



Sawin Garage Addition VAR24-10

Board of Adjustment Hearing – March 13, 2025

Gurnoor K. Tschudy
Associate Planner





Request

A variance request by Richard Sawin to reduce the side setback from the required twenty feet (20'-0") to seven feet four inches (7'-4") for an addition to the existing garage, in the SR-30 (Suburban Residence) zoning district. The site is located at 6416 W Wethersfield Rd., Glendale, AZ 85304 in the Sahuaro District.

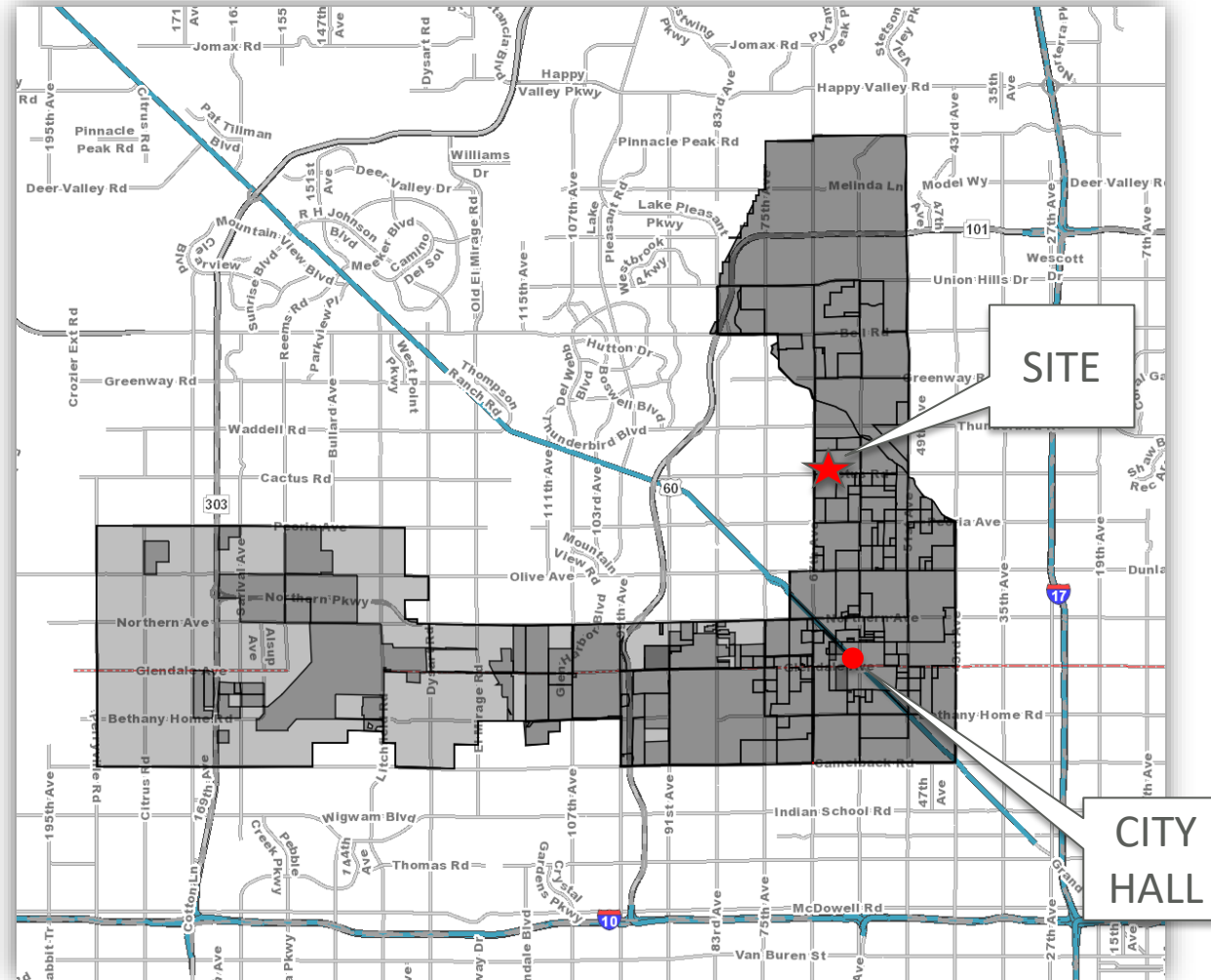
Applicant / Owner:

