

# Variance Request Letter

To: City of Glendale

## Description of proposed project:

The proposed project pertains to a variance request regarding the building height and setbacks within the Glendale, Arizona jurisdiction. The variance requests are minor in nature, and as shown below clearly meet all the parameters set forth in Unified Development Code-Section 35.6.209B Variance Criteria. Further, if granted, these Variances will not violate or circumvent any of the exclusionary parameters set forth in subsection.

Our intention is to get permit for the existing/current structure that fits the City of Glendale’s densification objectives.

We are requesting a minor variance to the following zoning by laws.

Siting of Buildings:

### Sunburst Farms PRD table ZON07-08

District	Min Net Lot Area	Mn. Width	Mn. Depth	Front Setback	Rear Setback	Side Setback	Street Side Setback	Max. Structure Ht.	Max Lot Coverage
A-1 (Currently)	40 Acres	N/A	N/A	75'	50'	50'	50'	30'	10%
SR-30	30,000	125'	175'	40'	40'	20'	20'	30'	25%
Approved SR-30 PRD	30,000	125'	175'	20'	40'	10'	15'	30'	30%

*\*Accessory structures: maximum of 16ft ht. as per Code for the SR District zoning.*

Side Setback: Variance from 10ft to 2ft (see Cover Sheet: Site Plan) that shows the current location of the RV Garage.

Building Height Limit: Variance from 16ft to 19ft (see A.02: Elevations & Section) that shows the existing height of the RV Garage.

Purpose of Request:

- The structure is intended for storage and there are no unique conditions on this one.
- The current maximum height for Accessory buildings does not satisfy the needs of an RV Garage.
- We would like to keep the RV Garage where it is located in order to maintain access via south.

There is no change in use, maintains the look and feel of the surrounding area, has no direct affect to surrounding properties and still follows the intent of the law.

- Does not deprive the neighborhood’s rights as the RV Garage is located 148 ft from the front side of the property, so mitigated noise level is created and avoids severely encroaching into the south to maintain its ideal usage.

- There are no utilities, wall foundations etc. running along East side of the property so the RV Garage fits well on the said area.
- Does not deprive the neighbor of rights as it directly replaces the structure that had been there for 40 years.

Any hardship caused by the provisions of the Unified Development Code is more than personal inconvenience or a financial hardship and is not the result of actions by the applicant:

- Having to move and decrease the height of the structure to satisfy the current laws.
- Incurring additional costs to remove the existing structure and reinstate a new one within required setbacks and building height requirements.
- Loss of amenities: Loss of existing P-Barn
- The applicant would not be able to enjoy their property with the same amenities afforded others in their neighborhood.


Existing unique circumstances/conditions on the subject property that prevents the universal application of the zoning standard:

- The location allows the applicant to utilize an existing driveway and gate to drive the RV directly into the garage.
- The said structure is originally intended to be built as a storage/ RV Garage was demolished due to falling apart as this was built 40 years ago. The purpose of the building did not change when replaced with new one.

We earnestly seek your favorable consideration and approval of this variance request, which encapsulates our commitment to excellence and responsible urban development. We thank you for your care and consideration in this matter and look forward to hearing from you.

Respectfully Submitted,

Kris Ontiveros  
312 Architect & Design



City of Glendale  
Development Services Department  
Planning Division

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Conditionally Approved

Approved

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BY

11/12/2024  
DATE