


Citizen Participation Final Report

**Cebreros Sanchez Residence
Attached and Detached Garages
5615 N 83rd Ave
Glendale, AZ 85303**

 City of Glendale
Development Services Department
Planning Division

Failed
 Conditionally Approved
 Approved

aschwenner _____ 3/25/2025
BY DATE

**VAR24-18(SR24-0368)
March 24, 2025**

Project Description

Mr. Cebreros Sanchez is self-employed. He owns and operates his business out of his house. He owns multiple vehicles, some for personal use, some belong to other members of his family. He also owns large trucks and construction equipment. The new detached garage is needed to house his trucks and trailers. Thus he needs a larger space than the average 9.5'x18' parking space. He also needs to shelter the business and family vehicles from the Arizona weather.

The first request is for a detached garage constructed in the southeast corner of the property. This structure went through the proper review and permit process. However, during construction and framing of the structure, the owner was out of town for a considerable amount of time. Due to a language barrier, and miscommunication with the general contractor, the maximum height of the roof went up from the permitted 15 feet to 18 feet. This structure is unable to pass inspection because it does not match the permit documents, and a new permit cannot be issued without a variance to the height.

The new garage will be attached to the Southwest corner of his existing house. This is the only open space available that will not restrict any ingress or egress at the present property. Because he can't build the new garage over the existing leach field, there is no other choice to the owner but to use the southwest corner open area. The new garage is proposed to be 15 feet away from the southern property line and 10 feet away from the western property line. Therefore, we request an adjustment of the west building setback to be 10 feet instead of the current 25 feet.

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. A copy of this letter can be found as Appendix A, the Notification Map in Appendix B, and List of Property Owners in Appendix C. The letter includes contact information for both the parcel Owner as well as the City Planner.

Affected Residents and/or Businesses

As a result of the initial mailing, three members of the adjacent Home Owner's Association contacted the Planner to state opposition to this project. Only one of these responses provided slight detail as to why they were in opposition, but no further explanation was provided. These comments are included as Appendix D.

Project Changes

During final review, the City Planner identified discrepancies with the initial mailing. A second notification letter was mailed to the same list of property owners detailing the changes. One response was received as a result of this clarification that is inconsequential to the proposal. This response is included with the previous notes in Appendix D.

Schedule

October 18, 2024 - Submitted Citizen Participation Plan to Planner

October 28, 2024 – Implementation Date (i.e. Mailed Notification Letters)

February 27, 2025 – Notification Supplement Mailed

March 24, 2025 – Submitted Citizen Participation Final Report to Planner

APPENDIX A

Sam Fattohy
4305 E. Hashknife Road
Phoenix, AZ 85050
Phone: (480) 277-0502
Email: sfattohy@gmail.com

October 28, 2024

SUBJECT: Variance for Attached and Detached Garages

Dear Neighbor:

This letter is to inform you that I am applying for a Variance with the City of Glendale on behalf of Mr. Jesus Sanchez-Cebreros. The property is located at 5615 N 83rd Avenue in the Yucca Council District.

This property is zoned SR-17 (Suburban Residence) and is surrounded by residential lots with the same zoning designation. The lot size is 0.77 acres and includes a septic system.

Due to the Owner's home-based business, he must store trucks, trailers and equipment. He obtained the proper building permits for a detached garage in which to store these items in 2023. However, a miscommunication occurred during construction that caused the structure to be built six (6) feet taller than was approved. A variance in building height and rear setback are required to complete this project.

Additionally, Mr. Sanchez-Cebreros owns several vehicles that he would like to park indoors for both his convenience and neighborhood beautification. He is proposing the construction of an attached RV garage that will be ten (10) feet away from the side property line. This location was selected due to the aforementioned septic system. A variance is required to reduce the setback from thirty (30) feet.

I have included a site plan to orient you on this project, and I am happy to answer any questions or concerns you may have. Please contact me via the info above or you may contact Amy Schwenner, Planner for the City of Glendale at (623) 930-2805 or via email at aschwenner@glendaleaz.com. Comments must be received by November 15, 2024.

A postcard detailing the date and time this project will appear in front of the Board of Adjustment will be mailed to those property owners highlighted in green on the attached 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,

Sam Fattohy

Encl: Notification Map
Proposed Site Plan

APPENDIX B

APPENDIX C

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APPENDIX D

From: [Schwenner, Amy](#)
To: REDACTED
Cc: [Sam Fattohy](#)
Subject: RE: Variance 5615 N 83rd Ave
Date: Monday, November 18, 2024 10:20:00 AM

Thank you for contacting us, REDACTED

The unfinished structure is one of the items referred to in the variance request. A miscommunication during construction while the owner was out of town led to the structure being built taller than was approved. This caused the building department to withhold the permit. The variance is required in order for the owner to complete the project.

