

DRAFT



MINUTES

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

**DECEMBER 12, 2024
4:00 P.M.**

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

Absent: Cathy Cheshier, Chair
Lawrence Feiner, Board Member

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

1. CALL TO ORDER

Mr. Naber called the meeting to order at 4:03pm.

2. APPROVAL OF THE MINUTES

- a. Board of Adjustment Minutes of November 14, 2024.

Mr. Naber called for a motion and vote of the November 14, 2024, minutes.

Motioned by Board Member Donna Duggins, seconded by Board Member Kevin Dang

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

3. WITHDRAWALS AND CONTINUANCES

There were none.

4. PUBLIC HEARING ITEMS

1. **VAR24-07 Bec Residence:** A request by Kristopher Ontiveros of 312 Architect and Design on behalf of the Bec family to allow an increased height of nineteen feet (19') where sixteen feet (16') is the maximum and a reduction of the east side setback to two feet (2') where twenty-seven feet (27') is required. The site is located at 5134 West Monte Cristo Avenue, in the Sahuaro Council District.

Presented by: Amy Schwenner, Planner

The Board discussed the variance.

The Applicant presented.

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 VAR24-07.

Finding One:

AYE: Vice Chair Mr. Naber
Board Member Ms. Gee
Board Member Ms. Duggins
Board Member Mr. Carson
Board Member Mr. Dang

Other: Chair Cathy Cheshier (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

Board Member Mr. Dang

Other: Chair Cathy Cheshier (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
Board Member Mr. Dang

Other: Chair Cathy Cheshier (ABSENT)
Board Member Lawrence Feiner (ABSENT)

Passed

Mr. Naber called for a vote and motion on VAR24-07.

Motioned by Board Member Kevin Dang, seconded by Board Member Donna Duggins

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

Passed

- 2. VAR24-13 - QuikTrip Corporation:** A request by Brian Greathouse on behalf of Burch & Cracchiolo, P.A., representing QuikTrip Corporation, to allow an increase in the maximum accessory structure height from fifteen (15) feet to twenty-two (22) feet in the PAD (Planned Area Development) zoning district.

Presented by: Sydney Tirella, Planner

The Board discussed the variance case.

The applicant made a presentation.

Assistant City Attorney Mr. Romney polled the Board on the three variance findings for VAR24-13.

Finding One:

AYE: Vice Chair Mr. Naber
Board Member Ms. Gee
Board Member Ms. Duggins

Board Member Mr. Carson
Board Member Mr. Dang

Other: Chair Cathy Cheshier (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
Board Member Mr. Dang

Other: Chair Cathy Cheshier (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
Board Member Mr. Dang

Other: Chair Cathy Cheshier (ABSENT)
Board Member Lawrence Feiner (ABSENT)

Passed

Mr. Naber called for a vote and motion on VAR24-13.

Motioned by Board Member Kevin Dang, seconded by Board Member Donna Duggins

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

Other: Chair Cathy Cheshier (ABSENT)
Board Member Lawrence Feiner (ABSENT)

Passed

- 3. VAR24-14 - Arizona Sunshine Assisted Living:** A request by Jennifer Kelley, on behalf of Arizona Sunshine AL, for a Disability Accommodation Variance to permit the operation of an assisted living Group Home within 1,200 feet of another existing Group Home in the R1-6 (Single Residence) zoning district. The site is located at the southwest corner of 59th Avenue and Bell Road, 6008 West Paradise Lane, and is in the Sahuaro District.

Presented by: Sydney Tirella, Planner

The Board discussed the variance case.

The applicant presented.

The Board discussed the variance with the applicant.

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 VAR24-14.

Finding One:

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

Passed

Finding Two:

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

Passed

Finding Three:

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

Passed

Mr. Naber called for a vote and motion on VAR24-14.

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

AYE: Vice Chair Benjamin Naber

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

5. OTHER BUSINESS

1. Discussion and consensus on the 2025 goals.

The Board discussed the draft goals presented by staff. Mr. Naber asked for consensus, all members approved the document.

6. STAFF REPORTS

- a. Ms. Perry discussed the need for a special virtual meeting, Chair Cheshier's departure from the board and wished all a happy holiday season.

7. CITIZEN COMMENTS

If citizens wish to speak on a matter concerning the Glendale Board of Adjustment that is not on the printed agenda, please complete a Citizen Comments Card and provide it to the designated staff person prior to the beginning of the meeting. Once your name is called by the Chairperson, please proceed to the podium and state your name and address for the record. Please limit your comments to a period of three minutes or less.

8. BOARD COMMENTS AND SUGGESTIONS

There were none.

9. NEXT MEETING

The next regular meeting of the Board of Adjustment is scheduled for January 09, 2025, at 4:00 p.m., in the boardroom of the Glendale Civic Center, located at 5750 W. Glenn Drive, Glendale, Arizona, 85301.

10. ADJOURNMENT

Mr. Naber called for a motion to adjourn at 5:25pm.

Motioned by Board Member Tammy Gee, seconded by Board Member Kevin Dang

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

Board Member Tammy Gee

Other: Chair Cathy Cheshier (ABSENT)

Board Member Lawrence Feiner (ABSENT)

Passed

The Board of Adjustment meeting minutes of December 12, 2024, were submitted and approved this 9th day of January 2024.

Kevin John Kazmerski
Recording Secretary