



City of Glendale
Development Services Department
Planning Division

-
- Failed
 - Conditionally Approved
 - Approved

aschwenner _____
BY

11/25/2024 _____
DATE

Citizen Participation Plan

**McDowell Residence Attached RV Garage
6339 W Corrine Dr
Glendale, AZ 85305**

**VAR24-19(SR24-0345)
November 25, 2024**

Project Description

The property owners request variance approval to reduce the west side building setback from twenty (20) feet to seven feet four inches (7'-4") in the SR-30 zoning district for an RV garage addition to the primary residence.

The subject lot is located within the Sahuaro council district and is 0.81 acres (38,078 square feet) in size. The existing residence includes a side entry garage that is setback fifty feet (50') from the property line and a distance of ninety feet (90') from the adjacent side entry garage. The owners propose constructing a front entry RV garage attached to the existing home and convert the existing garage to livable space. The proposed garage has been sized to contain multiple vehicles for these avid car collectors.

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 includes contact information for both the parcel Owner as well as the Architect/Project Manager who will document all correspondence regarding the project.

Affected Residents and/or Businesses

The adjacent property to the west of the subject property has a side entry garage that is forty feet (40') from the shared property line. No windows are proposed on the west side of the garage, and the existing six foot (6') height concrete property wall will remain in place. The standard rear setback of forty feet (40') is achieved with this design. Additionally, there are established trees along the rear property line that obscure views of the proposed structure from the south. Therefore, the project is not expected to affect neighboring residents.

Notification of Project Changes

Changes to the project did not occur, and subsequent mailings were not required.

Project Status

When citizens approach the Applicant with comments or concerns, the Applicant shall notify the project Planner via email. Applicant will include a proposed response and/or action to allay concerns.

Proposed Schedule

October 10, 2024 - Submitted Citizen Participation Plan to Planner

November 6, 2024 – Implementation Date (i.e. Mailed Notification Letters)

November 22, 2024 – Citizen Input Period Ended

November 25, 2024 – Submitted Citizen Participation Final Report to Planner

Appendix A

Notification Letter

DATE: 10/30/2024

312 Architect and Design
1100 E Washington St Suite 125
Phoenix AZ 85034
480-737-0064
admin@the312design.com

	City of Glendale Development Services Department Planning Division
<input type="checkbox"/> Failed	
<input type="checkbox"/> Conditionally Approved	
<input checked="" type="checkbox"/> Approved	
<div style="border: 1px solid black; height: 40px; width: 100%;"></div>	
aschwenner BY	11/4/2024 DATE

SUBJECT: Case Name and Number: McDowell Residence #24-0345

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 6339 W Corrine Dr in the Sahuaro District.

The property owners request variance approval to reduce the west side building setback from twenty (20) feet to seven feet four inches (7-4") in the SR-30 zoning district for an RV garage addition to the primary residence. The subject lot is located within the Sahuaro council district and is 0.81 acres (38,078 square feet) in size. The existing residence includes a side entry garage that is setback fifty feet (50') from the property line and a distance of ninety feet (90') from the adjacent side entry garage. The owners propose constructing a front entry RV garage attached to the existing home and convert the existing garage to livable space. The proposed garage has been sized to contain multiple vehicles for these avid car collectors.

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 (project planner's name) for the City of Glendale at (623) 930-2805

Comments must be received by

Friday, November 22, 2024

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



Sincerely,

Kristopher Ontiveros

Encl:

