



- Failed
- Conditionally Approved
- Approved

VAR24-08 Citizen Participation Final Report

Sydney Tirella
BY

9/12/2024
DATE

CITIZEN PARTICIPATION FINAL REPORT

PROJECT: WILSON RESIDENCE: RV GARAGE WITH CASITA

LOCATION: 17318 N 64TH LANE, GLENDALE, AZ 85308

APN: 200-45-003B

CASE NUMBER: VAR 24-08

PROPOSED PROJECT – BRIEF DESCRIPTION

The Wilsons wish to build an RV garage and casita at their residence. The building will be similar in scope and size to our neighbors on each side directly to the North and East. This request is for a Variance to allow a maximum of 20' 10" in the RR-45 Zoning District as the maximum height provided in the Unified Development Code is 16'.

The height of the proposed garage is 20' 10'. The COG's new maximum height of 16 feet requires an application and subsequent approval for a variance in order to build the RV garage. 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 the lot. 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.

CITIZEN PARTICIPATION PLAN – BRIEF OVERVIEW

Public notification of this project included a notification letter with a two-week period for comments. The notification letter was mailed on August 9, 2024, to those identified by our Project Planner including individuals on the "Interested Parties" list currently maintained and provided by Planning.

Because neighborhood meetings were not required for citizen participation plan we did not hold any.

- Total number of parties notified: 188 (5 mail pieces returned)
- Responses received: 1 Text; 4 Voice Messages.

Responses are general and neutral, and mostly inquired about why they received letters. Respondents were called back and it was explained to them the reason for the letter. No further action was required.

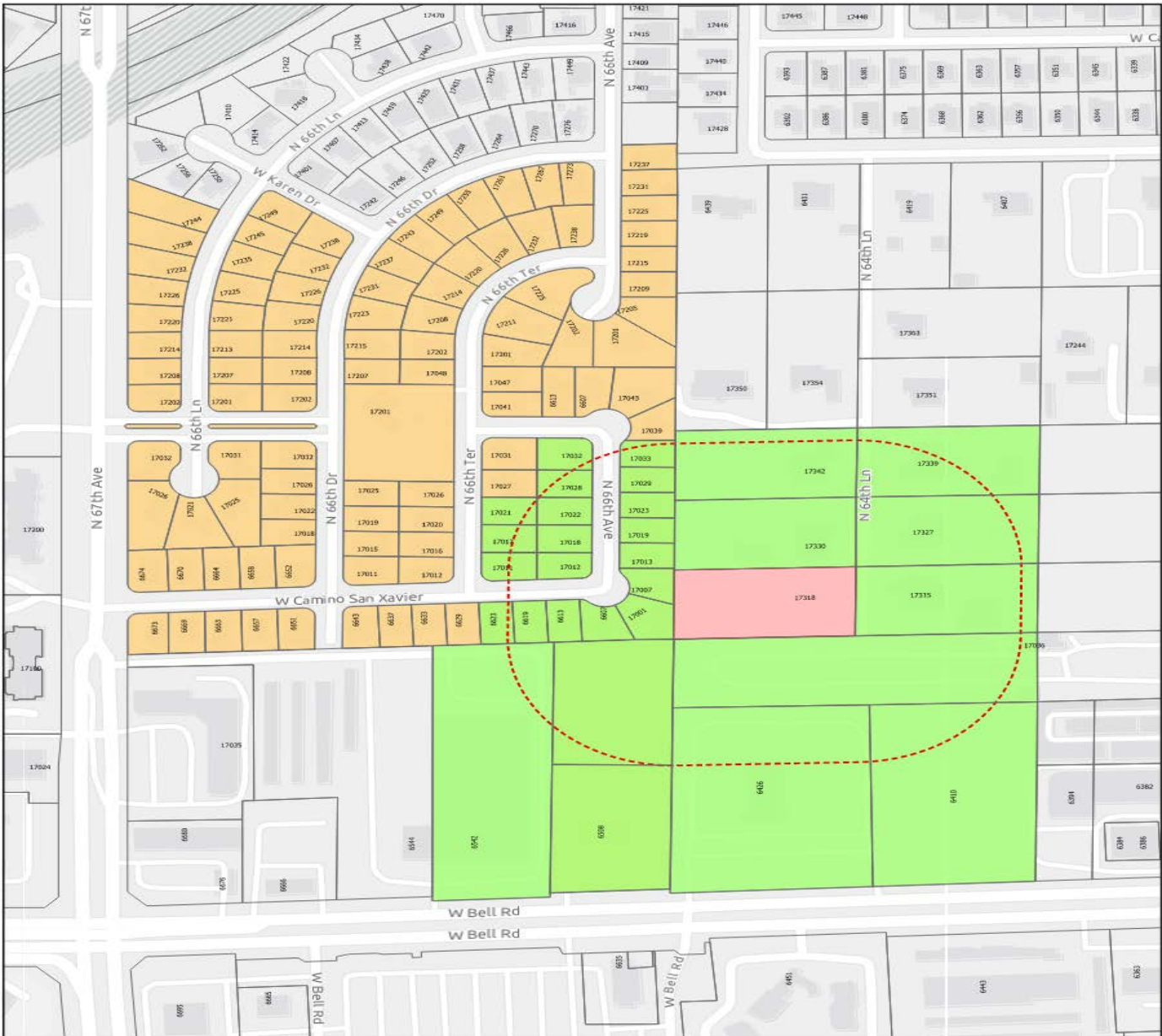
No concerns were noted, and the responses received did not warrant revision to the initial proposal.

