



Brightest Light Senior Living, LLC VAR25-01

Board of Adjustment Hearing – May 8, 2025

Sydney Tirella
Senior Planner





Request

Disability Accommodation approval to reduce the required twelve hundred feet (1,200') of separation between Group Homes to five hundred and eighteen feet (518') to operate an Assisted Living Group Home.

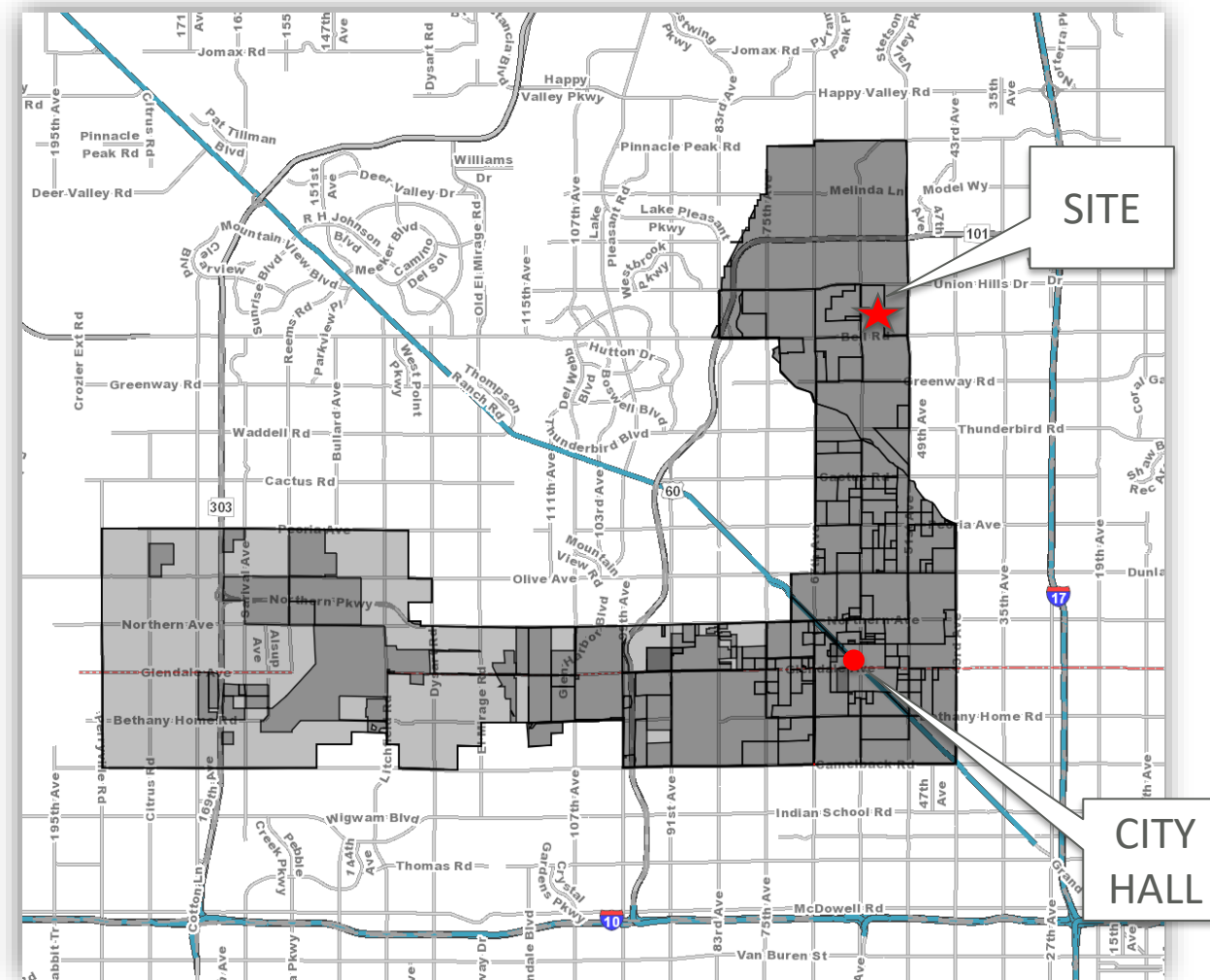
Applicant / Owner:

Ligia Ilea, INtouch Care Management / Loredana and Danut Pop



Vicinity Map


Northwest
corner of
51st Avenue
and Bell
Road





Zoning Map



 <p>BRIGHTEST LIGHT VARIANCE (VAR25-01)</p>	<p>REQUEST DISABILITY ACCOMMODATION TO ALLOW A 6-10 RESIDENT GROUP HOME WITHIN 1,200' OF AN EXISTING GROUP HOME.</p>
<p>LOCATION 5415 W. ST. JOHN ROAD</p>	