Site Plan

Photograph

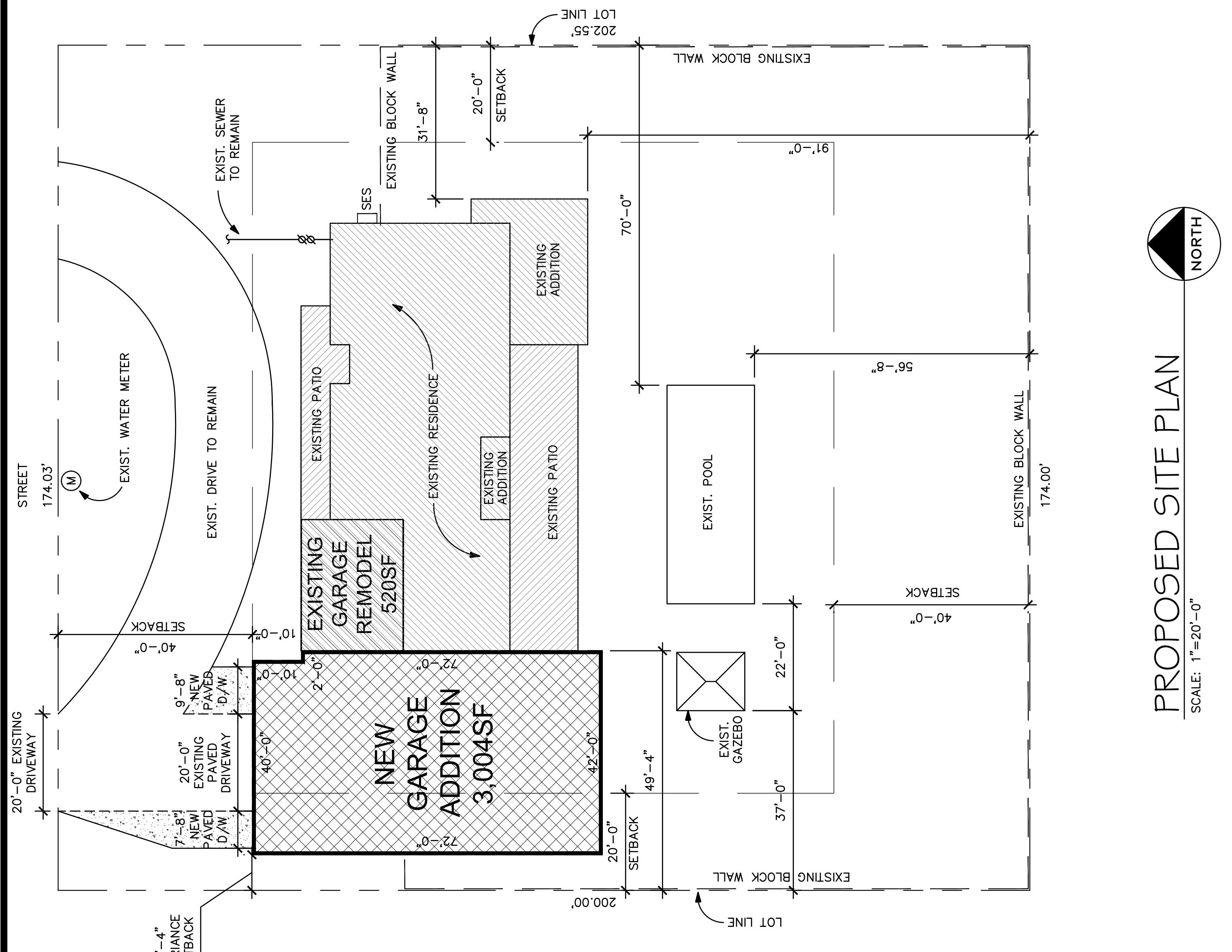
#	REVISION DESCRIPTION	DATE
1	FIRST ISSUE	MM/DD/YYYY

SHEET CONTENTS
**COVER
 SHEET
 SITE PLAN**

DRAWN BY: JGO
 CHECKED BY: 8.07.2024
 DATE:
 24" X 36" PAPER SIZE
 SHEET NUMBER

A.00

PERMIT NUMBER:



