

City of Glendale
Development Services Department
Planning Division

Failed
 Conditionally Approved
 Approved

VAR24-08 Narrative

Sydney Tirella
BY

12/3/2024
DATE



INSIGHTDESIGN

10/20/2024

Residence: RV Garage with Casita/ 17318 North 64th Lane, Glendale AZ 85308

APN 200-45-0354 / VAR24-08

Narrative

We wish to build an RV garage and casita at our residence at 17318 N. 64th Lane, Glendale, AZ 85308. The building will be similar in scope to our neighbors on each side directly to the North and East. Their RV garages are approximately 21 to 24 feet in height. Our goal is to match our existing home in look and build so that the RV has a gable roof. This request is for a Variance to allow a maximum of 20'-10" in zoning district as the maximum height in the RR-45 Zoning District as the maximum height provide in the Unified Development Code of 16'-0"

The height of our proposed garage is 20' 10". The COG's new maximum height of 16 feet requires us to apply for a variance to build the RV garage with a gable roof. Since a garage door is typically 14 feet high and the header above the garage door is 12 inches minimum, that would make the top plate 15 feet. The depth of the roof truss could be anywhere from 3

to 4 feet. It is for these reasons we are applying for a variance.

The placement of the RV garage and casita will be on the southwest of our lot, farthest away from our neighbors on 64th Lane. The proposed RV garage is 1664 SF and its dimensions are 52' L x 32' W x 20' 10" H. The proposed casita is 1024 SF and its dimensions are 38' x 32' with a covered porch and carport of 762 SF. The lot is 1.25 acres.

Thank you

Mark Lewis

Insight Design LLC

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