- Richard Sawin



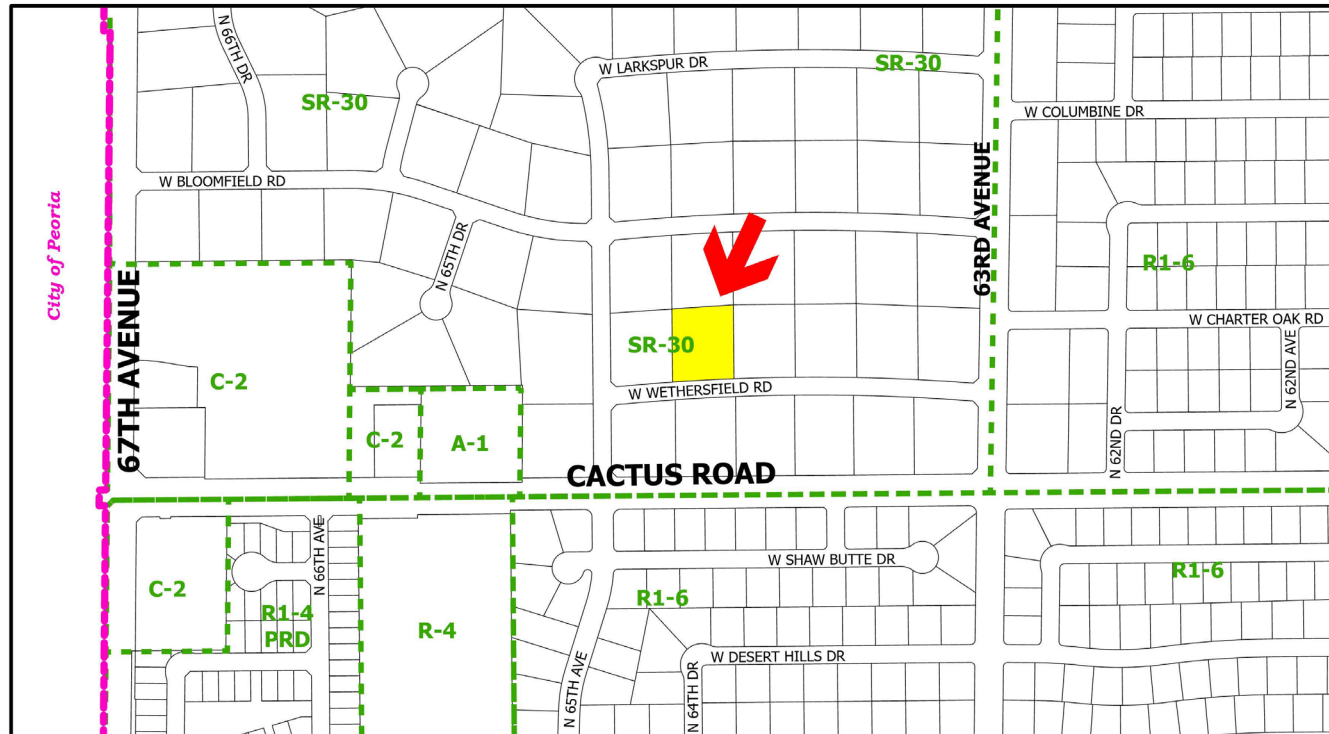
Vicinity Map


Northeast corner of
65th Avenue
and Cactus
Road



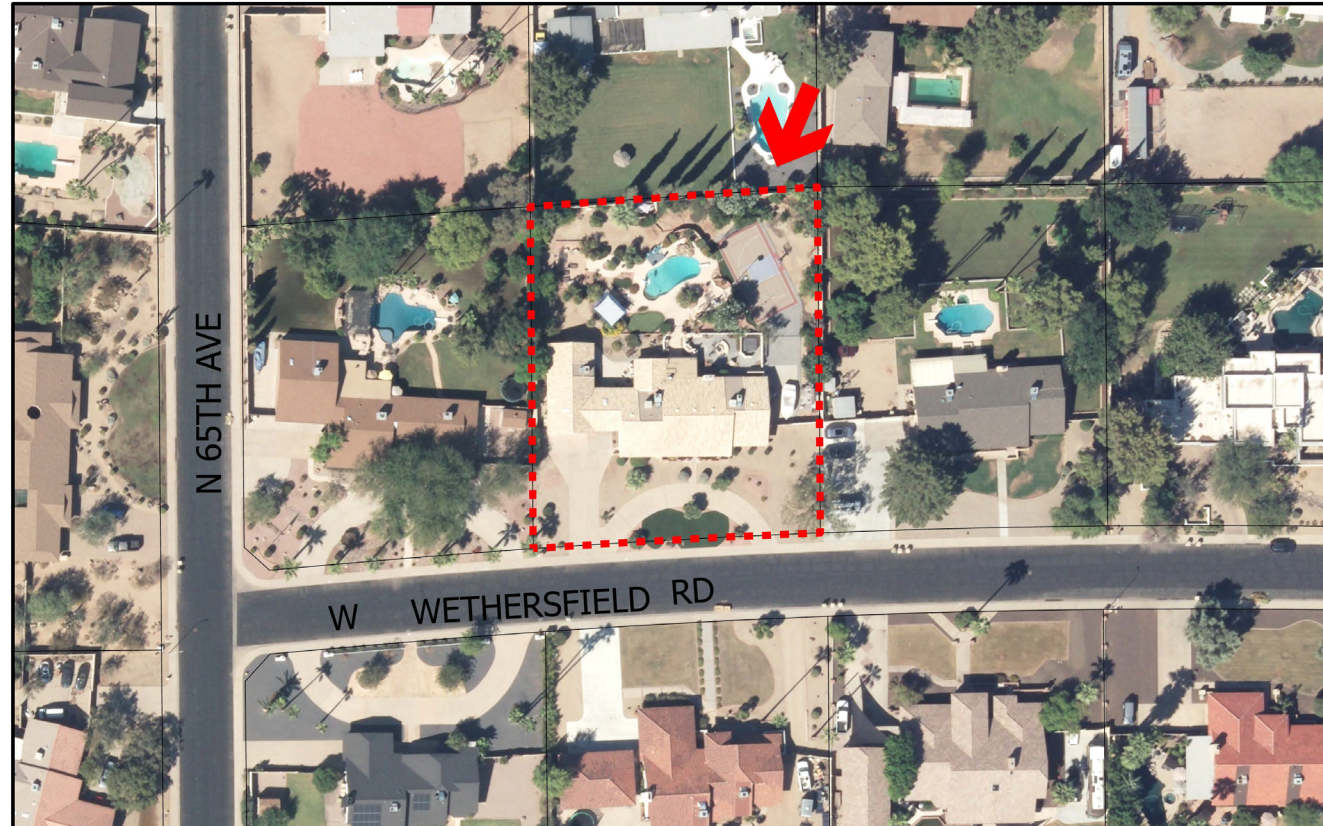


Zoning Map



 <p>SAWIN GARAGE ADDITION VARIANCE (VAR24-10)</p>	<p>REQUEST TO REDUCE THE SIDE SETBACK FROM THE REQUIRED 20' TO 7' 4" FOR AN ADDITION TO AN EXISTING GARAGE IN THE SR-30 (SUBURBAN RESIDENCE) ZONING DISTRICT.</p>
<p>LOCATION 6416 W. WETHERSFIELD ROAD</p>	