I am concerned by your comment that the structures will cause undue harm to the adjacent owners. I have asked the architect to contact you on behalf of the owner to obtain more information.

Thank you,
Amy

From: REDACTED
Sent: Friday, November 15, 2024 10:42 AM
To: Schwenner, Amy <ASchwenner@GLENDALEAZ.com>
Subject: Fwd: Variance 5615 N 83rd Ave

Good morning I sent this yesterday but had typo in the email address I hope it's still considered timely thank you

----- Forwarded message -----

From: REDACTED
Date: Thu, Nov 14, 2024, 7:57 AM
Subject: Variance 5615 N 83rd Ave
To: <aschwenner@glendalaz.com>

Good Morning Ms. Schwenner,

My name is REDACTED and I am the president of Missouri Estates Homeowners Association. Our community of 64 homes borders the subject property, and several are directly adjacent. My home at REDACTED Juan Ave, Glendale, Az 85303 borders indirectly to the south.

My job is to project the homeowners of Missouri Estates home and property values, and enforce the CC&R for our community. I was astonished to see a structure of this size built on that site, considering three homes immediately to the east share a common wall and the structure towers over their backyards. It has remained unfinished going on two years.

I object to the variance of both the detached garage's height and setback, and the requested setback to build a RV garage attached to the existing home. The zoning and building codes are

there for a reason and the variances will cause undue harm to the property and resale value of the surrounding area.

I can be reached at REDACTED if you have any questions.

Thank you for your concern.

REDACTED

Voicemails Received by Development Services

11/17/24 REDACTED W San Juan is opposed to 5615 N 83rd projects. He also spoke with neighbors located in the green map area that did not receive the letter.

11/18/24 REDACTED is opposed to 5615 N 83rd projects.

From: [Schwenner, Amy](#)
To: REDACTED
Subject: RE: 5615 N 83rd Ave- Variance letter received in error
Date: Friday, March 14, 2025 1:26:00 PM

Hi REDACTED

I think you misunderstand the situation. Sam has sent the letter to homes in the vicinity of that address on behalf of the owner you referenced. It is a requirement of the City of Glendale to notify residents within 300 feet of a proposed project requesting a variance so that they have the opportunity to voice any concerns. If your parents do not have any opinions on the project, they can simply discard the notice.

Thank you,
Amy

From: REDACTED
Sent: Friday, March 14, 2025 12:13 PM
To: Schwenner, Amy <ASchwenner@GLENDALEAZ.com>; sfattohy@gmail.com
Cc: REDACTED
Subject: 5615 N 83rd Ave- Variance letter received in error

You don't often get email from REDACTED

Hi Sam and Amy,

I am REDACTED daughter. My parents received Sam's variance letter in error. They do not own or reside at the 5615 N 83rd Avenue address.

Please see the attached Maricopa County Assessor's owner record for 5615 N 83rd Ave, Glendale, 85303. I have also included the variance letter notice with the copy of the addressed envelope.

Please confirm receipt and provide a reply to confirm you have updated your records.

Thank you,
REDACTED

APPENDIX E

Sam Fattohy
4305 E. Hashknife Road
Phoenix, AZ 85050
Phone: (480) 277-0502
Email: sfattohy@gmail.com

February 11, 2025

SUBJECT: Update for VAR24-18(SR24-0368) Variance for Attached and Detached Garages

Dear Neighbor:

This letter is to inform you that the letter sent 10/28/24 had incorrect information regarding a variance request for the property located at 5615 N 83rd Avenue in the Yucca Council District.

An unfinished detached garage requires a variance to the south setback to complete the project. A mistake during construction caused the building to be built three (3') feet taller than the permitted plans. The total eighteen-foot (18') height was allowed by the 1993 Zoning Ordinance under which these plans were reviewed and approved. However, the setback required for the taller building is fifteen feet (15') instead of six feet (6').

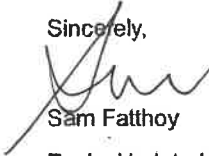
Additionally, the owner is proposing construction of an attached storage shed that will be ten feet (10') away from the west property line where twenty five feet (25') is required.

I have included an updated site plan to orient you on this project, and I am happy to answer any questions or concerns you may have. Please contact me via the info above or you may contact Amy Schwenner, Planner for the City of Glendale at (623) 930-2805 or via email at aschwenner@glendaleaz.com.

