



- Failed
- Conditionally Approved
- Approved

VAR24-17 Citizen Participation Final Report

Sydney Tirella
BY _____

12/26/2024
DATE _____

CITIZEN PARTICIPATION FINAL REPORT

Sprugasci Variance

8606 N 56th Drive, Glendale, AZ 85302

VAR24-17

Description of Proposed Project

This request is for a variance for an already-built shade structure on a residential property. The request is to reduce the rear and south side building setback from 19 feet to zero feet and to increase the maximum lot coverage from 40% to 44.12%.

Citizen Participation Plan Overview

The Citizen Participation Plan was submitted to the City of Glendale on December 2, 2024, and was approved on December 3, 2024. The Plan proposed to notify neighbors and interested parties of the variance application through a notification letter. The notification letter is included as Appendix A.

Citizen Participation Plan Implementation

The following lists for the dates for implementation of the Citizen Participation Plan:

Task	Date
Submittal of Citizen Participation Plan to assigned Planner	December 2, 2024
Mailed notification letter	December 5, 2024
Time for Citizens to Provide Input	December 19, 2024 (2 weeks)
City of Glendale assigned Planner forwarded email to applicant	December 9, 2024
Applicant spoke to neighbors via telephone on following dates	December 10, 2024 December 11, 2024 December 13, 2024
Submittal of Citizen Participation Final Report	December 20, 2024

Notification Area

The 300’ notification area is shown below. The notification list, included as Appendix B, also included the City’s list of interested parties. In total, 279 individuals were notified of the application. Of these, 12 letters were returned to sender – a list of these addresses is included as Appendix C.



Neighborhood Response

A total of six neighbors made contact with the applicant. Five of these neighbors called and had a discussion with the applicant, and one left a message with the applicant, but was not reached upon following up. The applicant is also aware of one email that a neighbor sent to the assigned Planner informing the City that they are no longer associated with the property on file.

Of the five neighbors who spoke to the applicant, four neighbors indicated that they had no concerns with the application, and one commented that they would check with their tenant and that if she did not call back, it was because the tenant and she, as the property owner, had no concerns and no further comments. Since that discussion, the applicant has not received a call back from that neighbor. Therefore, all neighbors who spoke with the applicant had no concerns with the proposed variance.

Appendix A- Affidavit of 1st Notification Letter with Letter Included



Planning Division

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) VAR24-17

Project Name: Sprugasci Variance

I, Marcela Mora-Yatko 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: 

STATE OF ARIZONA

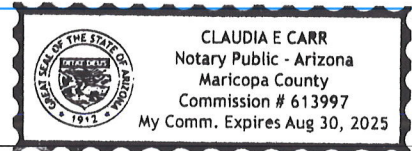
SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 11th day of December, 2024.


Notary Public

My Commission Expires:



GILBERT BLILIE
PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
FAX (480) 429-3111

Marcela Mora-Yatko
PLANNING CONSULTANT
DIRECT (480) 429-3044

E-MAIL: MMORA-YATKO@GILBERTBLILIE.COM

File No. 100916-1

December 5, 2024

Via U.S. Mail

Re: *Sprugaschi Variance; VAR24-17*

Dear Neighbor:

This letter is to inform you that our office, on behalf of the property owner, has recently applied for a variance with the City of Glendale. The property is located at 8606 N. 56th Drive in the Barrel District.

The property is a residence zoned R1-6. The variance application is for an already-built shade structure on the property. The request is to reduce the south side building setback from 19 feet to zero feet, the rear building setback from 19 feet to zero feet, and to increase the maximum lot coverage from 40% to 42.5%. A photograph of the existing structure is shown herein:



The square footage of the shade structure is 522 square feet, and the lot size is 6,713 square feet. The shade structure, in addition to the size of the home, results in a total lot coverage of 42.5%. The structure is built to the south and west property lines; therefore, it has a zero-foot setback on the south and rear property lines.

I have included a site plan with this letter for your review. You may write, email, or call using the contact information above or by contacting Sydney Tirella with the City of Glendale at (623) 930-2588 or STirella@glendaleaz.com. Comments must be received by December 19, 2024.

For additional details about this project or to be added to the Interested Parties mailing list, scan the QR Code:



Very truly,

GILBERT BLILIE PLLC

A handwritten signature in blue ink, appearing to read 'Marcela Mora-Yatko', positioned below the company name.

