

DRAFT



MINUTES

**BOARD OF ADJUSTMENT
GLENDALE CIVIC CENTER
BOARDROOM
5750 W GLENN DR.
GLENDALE, ARIZONA 85301**

**DECEMBER 14, 2023
4:00 P.M.**

Present: Cathy Cheshier, Chair
Benjamin Naber, Vice Chair
Timothy Carson, Commissioner
Lawrence Feiner, Commissioner
Tammy Gee, Commissioner

Also Present: Tabitha Perry, Deputy Director - Development Services
Russ Romney, Deputy City Attorney
Sydney Tirella, Planner
K. John Kazmerski, Recording Secretary

1. **CALL TO ORDER**

Ms. Cheshier called the meeting to order at 4:04PM.

2. **APPROVAL OF THE MINUTES**

- a. Board of Adjustment Minutes of November 09, 2023.
Ms. Cheshier called for a motion to approve the November 09,2023, minutes.
Mr. Naber motioned to approve.
Mr. Feiner seconded.
Ms. Cheshier called for a vote. All vote "Aye" November 09, 2023, minutes approved.

3. **WITHDRAWALS AND CONTINUANCES**

There were no withdrawals or continuances.

4. PUBLIC HEARING ITEMS

- a. VAR23-06 A variance request by Wendy Jimenez of Arqm LLC to reduce the required minimum side yard setbacks from twenty (20) feet to seven (7) feet along the north property line and eight (8) feet along the south property line for a new, single-family residence standard in the R-3 (Multiple Residence) Zoning District for the property located at 6609 North 54th Drive and is in the Ocotillo District. Presented by Sydney Tirella, Planner.

Ms. Cheshier asked for questions from the board.

Ms. Cheshier asked what was the size of the lot.

Ms. Tirella replied the lot is 50 feet by 140 feet.

Ms. Cheshier asked if this allowed the footprint for a 30-foot house?

Ms. Tirella replied, yes, 35 feet with the proposed setback.

Ms. Cheshier asked the applicant to present.

Ms. Jimenez replied that Ms. Tirella covered their proposal appropriately and had nothing else to add.

Ms. Cheshier asked if the board had any questions. There were none.

Ms. Cheshier opened the public hearing.

There were no speakers.

Ms. Cheshier asked if the board had any questions, there were none.

Ms. Cheshier closed the public hearing.

Ms. Cheshier asked for comments from the board. There were none.

Ms. Cheshier asked Mr. Romney to poll the board on the findings.

With the help of Mr. Romney, the board voted on the findings.

Finding one, all vote "Aye".

Finding two, all vote "Aye".

Finding three, all vote "Aye".

Mr. Romney asked if the board would like to grant or deny VAR23-06 based on the findings.

Ms. Cheshier called for a motion.

Mr. Feiner motioned to approve VAR23-06 with the stipulation outlined in the staff report.

Mr. Naber seconded.

Ms. Cheshier called for a vote. All vote "Aye". Motion passed, VAR23-06 approved.

5. CITIZEN COMMENTS

There were none.

6. STAFF REPORTS

- a. Discussion and vote for 2024 Chair and Vice Chair

Ms. Cheshier requested discussion for chair and vice chair for 2024.

Mr. Naber motioned Ms. Cheshier for 2024 Chair.

Mr. Feiner seconded.

Ms. Cheshier called for a vote. All voted "Aye".

Ms. Cheshier motioned Mr. Naber for vice chair.
Ms. Gee seconded.
Ms. Cheshier called for a vote. All vote "Aye".

Ms. Chesier asked if there were any other items.

Ms. Perry discussed the approval of the Unified Development Code through Glendale City Council. It will go into effect on January 12, 2024. This adoption changes items that will be brought before the Board of Adjustment. Appeals for interpretation will now be heard in front of the City Council instead of the Board of Adjustment.

7. BOARD COMMENTS AND SUGGESTIONS

There were none.

8. NEXT MEETING

The next regular meeting of the Board of Adjustment is scheduled for January 11, 2024, at 4:00 p.m., in the boardroom of the Glendale Civic Center, located at 5750 W. Glenn Drive, Glendale, Arizona, 85301.

9. ADJOURNMENT

The Board of Adjustment meeting minutes of December 14, 2023, were submitted and approved this Eleventh day of January 2024.

K. John Kazmerski
Recording Secretary