




312 ARCHITECT AND DESIGN

 City of Glendale Development Services Department Planning Division	
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aschwenner BY _____	10/3/2024 DATE _____

Date: September 3, 2024

Project: McDOWELL RESIDENCE – Addition to Existing

Address: 6339 W. CORRINE DR. GLENDALE, AZ.

APN: 200-76-216

Owner: MCDOWELL 2008 REVOCABLE TRUST

**VARIANCE:** Requesting for the west setback to be at 7 feet 4 inches instead of the standard 20 feet.

**Request**

Variance approval to reduce the west side building setback from twenty (20) feet to twelve (12) feet four (4) inches in the SR-30 zoning district for an RV garage addition to the primary residence.

**Background Information**

The property is a single-family residence built in 1981 and is a member of the Longhorn Ranch Unit 2 subdivision. The subject lot is located within an LDR 2.5 (Low Density Residential 1 – 2.5 dwelling units per acre) land use area in the Sahuaro council district and is 0.81 acres (38,078 square feet) in size. It is surrounded on all sides by lots within the same subdivision encompassing similar lot dimensions. Current conditions demonstrate that the subject property and its western neighbor each have side-entry garages that are setback a large distance from the property lines causing approximately an eighty-five (85) foot separation of structures.

**Project Details**

The proposed project includes construction of an RV garage attached to the existing home. The owners intend to change the access from a side to a front-entry garage that will accommodate their RV. Construction will not infringe upon the front building setback, however, an accommodation is requested to extend the structure beyond the side building setback. The side setback is twenty (20) feet from the property line, and the proposed addition will reduce that setback to twelve feet four inches (12'-4"). This will reduce the distance between neighboring structures to just under fifty (50) feet.



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- 1). The adjacent neighbor at west property were able to build the same intention wherein rights should be commonly enjoyed by both properties in the same zoning district.
- 2). The same adjacent neighbor at west property does not interfere with or alter the appropriate and legal use of both and all conforming properties in the same zoning district.
- 3). The request variance will not be detrimental to public interest, health, safety, or welfare.
- 4). Regarding the size of the garage. The owner will be running his underground utility consulting business from the garage, which will require the office and workshop. Additionally, they are avid car collectors, and have 6 vehicles, along with 3 recreational vehicles, with an approximate value of over \$900,000.
- 5). Within 400' of the subject property there are numerous detached, and attached, garages similar in size. There appears to be 2 additional properties that have similar, and or larger garages than what is being proposed.
- 6). The primary residence is currently 3,386sf, with a proposed garage enclosure of 520sf, which would bring the total sqft to 3,906sf. This would be larger than the proposed garage.