

# DRAFT



## MINUTES

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

**JANUARY 9, 2025  
4:00 P.M.**

Present: Cathy Cheshier, Chair  
Benjamin Naber, Vice Chair  
Donna Duggins, Commissioner  
Lawrence Feiner, Commissioner  
Tammy Gee, Commissioner

Absent: Timothy Carson, Commissioner  
Kevin Dang, Commissioner

Also Present: Duane Hoskins, Principal Planner  
Russ Romney, Deputy City Attorney  
Amy Schwenner, Planner  
K. John Kazmerski, Recording Secretary

### **1. CALL TO ORDER**

Chair Cathy Cheshier called the meeting to order at 4:04pm.

### **2. APPROVAL OF THE MINUTES**

Chair Cathy Cheshier called for a motion and vote to approve the December 12, 2024, and December 17, minutes with corrections.

Motioned by Vice Chair Benjamin Naber, seconded by Commissioner Donna Duggins

AYE: Chair Cathy Cheshier  
Vice Chair Benjamin Naber  
Commissioner Donna Duggins

Commissioner Lawrence Feiner

Commissioner Tammy Gee

Passed

- a. Board of Adjustment Minutes of December 12, 2024.
- b. Board of Adjustment Special Meeting Minutes of December 17, 2024.

**3. WITHDRAWALS AND CONTINUANCES**

There were none.

**4. PUBLIC HEARING ITEMS**

- a. **VAR24-16 Journey The Road Ahead:** A request by Sharine Lowe-Moore to allow a Residential Care Home (6-10) four hundred twenty feet (420') away from an existing group home where twelve hundred feet (1,200') distance is required. The site is located at 5338 N 61<sup>st</sup> Drive in the Ocotillo Council District.  
Presented by: Amy Schwenner, Planner

The Board discussed the variance case.

The applicant presented and answered questions from the Board.

Chair Cathy Cheshier opened the public hearing.

There were no speakers.

Chair Cathy Cheshier closed the public hearing.

City Attorney Mr. Romney polled the Board on the five variance findings for VAR24-16.

Finding One:

AYE:

Vice Chair Benjamin Naber  
Commissioner Donna Duggins  
Commissioner Tammy Gee  
Chair Cathy Cheshier

NAY:

Commissioner Lawrence Feiner

Finding Two:

AYE:

Vice Chair Benjamin Naber  
Commissioner Donna Duggins  
Commissioner Tammy Gee  
Chair Cathy Cheshier

NAY:

Commissioner Lawrence Feiner

Finding Three:

AYE:

Vice Chair Benjamin Naber  
Commissioner Donna Duggins  
Commissioner Tammy Gee

NAY:

Chair Cathy Cheshier  
Commissioner Lawrence Feiner

Finding Four:

AYE:

Vice Chair Benjamin Naber  
Commissioner Donna Duggins  
Commissioner Tammy Gee

NAY:

Chair Cathy Cheshier  
Commissioner Lawrence Feiner

Finding Five:

AYE:

Vice Chair Benjamin Naber  
Commissioner Donna Duggins  
Commissioner Tammy Gee  
Chair Cathy Cheshier

NAY:

Commissioner Lawrence Feiner

Motioned by Vice Chair Benjamin Naber, seconded by Commissioner Donna Duggins

AYE: Vice Chair Benjamin Naber  
Commissioner Donna Duggins  
Commissioner Tammy Gee

NAY: Chair Cathy Cheshier  
Commissioner Lawrence Feiner

Passed

- b. VAR24-19 McDowell Residence Home Addition:** A request by Kristopher Ontiveros of 312 Architect and Design on behalf of the McDowell 2008 Revocable Trust, to allow a reduction of the side setback to seven feet four inches (7'-4") where twenty feet (20') is required in order to construct an attached RV garage. The site is located at 6339 W. Corrine Drive, in the Sahuaro Council District.  
Presented by: Amy Schwenner, Planner

The Board discussed the variance case.

The applicant presented and answered questions from the board.

Chair Cathy Cheshier opened the public hearing.  
There were no speakers.  
Chair Cathy Cheshier closed the public hearing.

City Attorney Mr. Romney polled the board on the three findings for VAR24-19.

Finding One:

AYE:

Vice Chair Benjamin Naber  
Commissioner Donna Duggins  
Commissioner Lawrence Feiner  
Commissioner Tammy Gee

NAY:

Chair Cathy Cheshier

Finding Two:

AYE:

Vice Chair Benjamin Naber  
Commissioner Donna Duggins  
Commissioner Lawrence Feiner  
Commissioner Tammy Gee

NAY:

Chair Cathy Cheshier

Finding Three:

AYE:

Vice Chair Benjamin Naber  
Commissioner Donna Duggins  
Commissioner Lawrence Feiner  
Commissioner Tammy Gee

NAY:

Chair Cathy Cheshier

Motioned by Commissioner Lawrence Feiner, seconded by Vice Chair Benjamin Naber

AYE: Vice Chair Benjamin Naber  
Commissioner Donna Duggins  
Commissioner Lawrence Feiner  
Commissioner Tammy Gee

NAY: Chair Cathy Cheshier

Passed

## 5. STAFF REPORTS

- a. Duane Hoskins, Principal Planner, thanked Chair Cathy Cheshier for her service on the Board of Adjustment.

**6. BOARD COMMENTS AND SUGGESTIONS**

Chair Cathy Cheshier thanked the Board and staff for their service.

**7. CITIZEN COMMENTS**

There were none.

**8. NEXT MEETING**

The next regular meeting of the Board of Adjustment is scheduled for February 13, 2025, 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 January 09, 2025, were submitted and approved this 13th day of February 2025.

---

Kevin John Kazmerski  
Recording Secretary