



MINUTES

**BOARD OF ADJUSTMENT
GLENDALE CIVIC CENTER
BOARD ROOM
5750 W. GLENN DRIVE
GLENDALE, ARIZONA 85301**

**OCTOBER 10, 2024
4:00 P.M.**

Present: Benjamin Naber, Vice Chair
Timothy Carson, Commissioner
Kevin Dang, Commissioner
Donna Duggins, Commissioner
Tammy Gee, Commissioner

Absent: Cathy Cheshier, Chair
Lawrence Feiner, Commissioner

Also Present: Tabitha Perry, Deputy Director - Development Services
Russ Romney, Deputy City Attorney
Gurnoor Tschudy, Associate Planner
Amy Schwenner, Planner
Timothy Boling, Code Compliance Official
K. John Kazmerski, Recording Secretary

1. CALL TO ORDER

Mr. Naber called the meeting to order at 4:04pm.

2. APPROVAL OF THE MINUTES

a. Board of Adjustment Minutes of July 11, 2024.

Mr. Naber called for a motion and vote to approve the July 11, 2024 minutes.

Motioned by Commissioner Donna Duggins, seconded by Commissioner Tammy Gee to approve the July 11, 2024 minutes.

AYE: Vice Chair Benjamin Naber

Commissioner Timothy Carson
Commissioner Donna Duggins
Commissioner Kevin Dang
Commissioner Tammy Gee

Passed

3. WITHDRAWALS AND CONTINUANCES

There were none.

4. PUBLIC HEARING ITEMS

1. **VAR24-05 Brewer Variance:** A variance request by William Brewer to reduce the required twenty-nine feet (29') side setback to thirteen feet six inches (13'-6"), the required twenty-nine feet (29') rear setback to six feet (6'), and to allow a maximum height of twenty feet (20') from the permitted maximum of sixteen feet (16'), for a detached accessory structure in the SR-17 (Suburban Residence) zoning district. The site is located at 6807 W McKnight Loop, Glendale, AZ 85308 in the Sahuaro District.

Presented by: Gurnoor K. Tschudy, Associate Planner

The Board discussed the variance case.

The applicant addressed the Board.

Mr. Naber opened the public hearing.

There were no speakers.

Mr. Naber closed the public hearing.

VAR24-05 Finding One:

Mr. Romney polled the board.

AYE: Vice Chair Benjamin Naber
Commissioner Timothy Carson
Commissioner Donna Duggins
Commissioner Kevin Dang
Commissioner Tammy Gee

Passed

VAR24-05 Finding Two:

Mr. Romney polled the board.

AYE: Vice Chair Benjamin Naber
Commissioner Timothy Carson
Commissioner Donna Duggins
Commissioner Kevin Dang

Commissioner Tammy Gee
Passed

VAR24-05 Finding Three:
Mr. Romney polled the board.

AYE: Vice Chair Benjamin Naber
Commissioner Timothy Carson
Commissioner Donna Duggins
Commissioner Kevin Dang
Commissioner Tammy Gee
Passed

VAR24-05 Motion and vote:
Mr. Naber called for a motion and vote.
Motioned by Commissioner Kevin Dang, seconded by commissioner Donna Duggins.

AYE: Vice Chair Benjamin Naber
Commissioner Timothy Carson
Commissioner Donna Duggins
Commissioner Kevin Dang
Commissioner Tammy Gee
Passed

2. **VAR24-06 Serenity Tender Care:** A request by Ovie Emeofa of Serenity Tender Care to allow five (5) foot setbacks for a detached shade structure where fifteen (15) feet and twenty (20) feet are required. The site is located at 7101 N 55th Avenue in the Ocotillo District.

Presented by: Amy Schwenner, Planner

The Board discussed the variance case.

Mr. Naber opened the public hearing.

There were no speakers.

Mr. Naber closed the public hearing.

VAR24-06 - Finding One:
Mr. Romney polled the board.

AYE: Vice Chair Benjamin Naber
Commissioner Timothy Carson
Commissioner Donna Duggins
Commissioner Kevin Dang
Commissioner Tammy Gee
Passed

VAR24-06 Finding Two:
Mr. Romney polled the Board.

