



Sprugasci Variance VAR24-17

Board of Adjustment Hearing – June 12, 2025

Sydney Tirella
Senior Planner





Request

Variance approval for three (3) requests for a 14' tall RV shade structure in the R1-6 zoning district, to include:

Request 1: Increase the maximum lot coverage to 45.7%,

Request 2: Reduce the rear accessory structure setback to 0', and

Request 3: Reduce the South side accessory structure setback to 0'.

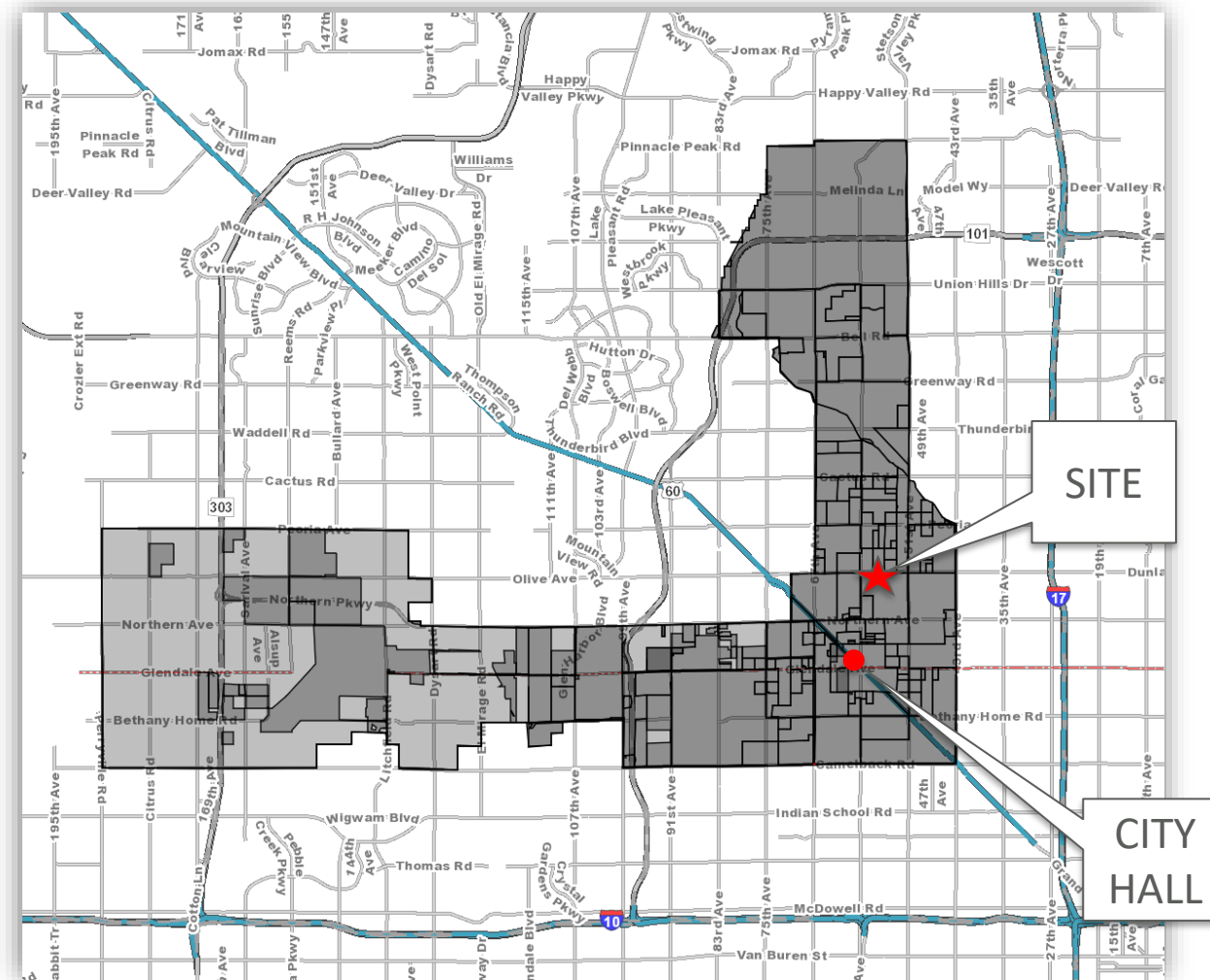
Applicant / Owner:

Marcela Mora-Yatko, Gilbert Blilie, PLLC / Rodney Sprugasci



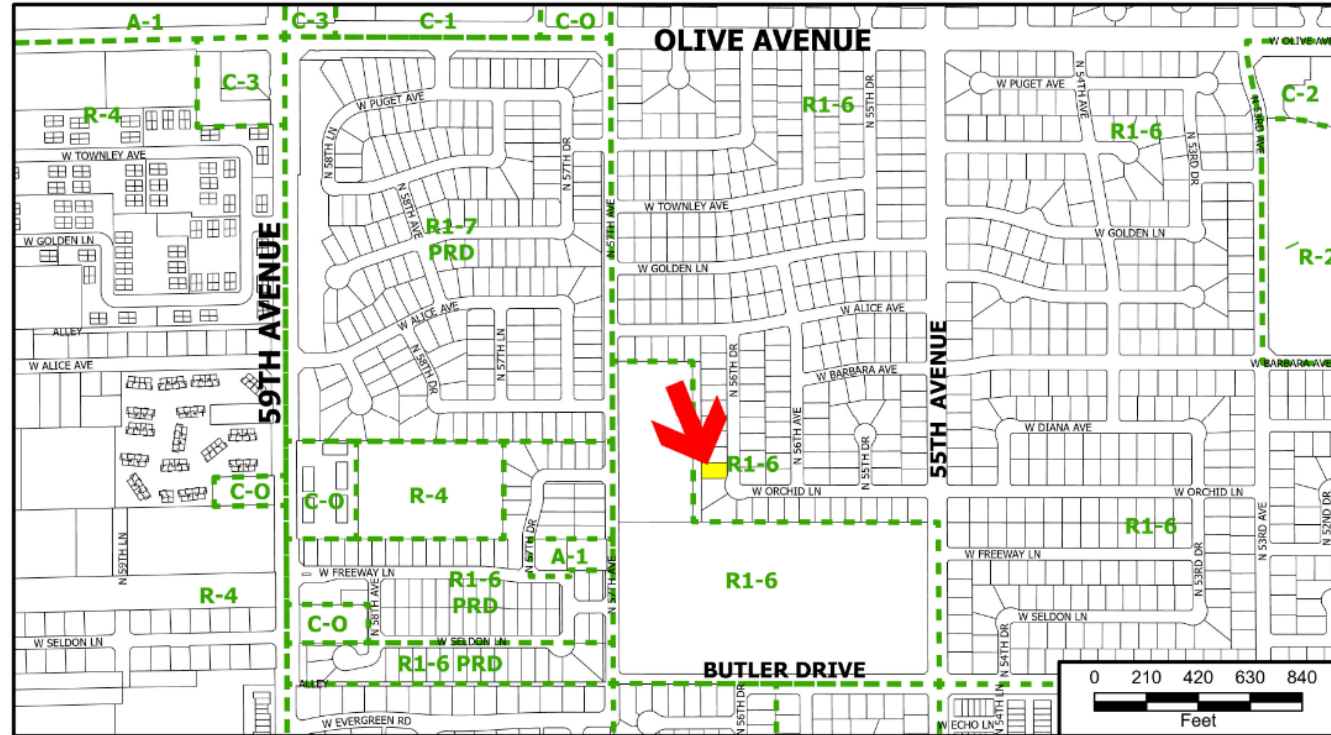
Vicinity Map


Southeast corner of
59th Avenue
and Olive
Avenue





Zoning Map



 <p>SPRUGASCI VARIANCE (VAR24-17)</p>	<p>REQUEST TO INCREASE THE MAXIMUM LOT COVERAGE TO 45.7%, REDUCE THE REAR ACCESSORY STRUCTURE SETBACK TO 0', AND REDUCE THE SOUTH SIDE ACCESSORY STRUCTURE SETBACK TO 0' FOR A 14' TALL RV SHADE STRUCTURE.</p>
<p>LOCATION 8606 N. 56TH DRIVE</p>	

Aerial Map



Aerial Date: October 2023



**SPRUGASCI VARIANCE
(VAR24-17)**





Public Involvement

- Notification Letters: December 5, 2024
- Postcards: May 23, 2025
- Notice of Public Hearing: May 14, 2025
- Site Posting: May 23, 2025



