



# Journey The Road Ahead VAR24-16

Board of Adjustment Hearing – January 09, 2025

Amy Schwenner  
Planner





# Request

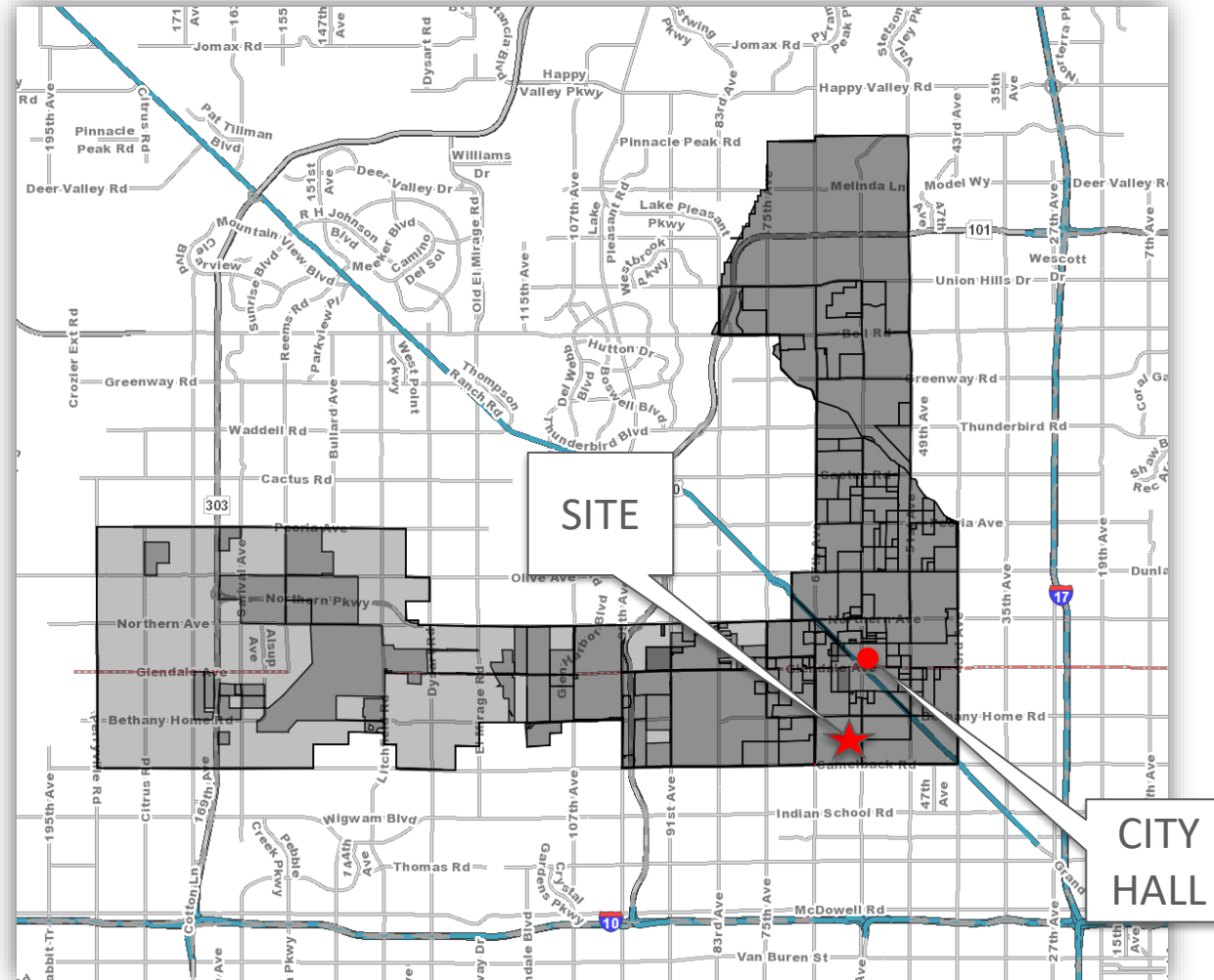
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Disability Accommodation approval to reduce the required twelve hundred-foot (1200') separation between Group Homes to four hundred twenty feet (420') in the R1-6 (Single Residence) zoning district for a Residential Care Home.