Attached you will find:

- an outlined map of the specific areas where residents and property owners who were notified are located.
- the complete mailing list used which includes all individuals located in the notice area, homeowners' associations, individuals on the district's "Interested Parties" list, and individuals on the "Additional Notification" list.
- Affidavit of mailing, signed and notarized
- texts or transcripts of voice messages sent.
- scans of returned notification letters

NEIGHBORHOOD NOTIFICATION AREA

NAME / TYPE OF REQUEST:	Wilson Garage & Casita		
LOCATION:	17318 North 64 th Lane		
REQUEST:	The applicant is requesting review of a Variance by the Board of Adjustment to increase the maximum detached accessory structure height to 20' 10" for the development of an RV garage and casita.		
ZONING DISTRICT: RR-45 (Rural Residential)	COUNCIL DISTRICT: Sahuaro		
FORMAL APPLICATION SUBMITTED: No			





Planning Division

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) SR 24-0354

Project Name: Wilson Residence: RV GARAGE WITH CASITA

I, Alysa P. Wilson 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: Alysa P. Wilson

STATE OF ARIZONA

SS.

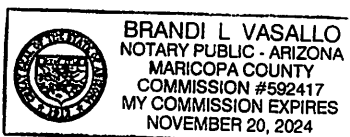
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 10th day of September, 2024

Brandi L Vasallo
Notary Public

My Commission Expires:

November 20, 2024.



Voice Message Transcripts or Text Received in Response to Notification Letter

18147956337 Deposited a new message 8/14/2024

"Hi, this message is for Brian or Aliya Wilson. My name is Elise Loya. I'm actually one of your neighbors. Um I received a letter from the city of Glendale land use application. It's addressed to me, but when I opened the envelope, it's actually got your name. Uh looks like some type of application for a garage. I'm not sure to go ahead and give this to you if you want it or if you've already received a copy, but I'm sure this letter is pretty important to you if you could give me a call back area code 8147956337. Thank you."

16234863794 Deposited a new message 8/14/2024

"Yes, I'm calling about a letter I received, and I think you sent it to the wrong person. Uh My, my name is Karen. My phone number is 6234863794. This is for a Wilson resident in a garage with Casita. I have no idea who this person is. Uh, please give me a call back to let me know why this was sent to my name. Why I do not know. Uh, it says City of Glendale Land Use application. Um Please give me a call back. Thank you again. It's 6234863794. I do not have any text or cell phone. You have to go ahead and actually leave me a voicemail on my home phone number. I thank you for your time and uh please get back to me with about this because I don't know what is going on. Thank you."

16232297477 Deposited a new message 8/14/2024

"Hi, this is Mel R. I'm trying to reach Brian or Aliya Wilson. I have mail that was supposed to go to them was sent to me instead from the city of Glendale land use application to come by my house over here on Cata comp plan, a mobile home park. I have the letter for you and you can come and pick it up. My phone number is 6232297477. Ok. Thank you."

Text from 5=623-760-6440 8/12/2024

We don't know you but this came addressed to us today. Your phone number is on here so I'm texting you the contents.

Kind Regards, Terry Ps.. good luck on your build!

12186862632 Deposited a new message 8/14/2024

"Ok. Hi, Brian D and Aliya Wilson. I received a letter from you. My name's Ernie. I live in that trailer park. Why you're sending me this information on this place you're building? I wish you the best of luck. I don't know why you're calling or writing me a letter about it. Um, my number is 28 686 2632. Thank you. Bye bye."