

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, 2024, 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 61st 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 March 2025.

Kevin John Kazmerski
Recording Secretary