Owner/Applicant : Sharine Lowe-Moore

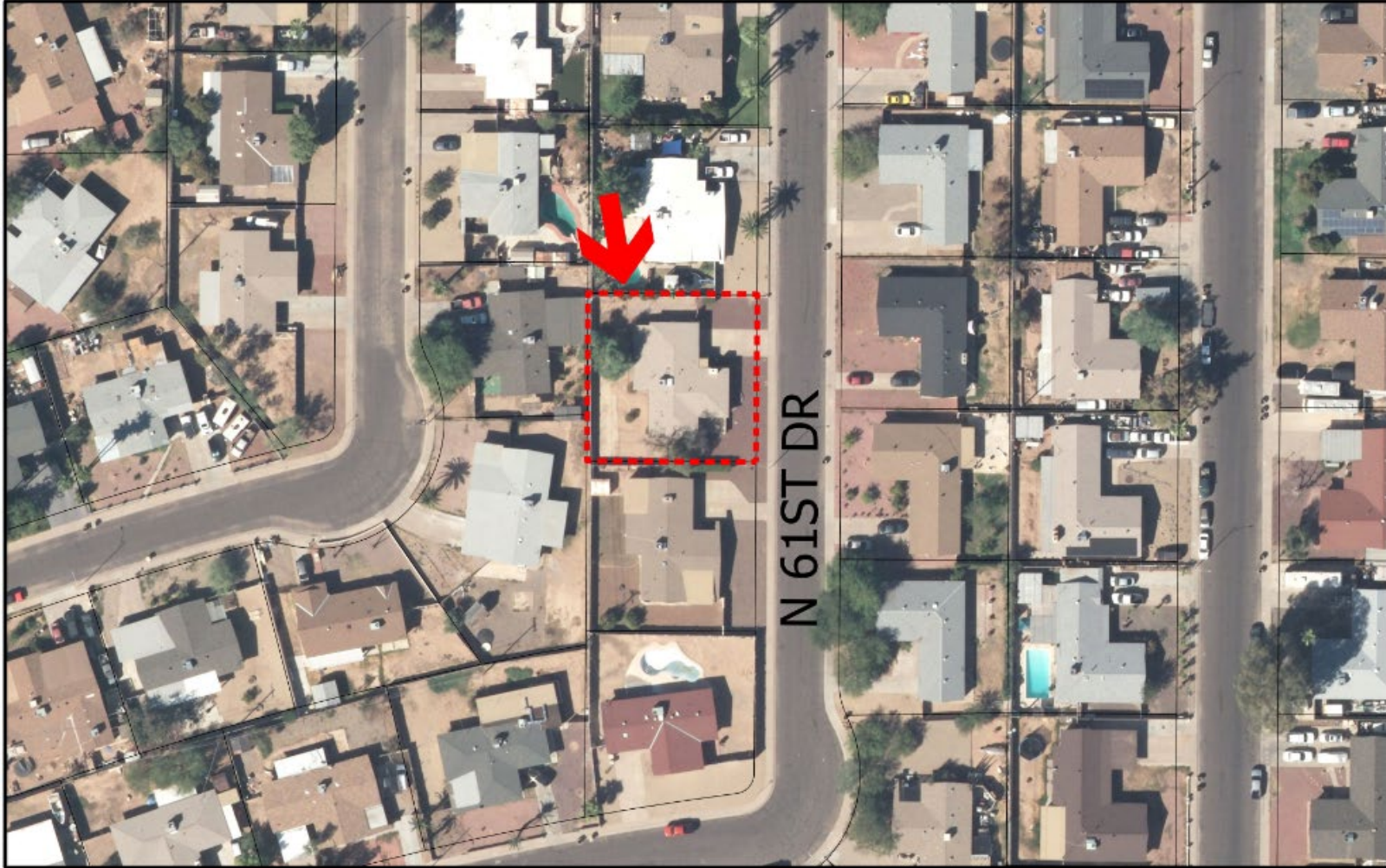
# Vicinity Map

West of  
Southwest  
Corner of 59<sup>th</sup>  
Ave and  
Missouri Ave.