AYE: Vice Chair Benjamin Naber
Commissioner Timothy Carson
Commissioner Donna Duggins
Commissioner Kevin Dang
Commissioner Tammy Gee
Passed

VAR24-06 - Finding Three:
Mr. Romney polled the board.

AYE: Vice Chair Benjamin Naber
Commissioner Timothy Carson
Commissioner Donna Duggins
Commissioner Kevin Dang
Commissioner Tammy Gee
Passed

VAR24-06 Motion and vote:
Mr. Naber called for a motion and vote.
Motioned by Commissioner Tammy Gee, Seconded by Commissioner Donna Duggins.

AYE: Vice Chair Benjamin Naber
Commissioner Timothy Carson
Commissioner Donna Duggins
Commissioner Kevin Dang
Commissioner Tammy Gee
Passed

- 3. VAR24-09 Edwards' Residence Detached Shade Structure:** A request by Jolene Edwards to allow an increased height of twenty (20) feet from sixteen (16) feet and decreased setbacks of ten (10) feet for a detached shade structure where twenty-nine (29) and forty (40) feet are required. The site is located at 5204 West Waltann Lane in the Sahuaro District.

Presented by Amy Scwenner, Planner

The Board Discussed the variance case.

The applicant addressed the Board.

Mr. Naber opened the public hearing.

There were no speakers.

Mr. Naber closed the public hearing.

VAR24-09 - Finding One:
Mr. Romney polled the board.

AYE: Vice Chair Benjamin Naber
Commissioner Timothy Carson
Commissioner Donna Duggins
Commissioner Kevin Dang
Commissioner Lawrence Feiner
Commissioner Tammy Gee

Passed

VAR24-09 - Finding Two:
Mr. Romney polled the Board.

AYE: Vice Chair Benjamin Naber
Commissioner Timothy Carson
Commissioner Donna Duggins
Commissioner Kevin Dang
Commissioner Lawrence Feiner
Commissioner Tammy Gee

Passed

VAR24-09 - Finding Three:
Mr. Romney polled the Board.

AYE: Vice Chair Benjamin Naber
Commissioner Timothy Carson
Commissioner Donna Duggins
Commissioner Kevin Dang
Commissioner Lawrence Feiner
Commissioner Tammy Gee

Passed

VAR24-09 - Motion and vote:
Mr. Naber called for a motion and vote.
Motioned by Commissioner Kevin Dang, seconded by Commissioner Donna Duggins.

AYE: Vice Chair Benjamin Naber
Commissioner Timothy Carson
Commissioner Donna Duggins
Commissioner Kevin Dang
Commissioner Lawrence Feiner
Commissioner Tammy Gee

Passed

5. CITIZEN COMMENTS

There were none.

6. STAFF REPORTS

Ms. Perry introduced new staff, Duane Hoskins, principal planner, and Phillip Martinez, senior planner, to the Board.

1. Code Compliance Training Presentation.

Presented by: Tim Boling - Code Compliance Official

2. Chair and Vice Chair recommendations for 2025.

The Board discussed recommendations and recommended Benjamin Naber for Chair and Donna Duggins as Vice Chair.

3. Motion and vote for the 2025 public hearing calendar.

The Board Discussed the 2025 public hearing calendar.
Mr. Naber called for a motion and vote.

Motioned by Commissioner Timothy Carson, seconded by Commissioner Donna Duggins to approve the 2025 public hearing calendar.

AYE: Vice Chair Benjamin Naber
Commissioner Timothy Carson
Commissioner Donna Duggins
Commissioner Kevin Dang
Commissioner Tammy Gee

Passed

7. BOARD COMMENTS AND SUGGESTIONS

There were none.

8. NEXT MEETING

The next regular meeting of the Board of Adjustment is scheduled for November 14, 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

Mr. Naber Called for a motion and vote to adjourn at 5:25pm.

Motioned by Commissioner Tammy Gee, seconded by Commissioner Timothy Carson to adjourn the meeting.

AYE: Vice Chair Benjamin Naber
Commissioner Timothy Carson
Commissioner Donna Duggins
Commissioner Kevin Dang
Commissioner Tammy Gee

Passed

The Board of Adjustment meeting minutes of October 10, 2024, were submitted and approved this 14th day of November 2024.

Kevin John Kazmerski
Recording Secretary