


Citizen Participation Final Report

Walls Residence Detached Garage
8011 W Krall St
Glendale, AZ 85303

	City of Glendale Development Services Department Planning Division
<hr/>	
<input type="checkbox"/> Failed	
<input type="checkbox"/> Conditionally Approved	
<input checked="" type="checkbox"/> Approved	
<div style="border: 1px solid black; height: 60px; width: 100%;"></div>	
aschwenner BY _____	1/31/2025 DATE _____

VAR24-20(SR24-0636)
January 31, 2025

Project Description

The applicant requested a variance to reduce the side and rear setbacks for a detached workshop/RV garage from 29 feet to five feet and increase the maximum height from 16 feet to 20 feet. The property totals 11,016 square feet, and the current roofed area is 2,904 square feet creating a lot coverage of 26%. This R1-8 zoned property has a maximum lot coverage of 40%. The odd shape of the lot presents an issue when applying the setbacks required for detached accessory structures. The setbacks limit the size of a structure to 312 sf in an unusable trapezoidal shape.

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. The letter included contact information for both the Applicant as well as the City Planner. A copy of this letter and site plan can be found as Appendix A, the Notification Map in Appendix B, Recipient List in Appendix C, and Affidavit of Mailing in Appendix D.

Affected Residents and/or Businesses

The rear and side neighbors to the west and northwest of the residence are the only parties affected by the proposed structure. However, both neighbors have established vegetation that will obscure at least 50% of the proposed structure from view.

Project Changes

Changes to the project have not occurred.

Project Status

No comments or concerns were received by the Applicant or Planner.

Schedule

December 19, 2024 - Submitted Citizen Participation Plan to Planner

January 10, 2025 – Implementation Date (i.e. Mailed Notification Letters)

January 28, 2025 – Citizen Input Period Ends

January 31, 2025 – Submitted Citizen Participation Final Report to Planner

Appendix A

Danny Walls
8011 W. Krall St.
Glendale, AZ 85303
Phone: (623) 229-8697
Email: canyonwalls@yahoo.com

December 23, 2024

SUBJECT: VAR24-20(SR24-0636) Walls' Residence Detached Structure

Dear Neighbor:

This letter is to inform you that I am applying for a Variance with the City of Glendale. The property is located at 8011 West Krall Street in the Yucca Council District.

I am applying for a variance to reduce accessory structure setbacks and increase the maximum structure height for a detached RV garage. Several homeowners in our neighborhood of Chaparral Country Estates currently enjoy relief from setback requirements and have built detached garages that enhance the value of their property and the adjacent properties as well.

Current zoning requirements limit my ability to construct only in the shaded area identified on the enclosed Site Plan. I would like to build a usable structure as shown in yellow. This requires reduction of both the side and rear setbacks to five feet (5'). Current requirements also only allow me to build to a maximum height of sixteen feet (16') where I request twenty-three feet (23') to accommodate both the RV and garage door mechanical equipment.

If you have comments or concerns regarding this project, please write, email, or call using the contact information above or by contacting the City Planner assigned to this project, Amy Schwenner at (623) 930-2805 or aschwenner@glendaleaz.com. Comments must be received by January 10, 2025.

A postcard detailing the date and time this project is scheduled to be heard by the Board of Adjustment will be mailed to those property owners highlighted in green on the enclosed Neighborhood Notification Map. If you are not included in this area and would like to be added to the mailing list, please scan the following QR code and fill in the requested info.



Sincerely,

Danny Walls

Encl: Site Plan
Neighborhood Notification Map

Map 8011 W Krall St



**Proposed
44'x16.5'x20'
Workshop
(726 sf)**

Setback Reference

Structure Height	Setback Required
7	3
8	5
9	7
10	9
11	11
12	13
13	15
14	17
15	19
16'	21
17	23
18	25
19	27
20	29

*Setback is more restrictive of building setback or table above
 **Max height is 16' in R1, RR, SR; Max height is 20' in A1

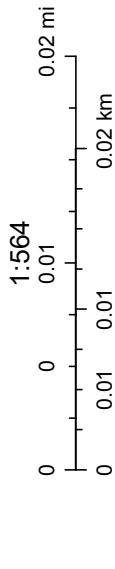
1. Red Dashed Lines are existing building setbacks
2. Black Dashed Lines are accessory building setbacks
3. Blue Dashed Lines are proposed accessory setbacks

Buildable area per standard setbacks (~312 sf)

City of Glendale
 Development Services Department
 Planning Division

Failed
 Conditionally Approved
 Approved

aschwanner _____ 9/13/2024
 BY DATE

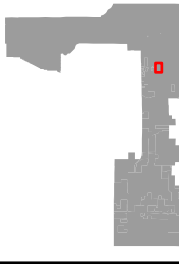


Appendix B



- Buffer
- Project Location
- Standard Area
- Expanded Area

Project Number: **VAR24-20**
Buffer: 300 ft



Appendix C

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Appendix D



Planning Division

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) VAR24-20

Project Name: WALLS RV GARAGE

Danny Edward WALLS 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: [Signature]

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 20th day of December, 2024

[Signature]
Notary Public

My Commission Expires: 05-13-2028