Aerial Map



Aerial Date: October 2023



**SAWIN GARAGE
ADDITION VARIANCE
(VAR24-10)**



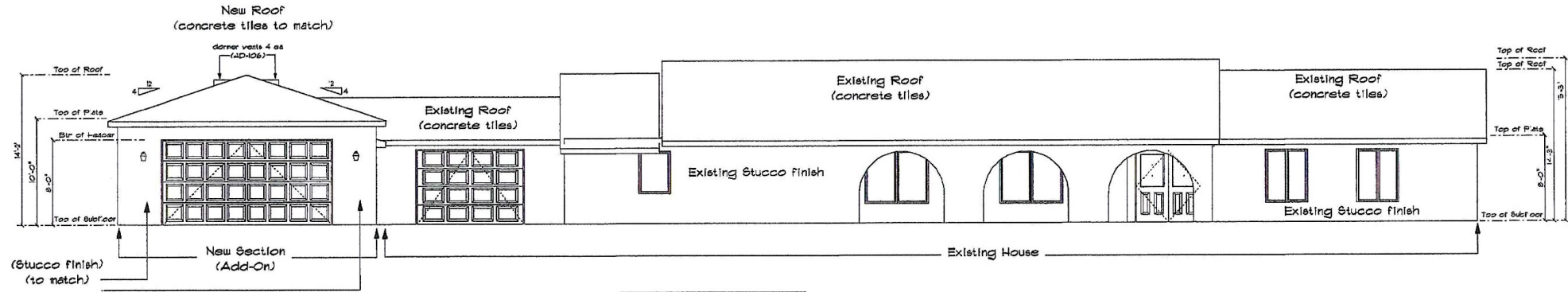


Project Details

- Size: 36,315 square feet
- Specific Use: Residential
- Proposal: 667 square feet addition to the existing, attached garage.
- Setbacks: 7-feet 4-inches (7'-4") side / 40-feet (40') front
- Hardship: The owner purchased the property in 2005, with the existing attached garage at a side setback of seven-feet four-inches (7'-4") from the western property line.

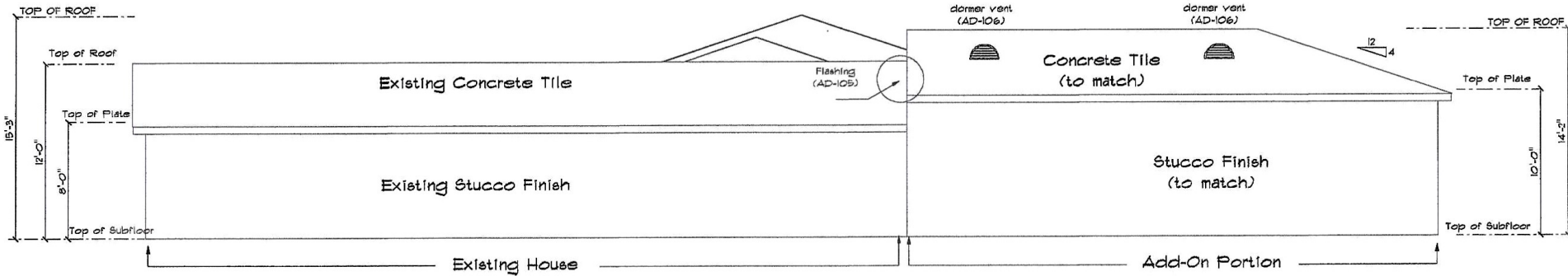


Conceptual Elevations



Attic Ventilation Calculations :
 Garage (NEW Portion) : 667.0 sq ft
 1/150 of 667.0 =
 4.45 sq ft vent needed
 7.75 sq ft ACTUAL

FRONT ELEVATION
 SCALE: 3/16" = 1'-0"



LEFT ELEVATION
 SCALE: 1/4" = 1'-0"



Public Involvement

- Notification Letters: December 5, 2024
- Site Posting: February 12, 2025
- Reminder Postcards: February 14, 2025
- Notice of Public Hearing: February 19, 2025

- The applicant received four (4) letters and one (1) email, all in support of their variance request.



Findings & Analysis

- Special conditions to property not self-imposed:
 - The property owner bought the property in 2005 with the existing garage at the side setback of seven-feet four-inches (7'-4") from the western property line.
- Standard deprives appellant common rights:
 - Required side setback creates a non-functional area.
- No detrimental effect on area:
 - Immediate neighbor to the west, provided a letter of support.
 - The proposed is in line with the development character existing within this residential subdivision.



Recommendation

If the Board decides to grant the variance, the following stipulation is recommended:

- Development shall be in conformance with the applicable project narrative, and site plan, planner approved date stamped November 22, 2024.



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