Marcela Mora-Yatko

Enclosure: Site Plan

RODNEY SPRUG SCI

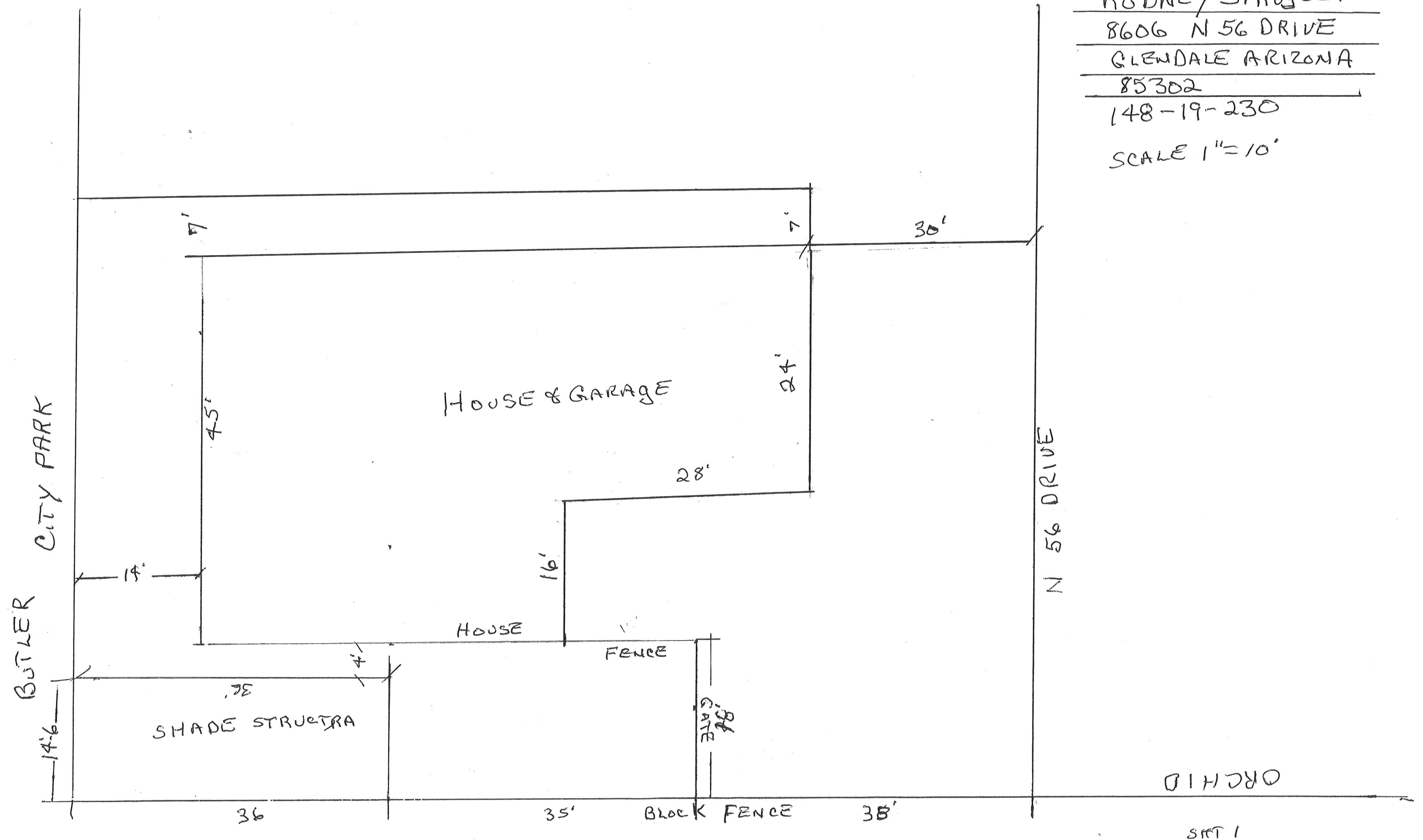
8606 N 56 DRIVE

GLENDALE ARIZONA

85302

148-19-230

SCALE 1"=10'



Appendix B – Notification List

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Appendix C – List of Addresses of Notification Letters that were Returned

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