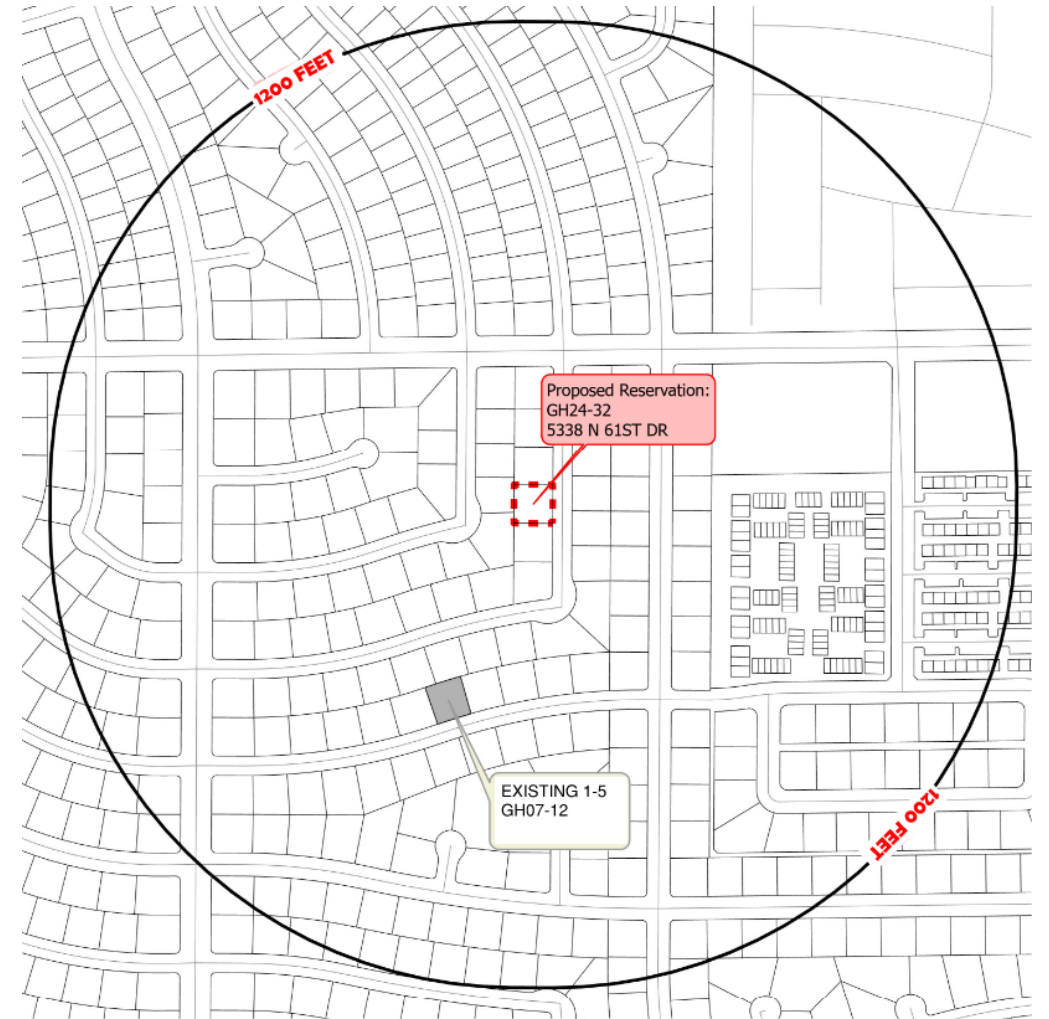
# Aerial Map



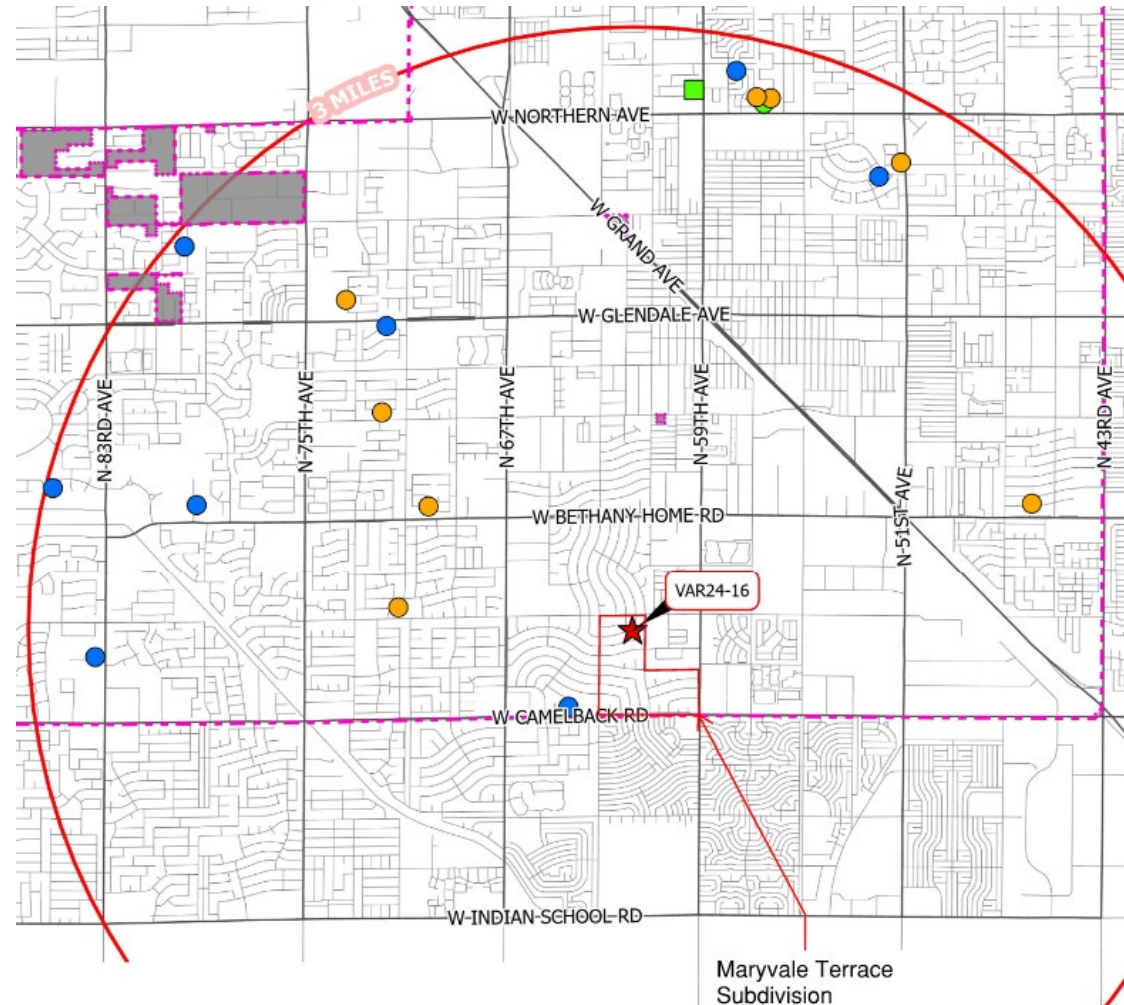
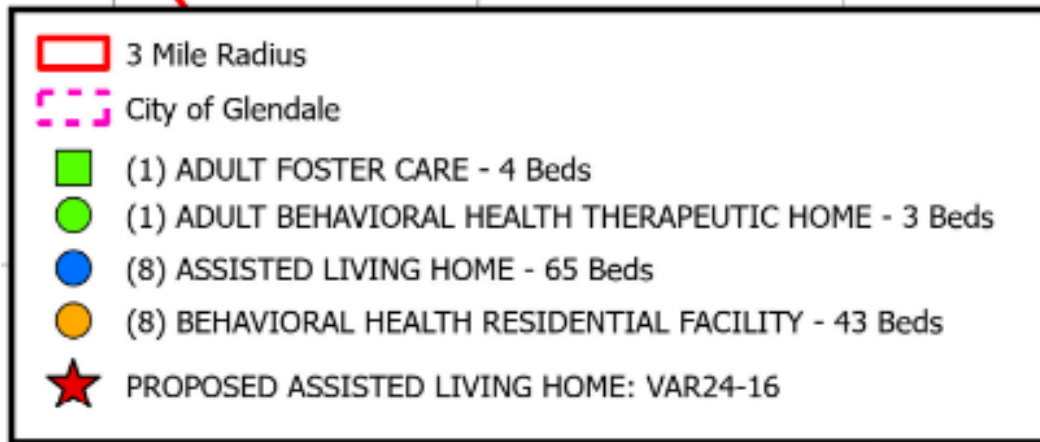


# Background

- Min separation of 1,200 ft
- Proposed focus on adult neurological disorders
  - Primarily non-mobile
  - 6-10 beds
- Existing home focus on developmentally disabled
  - 3 beds



# Saturation Map





# Public Involvement

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- Notification Letters: October 10, 2024
  - One phone call opposed
- Neighborhood Meeting: October 28, 2024
  - Two attendees in favor
- Reminder Postcards: December 17, 2024
- Notice of Public Hearing: December 17, 2024
- Site Posting: December 20, 2024



# Findings & Analysis

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- Accommodation requested on behalf of an individual with a protected disability
- Accommodation necessary for equal opportunity
- 1,200-foot separation restricts opportunity of finding adequate housing
- Accommodation does not alter nature and purpose of UDC
- Accommodation does not impose an undue financial burden on the City



# Recommendation

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If the Board decides to grant the Disability Accommodation, the following stipulations are recommended:

1. Approval of this Disability Accommodation shall not alter the separation requirement for other Group Home applications as outlined in Unified Development Code Section 35.3.102.F.
2. Off-street parking requirements for the R1-6 (Single Residence) zoning district shall be met.



## Recommendation Continued

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3. The Group Home Reservation shall be obtained under the Group Home name “Journey The Road Ahead” for an assisted living home for six (6) to ten (10) residents. Approval of this Disability Accommodation is limited to the owner/operator of Journey The Road Ahead and shall not convey with a change of property ownership.



## Recommendation Continued

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4. Change in Group Home property ownership or Group Home type will render the Disability Accommodation approval void and require application with the City for a Group Home including Research to determine separation of State-licensed Group Homes and Group Homes in process with the City.



## Recommendation Continued

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5. All City regulations shall be met and adhered to including but not limited to: (1) maintaining a State license, (2) maintaining a City of Glendale business license, and (3) maintaining a valid Certificate of Occupancy. Non-compliance will render the Disability Accommodation approval void.



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