Glendale. The property is located at 5134 W Monte Cristo Glendale AZ in the Sahuaro District.

Description of the Proposed Project:

When the current owner purchased the property, a garage was in disrepair. The owner then rebuilt an RV garage in the same location only to discover they were not meeting current city requirements. Approval of the variance will bring the owner to compliance with the City's Unified Development Code. The specific variances requested are as follows:

1. Side Setback: A variance to reduce the side setback from the required 10 feet to 2 feet.
2. Building Height: A variance to increase the maximum allowed height for accessory structures from 16 feet to 19 feet.

Purpose of the Request:

- The RV garage is intended for storage and does not have any unique conditions.
- The current maximum height for accessory buildings does not meet the needs of an RV garage.
- The garage is located 148 feet from the front of the property, minimizing any noise and visual impact on the neighborhood.

- The location allows the use of an existing driveway and gate for direct access to the garage.
- The structure replaces an old building that had been on the property for 40 years.

Impact on the Neighborhood:

- There will be no change in the use of the property.
- The look and feel of the surrounding area will be maintained.
- The variance will not have a direct effect on surrounding properties.
- The garage is situated in an area without utilities or wall foundations, ensuring it fits well within the property.

Reason for the Variance:

- Moving and reducing the height of the structure would cause unnecessary hardship and financial burden.
- Maintaining the current structure allows for continued enjoyment of the property's amenities.
- The location of the RV garage utilizes existing infrastructure, preventing unnecessary modifications to the property.

I assure you that this project will not deprive the neighborhood of its rights or disrupt the community. If you have any questions or concerns, please feel free to reach out to me. I value your input and hope to address any concerns you may have.

I have included a site plan with this letter for your review. Please write, email or call me at the information above. Alternatively, you may contact the Planner for the city of Glendale at 623-930-2805. Comments must be received by.

Sincerely,

312 Architect and Design





312 ARCHITECT AND DESIGN
1106 WASHINGTON BLVD, SUITE
324 PHOENIX, AZ 85004
WWW.TIAARCHITECTDESIGN.COM
APP REGISTRATION NO. 18-18-18-18-18

PROJECT INFORMATION

PROJECT DESCRIPTION: ADDITION OF 4 CAR GARAGE
PROJECT ADDRESS: 5134 W MONTE CRISTO AVE, GLENDALE, AZ 85306
OWNER: BEC VIOLLESTERA
DATE: 08/23/2017
DRAWING NO: 2017-01-026
SCALE: 1/8" = 1'-0"

AREA CALCULATIONS

EXISTING ATT. GARAGE: 1,062 SF
EXISTING REAR INDESTRUCTIBLE AREA: 1,826 SF
EXISTING COVERED PATIO: 1,212 SF
EXISTING PATIO: 1,212 SF
NEW GARAGE FLOOR: 894 SF
TOTAL LOT COVERAGE: 4,199 SF
LOT COVERAGE REQUIRED 40%: 1,651 SF
LOT COVERAGE PROVIDED: 153%

CODE SUMMARY

2018 INTERNATIONAL RESIDENTIAL CODE (IRC) CITY AMENDMENTS
2018 INTERNATIONAL BUILDING CODE (IBC) CITY AMENDMENTS
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) CITY AMENDMENTS
2018 INTERNATIONAL PLUMBING CODE (IPC) CITY AMENDMENTS
2018 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMEC) CITY AMENDMENTS
2018 INTERNATIONAL FIRE CODE (IFC) CITY AMENDMENTS