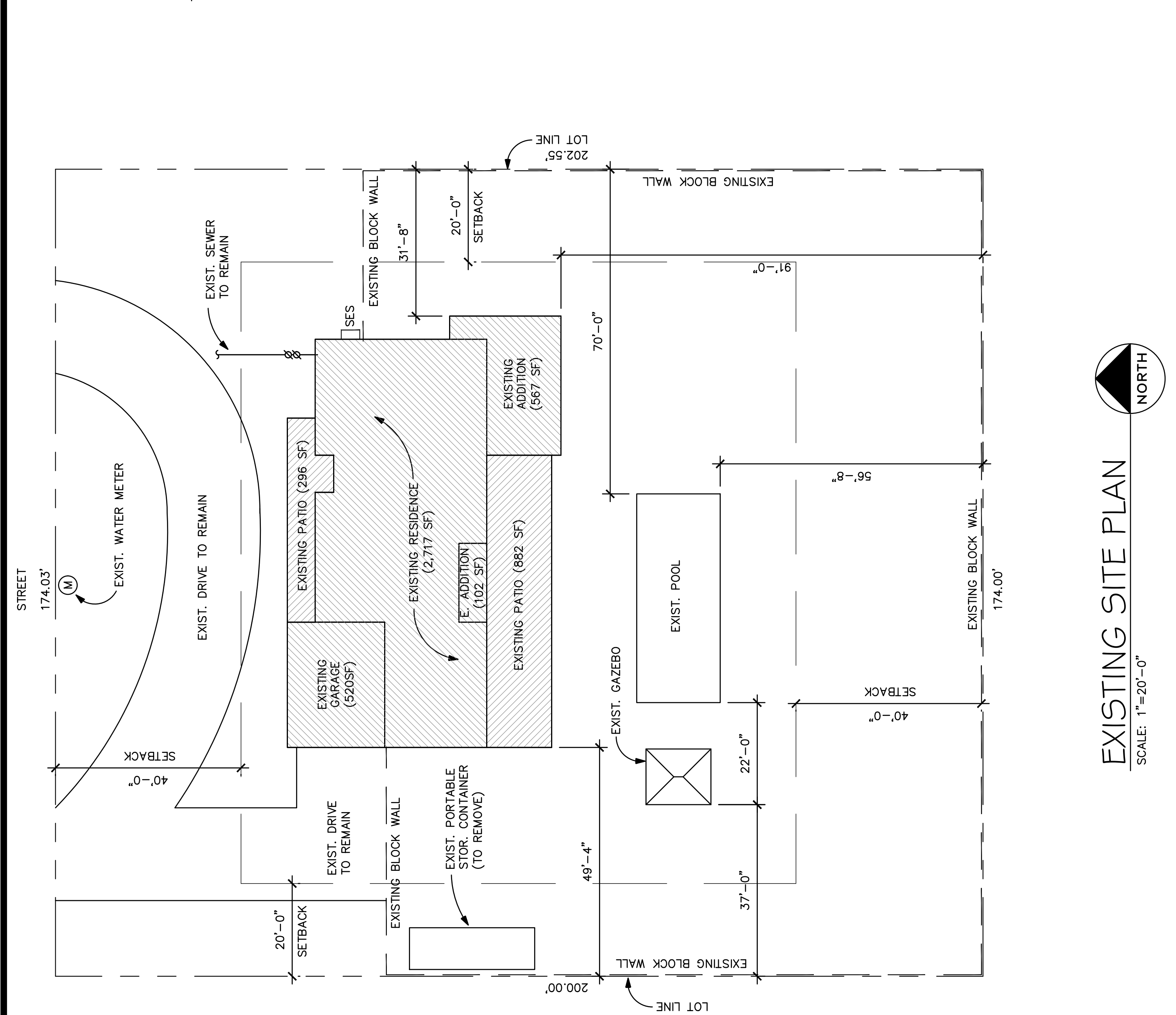
VICINITY MAP

CITY OF GLENDALE ADOPTED CODES (WITH AMENDMENTS):
 2012 IBC, 2012 IRC, 2012 IECC, 2012 UPC, 2012 IFCC, 2012 IFGC,
 2011 NEC AND 2009 IFC

PROJECT NAME:	MCDOWELL RESIDENCE
PROJECT ADDRESS:	6339 W. CORRINE DR. GLENDALE, AZ.
PARCEL NUMBER:	200-76-216
ZONING:	SR-30

PROPERTY COVERAGE CALCULATIONS (Sq. Ft.)	
EXISTING HOUSE:	3,906
EXISTING FRONT COV. PATIO:	296
EXISTING REAR COV. PATIO:	882
NEW ADDITION LIVABLE & 5-CAR+RV GARAGE	3,004
TOTAL AREA:	8,088
LOT SIZE:	35,078
TOTAL LOT COVERAGE:	23.05%

