

MINUTES

BOARD OF ADJUSTMENT
WEDNESDAY
APRIL 23, 2025

COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
8:30 A.M.

1. CALL TO ORDER

- Chairperson Kelley called the meeting to order at 8:32 AM.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Board of Adjustment and to the general public that, at this meeting, the Board may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. ROLL CALL

NOTE: One or more Commissioners may be in attendance through other technological means.

PRESENT:

DEVIN KELLEY, *Chair*
JED WESTOVER, *Vice Chair*
CJ LUCKE
DIANE LORDAN

ABSENT:

DEBRA LEWIS-Excused
JAMES MALONEY

3. APPROVAL OF PRIOR MEETING MINUTES

Approval of the meeting minutes for the regular meeting on August 21, 2024. [Agenda - View Meetings \(All\) \(4220165458\)](#)

Moved by Jed Westover, **seconded by** P&Z Representative CJ Lucke to approve the meeting minutes for the regular meeting on August 21, 2024.

Vote: 4 - 0 - Unanimously

4. PUBLIC COMMENT

- None

At this time, any member of the public may address the Board on any subject within their jurisdiction that is not scheduled before the Board on that day. Due to Open Meeting Laws, the Board cannot discuss or act on items presented during this portion of the agenda. To address the Board on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

5. PUBLIC HEARING

- A. **PZ-25-00052:** A request from the property owner, Shawn Burgueno, for a Zoning Code Variance from the setback requirements of Table 10-40.30.030.C: Residential Zones -- Building Form and Property Development Standards, of the Zoning Code. This request is to reduce the required front setback from 25 feet to 21 feet, 6 inches. The subject property is located at 720 N Apollo Way, and is zoned Single-Family Residential (R1).

Staff recommends that the Board of Adjustment approve the proposed variance for a 21-foot, 6-inch front setback for an attached front-loaded garage in accordance with the findings presented in this staff summary subject to conditions.

- Dustin Stiffler, Associate Planner, gave a PowerPoint presentation and responded to questions from the Board Members and the public.
- Applicant, Shawn Burgueno, also presented and answered questions from the Board Members and the public.
- Public comments in support of the approval of the Zoning Code Variance were provided by the following neighborhood residents:
 - William Wade.
 - George Bain.

Moved by Jed Westover, **seconded by** Diane Lorden to approve the proposed variance for a 21-foot, 6-inch front setback for an attached front-loaded garage in accordance with the findings presented in this staff summary subject to conditions.

Vote: 4 - 0 - Unanimously

6. INFORMATIONAL ITEMS TO/FROM BOARD MEMBERS AND STAFF, FUTURE AGENDA ITEM REQUESTS

- Tiffany Antol, Zoning Code Manager, thanked everyone for their time and attendance and announced the following updates:
 - There is potentially four new applicants that are expected by the end of May. She will let board members know when this takes place.
 - A pre-application meeting was recently held for a potential variance application, and the Board of Adjustment may be meeting again soon. She will keep everyone informed as more information becomes available.

7. ADJOURNMENT

Meeting adjourned at 8:56 pm.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Tiffany Antol at (928) 213-2605. Notification at least 48 hours in advance will enable the City to make reasonable arrangements.

SIGNATURE LINE

CHAIRPERSON