

# DRAFT



## MINUTES

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

**NOVEMBER 14, 2024  
4:00 P.M.**

**1. CALL TO ORDER**

**2. ROLL CALL**

Present: Benjamin Naber, Vice Chair  
Timothy Carson, Board Member  
Donna Duggins, Board Member  
Tammy Gee, Board Member

Absent: Cathy Cheshier, Chair  
Kevin Dang, Board Member  
Lawrence Feiner, Board Member

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

**3. \*\*\* APPROVAL OF THE MINUTES**

1. Board of Adjustment Minutes of October 10, 2024.

Motion and vote to approve the October 10, 2024 Minutes.

Motioned by Board Member Donna Duggins, seconded by Board Member Timothy Carson

AYE: Vice Chair Benjamin Naber  
Board Member Timothy Carson

Board Member Donna Duggins  
Board Member Tammy Gee  
Other: Chair Cathy Cheshier (ABSENT)  
Board Member Kevin Dang (ABSENT)  
Board Member Lawrence Feiner (ABSENT)

Passed

4. \*\* Consensus of 2025 Chair and Vice Chair

Motion and vote to recommend Mr. Naber as Chair and Ms. Duggins as Vice Chair for the 2025 calendar year.

AYE: Vice Chair Benjamin Naber  
Board Member Timothy Carson  
Board Member Donna Duggins  
Board Member Tammy Gee  
Other: Chair Cathy Cheshier (ABSENT)  
Board Member Kevin Dang (ABSENT)  
Board Member Lawrence Feiner (ABSENT)

Passed

5. **WITHDRAWALS AND CONTINUANCES**

There were none.

6. **PUBLIC HEARING ITEMS**

1. **VAR23-07 - Castro Residence:** A variance request by Rosa and Enrique Castro to reduce the north side setback from 20 feet to 0 feet and increase the maximum lot coverage from 50% to 75% in the R-3 (Multiple Residence) zoning district for a residential addition. The site is located at 7135 N 63rd Drive in the Ocotillo District.

Presented by: Joseline Castaneda, Planner

The Board discussed the variance case.

The applicant made a presentation.

Mr. Naber opened the public hearing.

Paige Martiner, representative of the Hidden Meadows Homeowners Association in the Ocotillo district provided a letter in support of the variance, the letter is attached.

Mr. Naber closed the public hearing.

Assistant City Attorney Mr. Romney polled the Board on the three variance findings for VAR23-07.

Finding One:

AYE: Vice Chair Mr. Naber

Board Member Ms. Gee  
Board Member Ms. Duggins  
Board Member Mr. Carson  
Other: Chair Cathy Cheshier (ABSENT)  
Board Member Kevin Dang (ABSENT)  
Board Member Lawrence Feiner (ABSENT)

Passed

Finding Two:

AYE: Vice Chair Mr. Naber  
Board Member Ms. Gee  
Board Member Ms. Duggins  
Board Member Mr. Carson  
Other: Chair Cathy Cheshier (ABSENT)  
Board Member Kevin Dang (ABSENT)  
Board Member Lawrence Feiner (ABSENT)

Passed

Finding Three:

AYE: Vice Chair Mr. Naber  
Board Member Ms. Gee  
Board Member Ms. Duggins  
Board Member Mr. Carson  
Other: Chair Cathy Cheshier (ABSENT)  
Board Member Kevin Dang (ABSENT)  
Board Member Lawrence Feiner (ABSENT)

Passed

Mr. Naber Called for a vote and motion on VAR23-07.

Motioned by Board Member Tammy Gee, seconded by Board Member Donna Duggins

AYE: Vice Chair Benjamin Naber  
Board Member Timothy Carson  
Board Member Donna Duggins  
Board Member Tammy Gee  
Other: Chair Cathy Cheshier (ABSENT)  
Board Member Kevin Dang (ABSENT)  
Board Member Lawrence Feiner (ABSENT)

Passed

- 2. VAR24-04 - Lacombe Residence:** A variance request by Shawn Lacombe to increase the side wall height from 6 feet to 8 feet as required in the R1-7 PRD (Single Residence Planned Residential District) zoning district. The site is located at 6334 W Louise Drive in the Cholla District.

Presented by: Joseline Castaneda, 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.

Assistant City Attorney Mr. Romney polled the Board on the three variance findings for VAR24-04.

Finding One:

AYE: Vice Chair Mr. Naber

Board Member Ms. Gee

Board Member Ms. Duggins

Board Member Mr. Carson

Other: Chair Cathy Cheshier (ABSENT)

Board Member Kevin Dang (ABSENT)

Board Member Lawrence Feiner (ABSENT)

Passed

Finding Two:

AYE: Vice Chair Mr. Naber

Board Member Ms. Gee

Board Member Ms. Duggins

Board Member Mr. Carson

Other: Chair Cathy Cheshier (ABSENT)

Board Member Kevin Dang (ABSENT)

Board Member Lawrence Feiner (ABSENT)

Passed

Finding Three:

AYE: Vice Chair Mr. Naber

Board Member Ms. Gee

Board Member Ms. Duggins

Board Member Mr. Carson

Other: Chair Cathy Cheshier (ABSENT)

Board Member Kevin Dang (ABSENT)

Board Member Lawrence Feiner (ABSENT)

Passed

Mr. Naber called for a motion and vote on VAR24-04

Motioned by Board Member Tammy Gee, seconded by Board Member Donna Duggins

AYE: Vice Chair Benjamin Naber

Board Member Timothy Carson

Board Member Donna Duggins

Board Member Tammy Gee

Other: Chair Cathy Cheshier (ABSENT)

Board Member Kevin Dang (ABSENT)

Board Member Lawrence Feiner (ABSENT)

Passed

**7. STAFF REPORTS**

There were none.

**8. CITIZEN COMMENTS**

There were none.

**9. BOARD COMMENTS AND SUGGESTIONS**

There were none.

**10. NEXT MEETING**

The next regular meeting of the Board of Adjustment is scheduled for December 12, 2024, at 4:00 p.m., in the boardroom of the Glendale Civic Center, located at 5750 W. Glenn Drive, Glendale, Arizona, 85301.

**11. ADJOURNMENT**

Mr. Naber called for a motion to adjourn at 4:40pm.

Motioned by Board Member Tammy Gee, seconded by Board Member Timothy Carson

AYE: Vice Chair Benjamin Naber

Board Member Timothy Carson

Board Member Donna Duggins

Board Member Tammy Gee

Other: Chair Cathy Cheshier (ABSENT)

Board Member Kevin Dang (ABSENT)

Board Member Lawrence Feiner (ABSENT)

Passed

The Board of Adjustment meeting minutes of November 14, 2025, were submitted and approved this 12th day of December, 2024.

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Kevin John Kazmerski  
Recording Secretary