Project Details

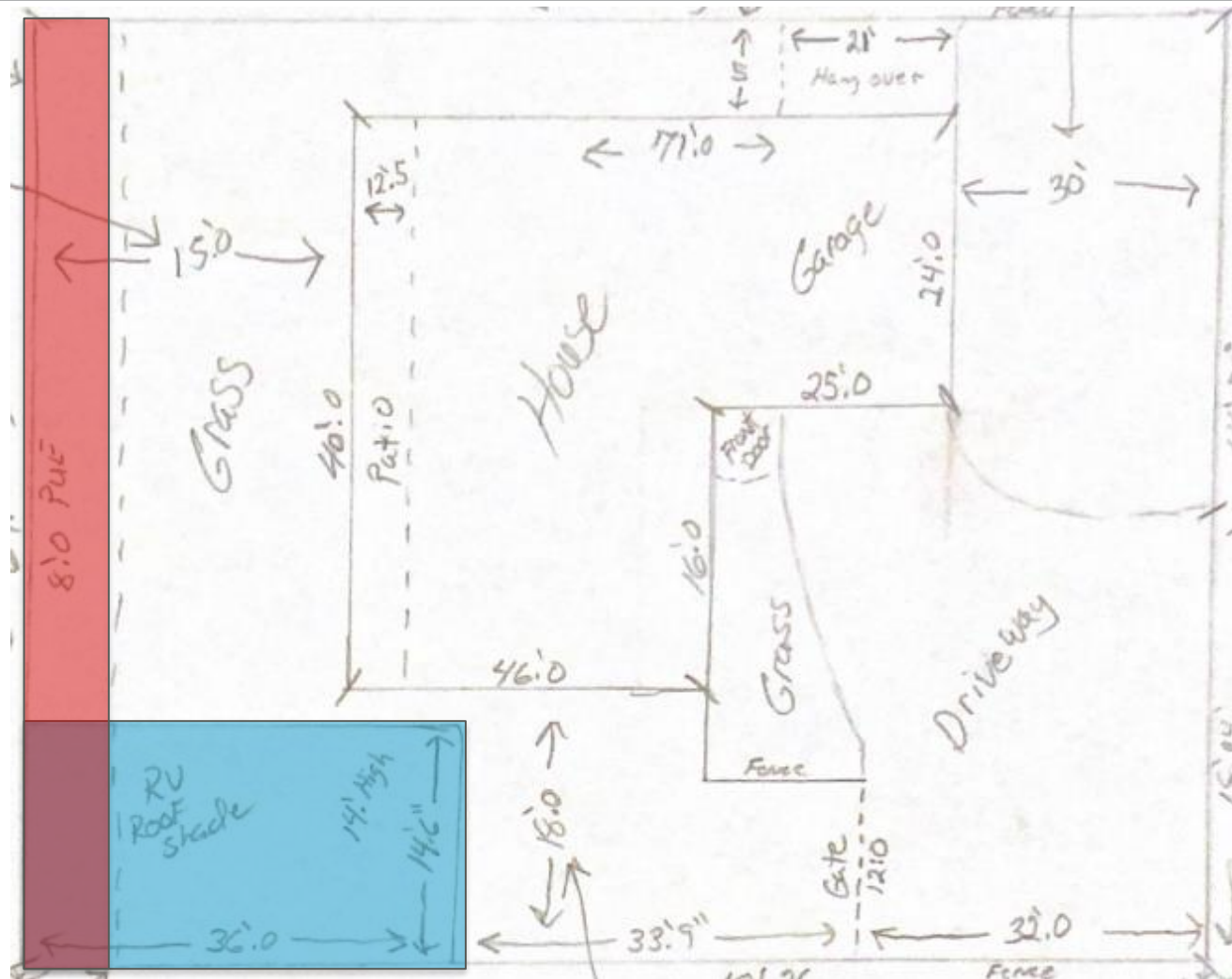
- Subject property zoned R1-6
- Unpermitted shade structure
- Within Public Utilities Easement

Elevation





Conceptual Site Plan





Findings & Analysis

1. There are special circumstances or conditions applicable to the property including its size, shape, topography, location, or surroundings which were not self-imposed by the owner;
2. Due to the special circumstances, the strict application of the Zoning Ordinance would deprive the property of privileges enjoyed by other properties in the same classification in same zoning district;



Findings & Analysis

3. Granting the variance will not have a detrimental effect on the property, adjoining property, the surrounding neighborhood, or the City in general.



Recommendation

If the Board decides to grant the variance, it should be subject to the following stipulations:

1. Development shall be in conformance with applicable narrative, date stamped May 7, 2025, and site plan, date stamped May 9, 2025.
2. The existing shade structure shall be brought into conformance with current adopted City of Glendale codes.



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