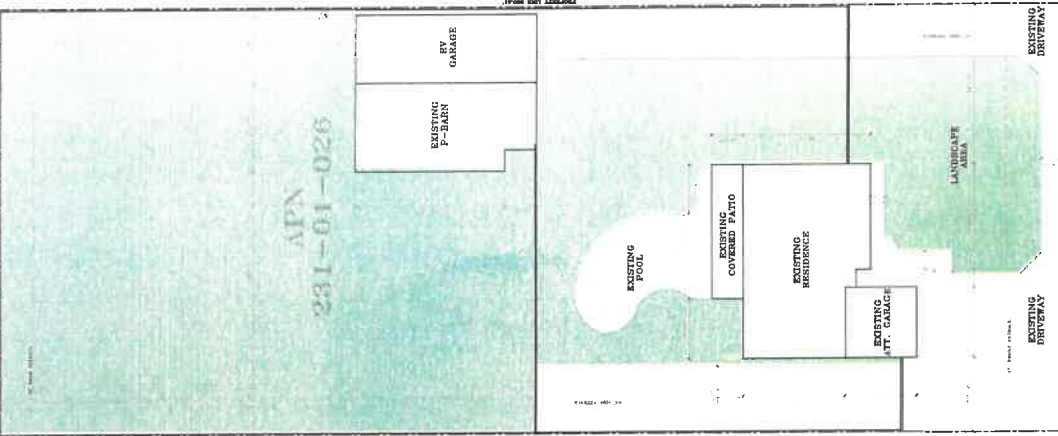
DRAWING LIST

01. COVER SHEET
02. GENERAL NOTES
03. EXISTING SITE PLAN
04. EXISTING FOUNDATION PLAN
05. EXISTING ELECTRICAL PLAN
06. EXISTING MECHANICAL PLAN
07. EXISTING PLUMBING PLAN
08. EXISTING STRUCTURAL DETAILS
09. EXISTING ROOF PLAN
10. EXISTING SECTION
11. EXISTING ELEVATIONS
12. EXISTING INTERIORS
13. EXISTING EXTERIORS
14. EXISTING LANDSCAPE PLAN
15. EXISTING UTILITY PLAN
16. EXISTING SITE ELEVATIONS
17. EXISTING SITE GRADING
18. EXISTING SITE DRAINAGE
19. EXISTING SITE IRRIGATION
20. EXISTING SITE LIGHTING
21. EXISTING SITE FURNITURE
22. EXISTING SITE SIGNAGE
23. EXISTING SITE UTILITIES
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29. EXISTING SITE UTILITIES
30. EXISTING SITE UTILITIES

VICINITY MAP



PROPERTY LINE MARKER



GENERAL NOTES

1. OPEN UNFINISHED SPACES SHALL BE FINISHED TO FINISH FLOOR LEVEL. FINISHES SHALL BE DETERMINED BY THE ARCHITECT AND SHALL BE SHOWN ON THE FINISH SCHEDULE.
2. ALL FINISHES SHALL BE TESTED AND VERIFIED AS BEING SUITABLE FOR THE INTENDED USE. FINISHES SHALL BE APPLIED TO THE SURFACE TO WHICH THEY ARE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.
6. ALL SHOWER CLASS ENCLOSURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
7. TOILETS, BATHTUBS, SINKS AND SHOWERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.
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W. MONTICRISTO AVE. CENTER LINE

01 SITE PLAN

SCALE: 1/8" = 1'-0"

