

## Garage Addition Consideration

Richard Sawin

6416 W. Wethersfield Road

Glendale, AZ 85304

VAR24-10

Project Narrative - Planner approved 11.22.2024

Garage addition request overview:

Please find this submission for an addition to our current garage structure to ensure safety and equal equity opportunity for our home. My family is applying for a variance application with the City of Glendale. Our property, where we have lived since 2005, is located at 6416 W. Wethersfield Road in the Sahuaro District.

- SR-30 zoning the UDC states:

	<u>Square Feet</u>
○ Lot size at 6416 W. Wethersfield	36,315
○ <i>Maximum lot coverage allowed: 25%</i>	9,078
○ Current lot coverage	5,434
○ Addition to current garage	667
○ New total residence home size	6,101
▪ <b>16.8% of total lot coverage</b>	
○ Set back from front property line	40-feet
▪ Addition will be 40' set back from front property line	
▪ <b>Within code guidelines</b>	
○ Front yard	
▪ Front lot size at 6416 W Wethersfield	11,000
▪ <i>Code: No more than 40% of front yard area portion of property that is located on the street side may be improved with dustproof driveway, parking, or maneuvering area</i>	4,400
▪ Current lot coverage	3,300
▪ Addition will be built over 90% of current driveway	
▪ 10% of additional concrete	330
▪ Total front yard coverage with addition	3,630
○ <b>33% of front yard coverage</b>	
- Unified Development Code – Section 35.6.209B – Variance Criteria
  - Safety of my vehicles
    - Currently my wife’s vehicle is parked in our front driveway
      - We have two classic cars in our garage currently that cannot sit outside for theft and sun damage concerns
    - Vehicle in the driveway has already been gone through and items taken when the vehicle was parked in my driveway.
      - Please note I did not file a police report because the vehicle was mistakenly left unlocked, but it was 35’ from the street and only 25’ from my front door and yet the vehicle was still rummaged through, and items were stolen.
    - AZ elements to the vehicle and convertible top are already showing signs of damage.

- Current UDC code will deprive me of equity
  - Lot size is just under one acre with a sizeable amount of space in the front yard
  - Twenty-six (26) other homes in my subdivision already have similar or larger dwellings currently adding equity potential and higher demand for these properties
  - I have a third classic car being restored (1940 Ford pickup that was my dad's) that will be arriving in late 2024 and I will need secure garage space for this vehicle.
    - My wife and I are avid car enthusiast and one of the reasons we purchased this lot was seeing the existing garages throughout our neighborhood supporting our hopes for future space that will allow us to continue to collect and enjoy these types of classic vehicles that require secured garage space
  
- Garage was constructed prior to my purchase of the home in 2005, not a result of my actions
  - The current garage runs parallel to my West property line
    - Shared with 6428 W. Wethersfield Randy and Bonnie Liljenquist owner
      - Owner supports my variance request (see attached)
    - Distance from the property line is 7' 4"
      - Requesting extension forward toward Wethersfield Road maintaining the same distance from property line
  
- Granting this variance will not interfere with or alter the appropriate and legal use of adjacent property in the same zone
  - I have attached a 3D rendering of how the house will look upon completion
  - Maintaining the same width as my current garage and same distance from property line. I am NOT constructing an RV garage and the forward pitch will match my current house pitch. Front set-back will comply with current code. Most, if not all, people looking at my home would never know we added additional space.
  - I have included signatures and additional letters of support from my adjoining neighbors that fully support the addition to our current garage.

6428 W Wethersfield Road Randy and Bonnie Liljenquist

Signature: Randy Liljenquist Bonnie Liljenquist

West property line

Date: 7/31/24

6404 W Wethersfield Road Bobby and Andrea Vasquez

Signature: Andrea Vasquez

East property line

Date: 7/31/24

6415 W Wethersfield Road Roger and Sara Meyer

Signature: Roger Meyer

South directly across the street

Date: 7/31/24

6403 Wethersfield Road Bart and Rachel Langland

Signature: Bart Langland

Southeast across the street

Date: 7/31/24

6427 Wethersfield Road - House was sold LY and is vacant and/or being used as a VRBO, contributing to the reason for the garage addition to ensure our vehicles are secured inside Southwest across the street