If you would like to be added to the City mailing list for additional updates, please scan the following QR code and fill in the requested info.



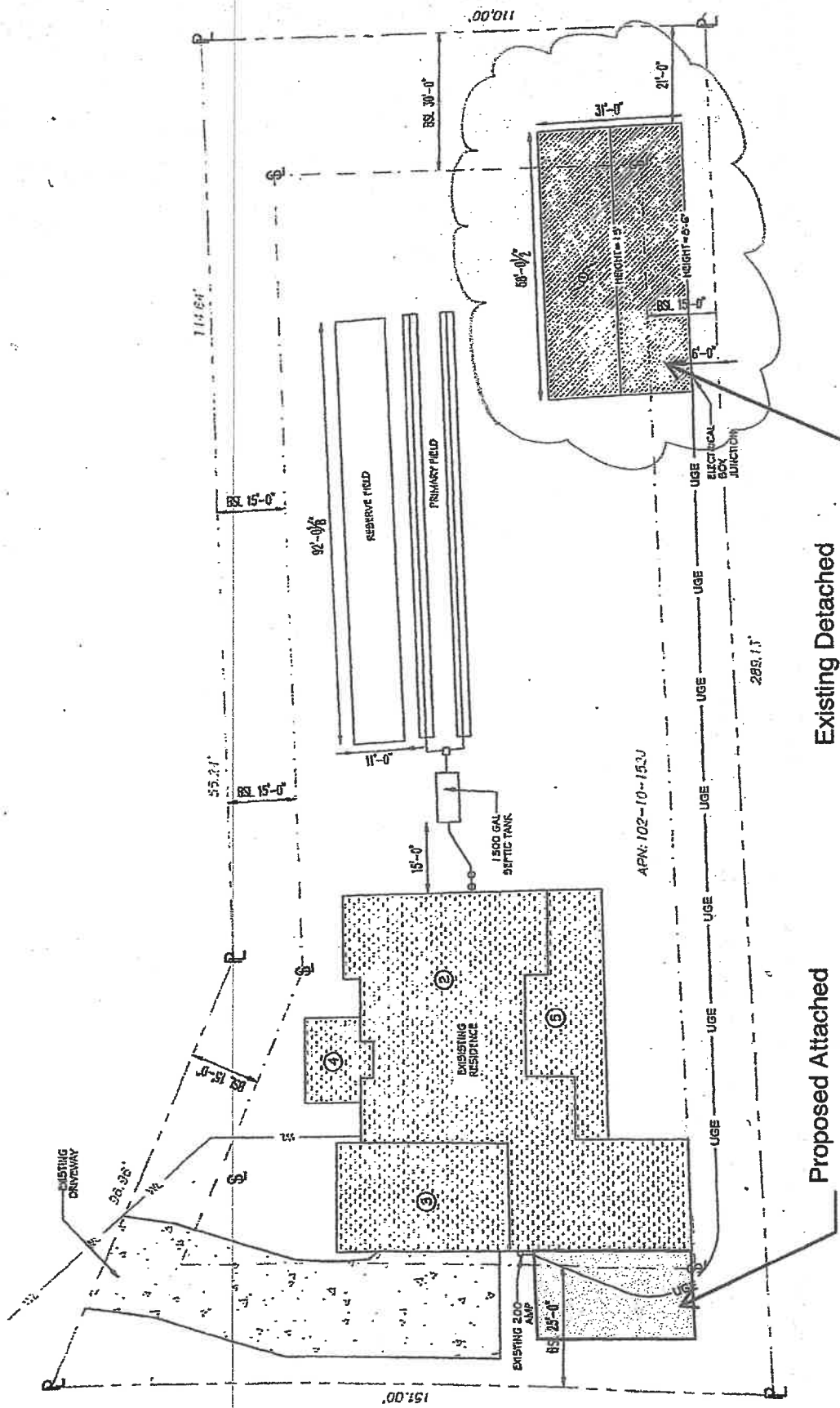
Sincerely,



Sam Fattohy

Encl: Updated Site Plan

	City of Glendale Development Services Department Planning Division
<input type="checkbox"/> Failed	
<input type="checkbox"/> Conditionally Approved	
<input checked="" type="checkbox"/> Approved	
<div style="border: 1px solid black; height: 40px; width: 100%;"></div>	
aschwenner BY	2/27/2025 DATE



SITE PLAN

5615 N. 83rd AVE.
 GLENDALE, AZ 85303

Existing Detached
 Garage needing
 building permit

Proposed Attached