25% MAX. LOT COVERAGE
 SETBACKS:
 FRONT: 40'
 REAR: 40'
 SIDE: 20' VARIANCE REQUEST : 7'-4" ON WEST



SHEET INDEX

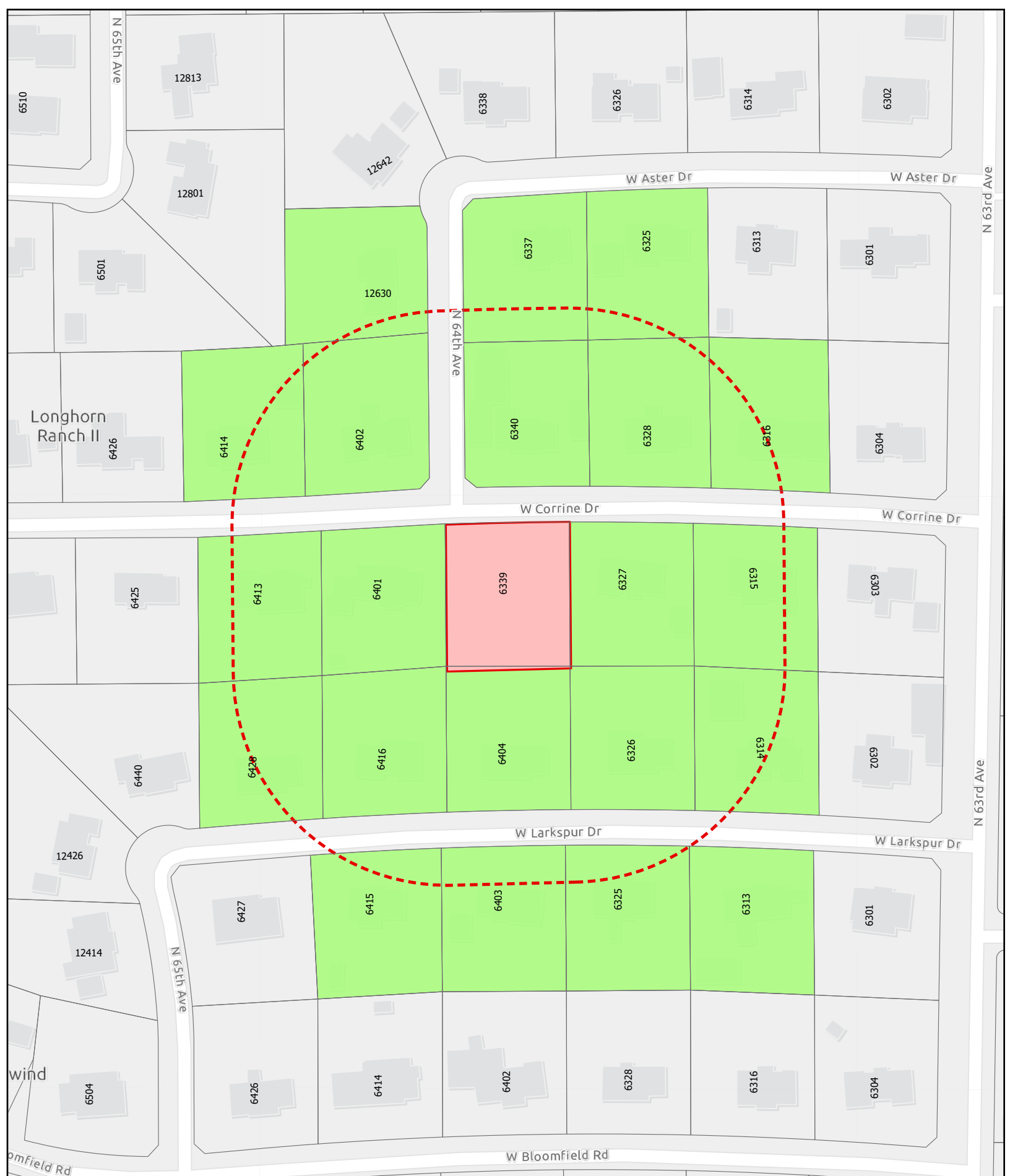
A1	SITE PLAN
A2	FLOOR AND FOUNDATION PLAN
A3	ROOF FRAMING PLANS AND DETAILS
A4	ELECTRICAL PLAN
A5	ELEVATIONS
A6	SECTION AND GENERAL NOTES

City of Glendale
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

Failed
 Conditionally Approved
 Approved
VARIANCE APPROVAL REQUIRED

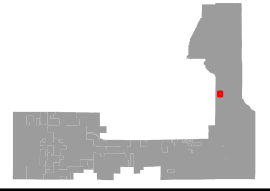
BY: aschwanner
 DATE: 10/28/2024

Appendix B



Project Number: **SR24-0345**
 Buffer: 300 ft

-  Buffer
-  Project Location
-  Standard Area
-  Expanded Area



Appendix C

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Schwenner, Amy

From: Schwenner, Amy
Sent: Tuesday, November 12, 2024 10:13 AM
To: Kristopher Ontiveros; 312 Admin
Subject: SR24-0345 6339 W Corrine Dr

Hi Kris,

I just want to let you know that I received a voicemail yesterday that will go into the Citizen Participation Final Report. 11/11/24 at 10:40 am from **REDACTED** who said she received a letter about someone wanting to build an RV garage at 6339 W Corrine Dr. She has no problem with it, it's ok with her.

Thanks,
Amy

Schwenner, Amy

From: Schwenner, Amy
Sent: Friday, November 22, 2024 2:19 PM
To: Kristopher Ontiveros
Subject: SR24-0345 6339 W Corinne

Hi Kris,

I just wanted to let you know that I received a voicemail yesterday opposing the McDowell variance. He feels setbacks are adequate and garages should not be attached to dwelling units. He lives on the next street. It will be listed as a call received, but he did not leave his name, phone number or address in order for us to discuss the case further.

Thanks,
Amy