SHEET NUMBER

CS

COVER SHEET

OWNER: BEC VIOLLESTERA

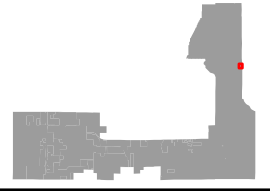
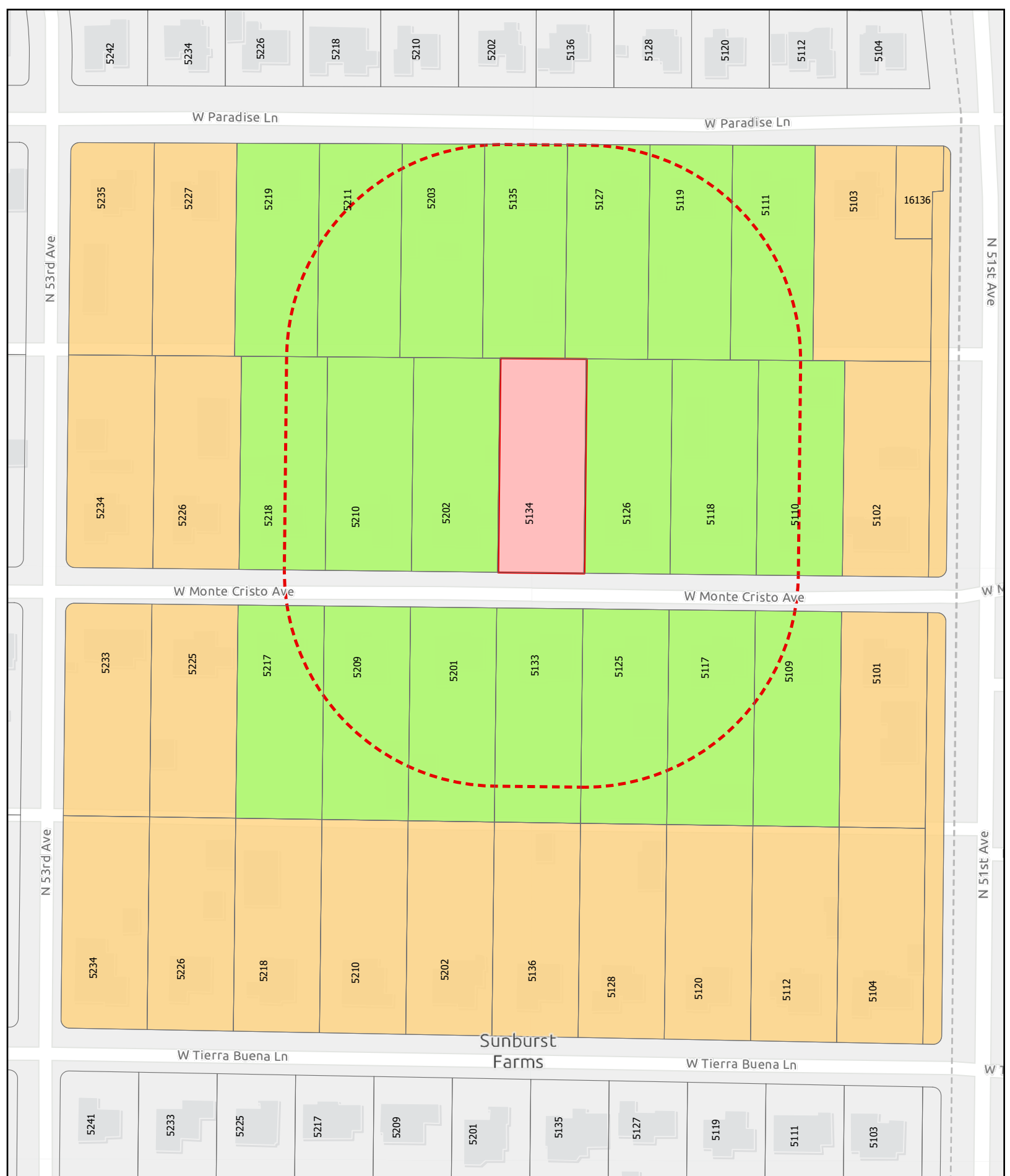
DATE: 08/23/2017

SHEET NUMBER





SHEET NUMBER

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Appendix B



Project Number: **VAR24-07**
 Buffer: 300 ft

-  Buffer
-  Project Location
-  Standard Area
-  Expanded Area

Appendix C

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Appendix D



Planning Division

NEIGHBORHOOD NOTIFICATION LETTER

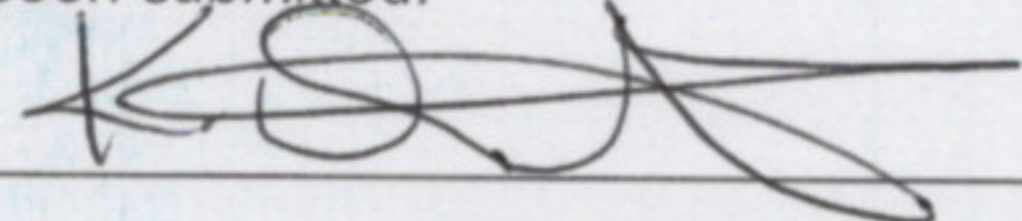
AFFIDAVIT OF MAILING

Case No. (if available) _____

Project Name: Bec Var 24-07

I, Kristopher Ontiveros 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.

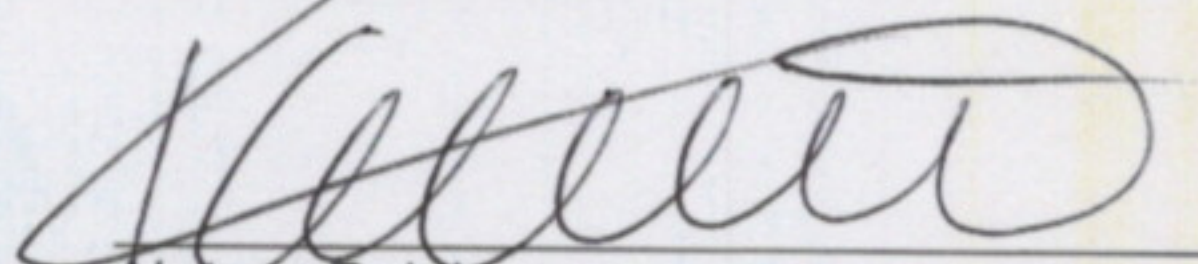
Applicant/Representative Signature: 

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 24th day of Oct., 2024


Notary Public

My Commission Expires:

10.2.2024

