



Manuel's Restaurant VAR25-09

Board of Adjustment Hearing – April 9, 2026

Sydney Tirella
Senior Planner



Request

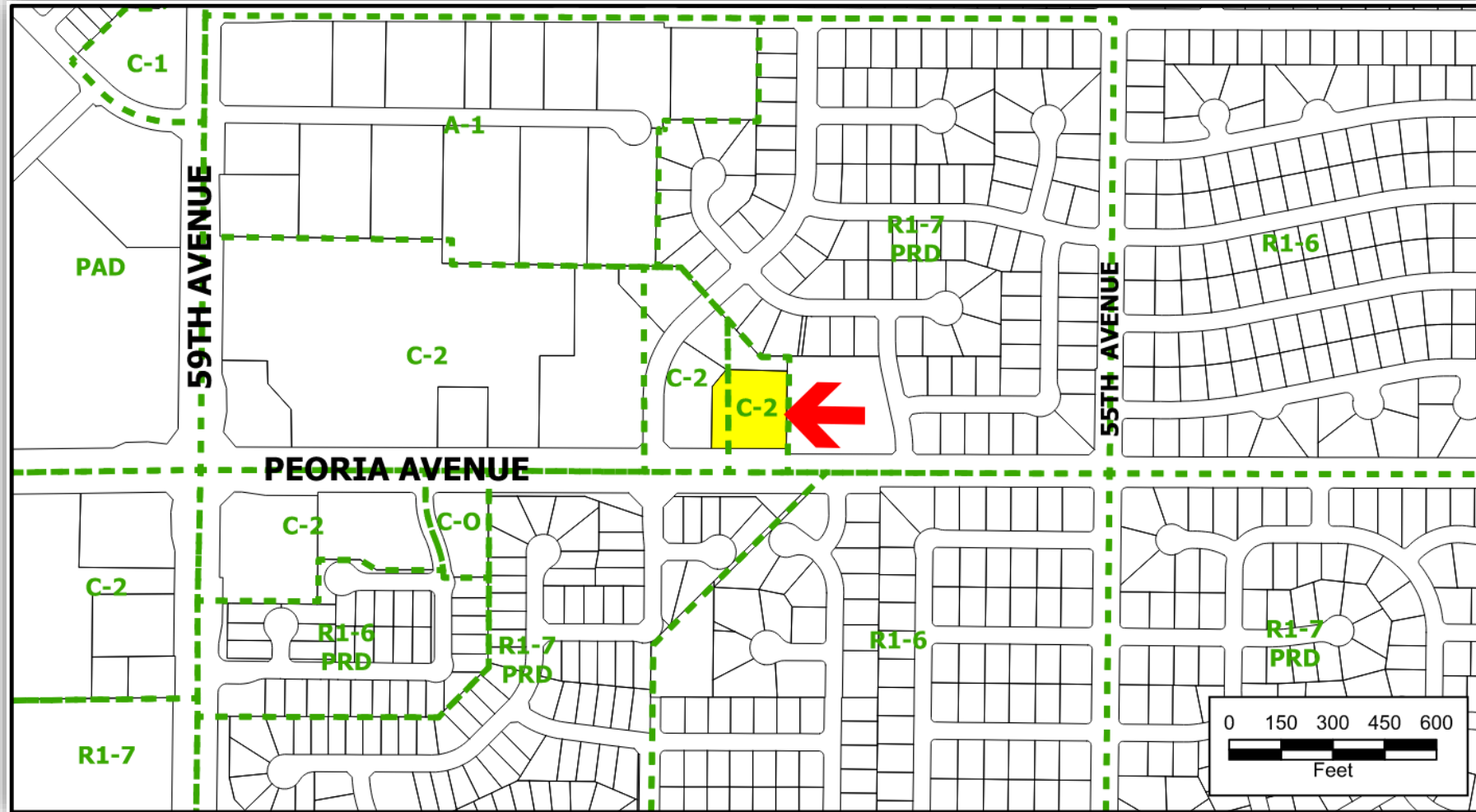
Variance approval to reduce the east side building setback from 15 feet to 7 feet in the General Commercial (C-2) zoning district.

Applicant / Owner:

Brennan Ray, Ray Law Firm / NRE Real Estate Holdings LLC

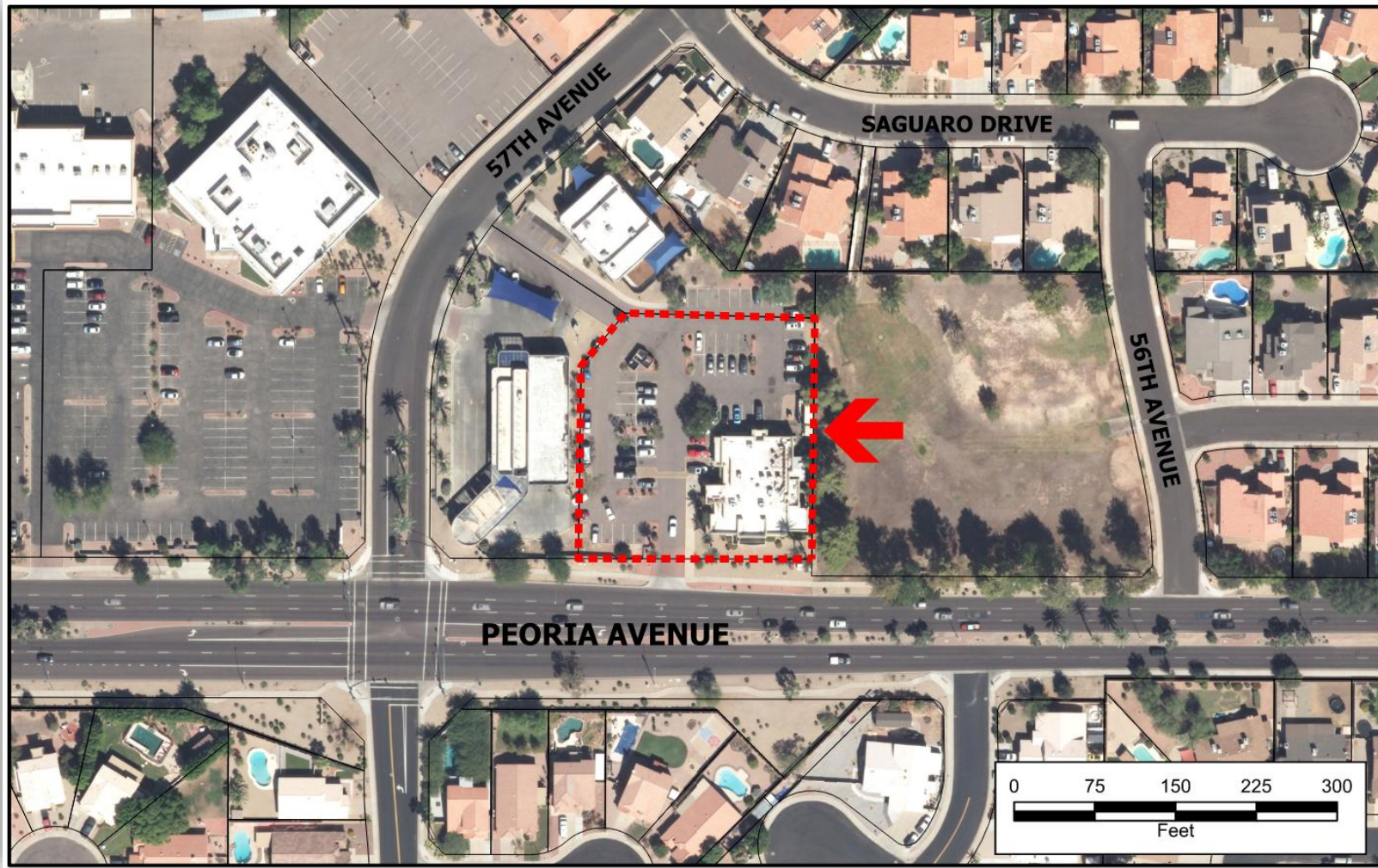


Zoning Map





Aerial Map





Public Involvement

- Notices mailed December 22, 2025
- Hearing notices mailed on March 13, 2026
- Advertised in *The Arizona Republic* on March 18, 2026
- Property posted on-site March 20, 2026



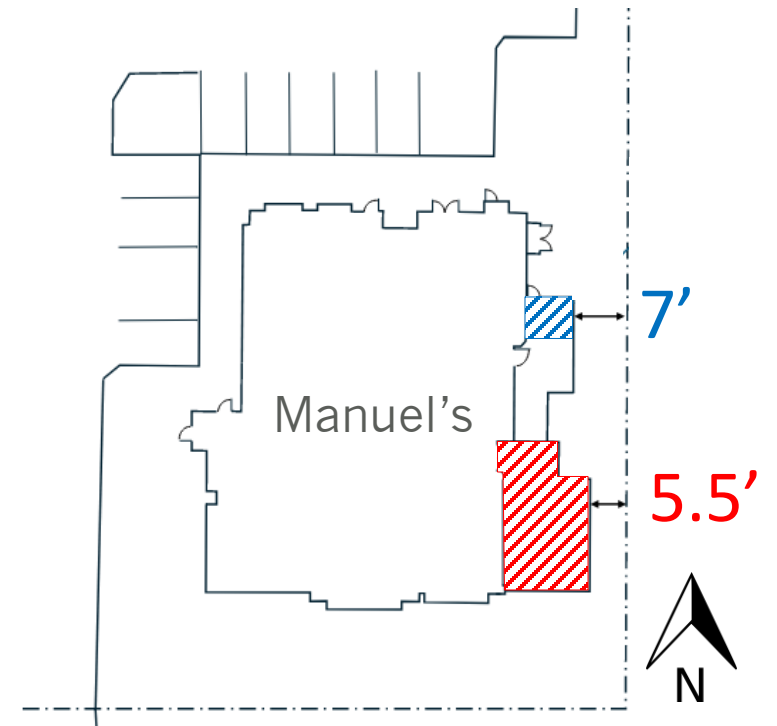
Timeline / Site Plan

1994: Building constructed as Manuel's Restaurant

2017: Addition permitted for patio and storage

2024: Addition built without permits for walk-in cooler

2025: Variance





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

Should the Board grant this variance, it should be subject to the following stipulations:

1. Development shall be in conformance with applicable narrative and site plan, date stamped February 27, 2026.
2. The subject expansion shall be brought into conformance with current adopted City of Glendale codes.



Manuel's Restaurant VAR25-09

Board of Adjustment Hearing – April 9, 2026

Sydney Tirella
Senior Planner