Aerial Map



Aerial Date: October 2023



**BRIGHTEST LIGHT
VARIANCE
(VAR25-01)**



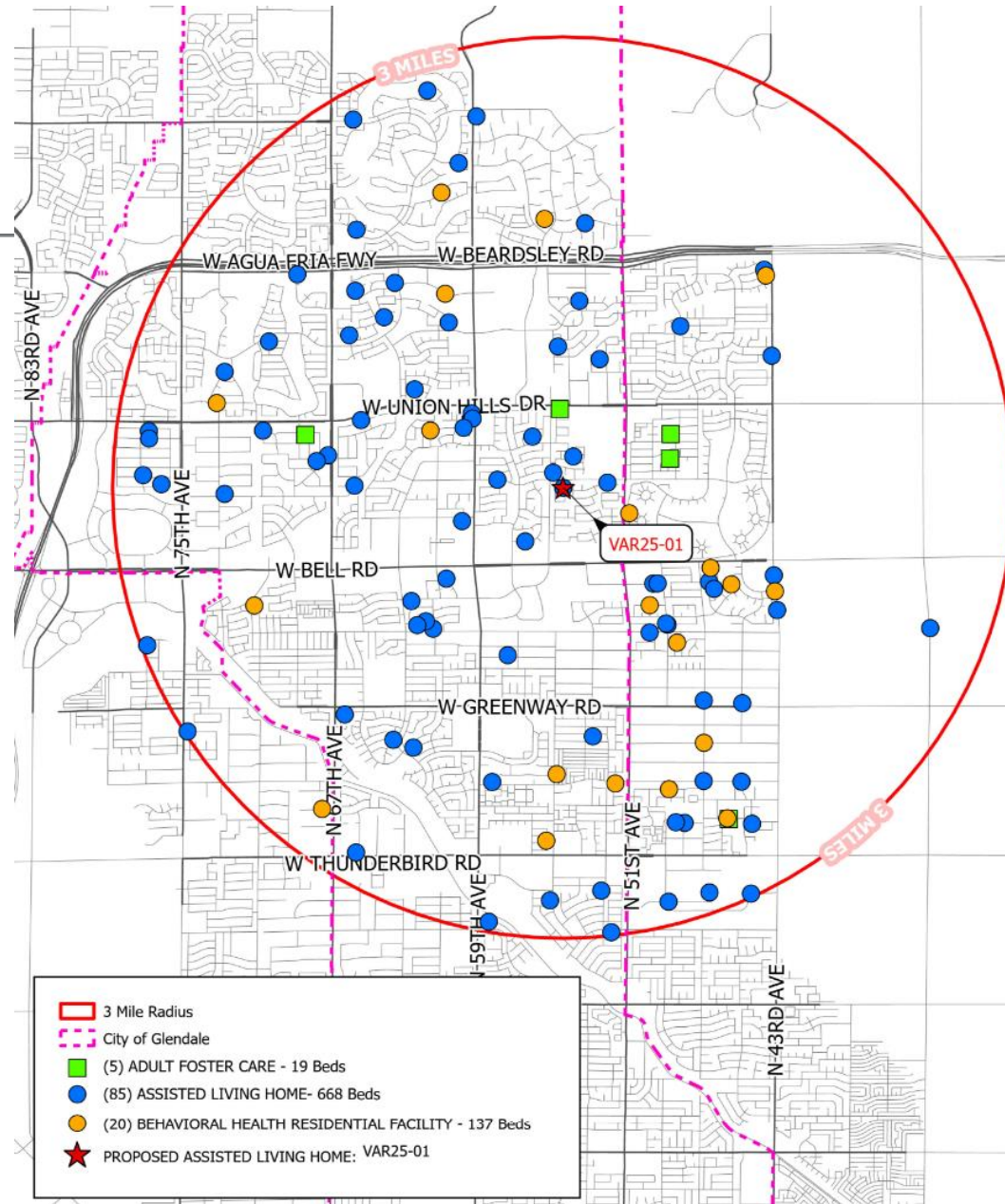


Project Details

- Unified Development Code required separation
- Increase to 6-10 resident assisted living home
- Currently licensed with the State



Group Homes in Vicinity





Public Involvement

- Notification Letters: March 10, 2025
- Neighborhood Meeting: March 24, 2025
- Site Posting: April 18, 2025
- Reminder Postcards: April 18, 2025
- Published: April 16, 2025



Findings & Analysis

- The requested accommodation is requested by or on the behalf of one (1) or more individuals with a disability protected under Federal and Arizona Fair Housing Laws (42 U.S.C. § 3600 et seq. and A.R.S. § 41-1491 et seq.);
- The requested accommodation is necessary to afford an individual with a disability equal opportunity to use and enjoy a dwelling;



Findings & Analysis

- The standard or requirement unduly restricts the opportunity for a person with a disability from finding adequate housing within the City of Glendale;
- The requested accommodation does not fundamentally alter the nature and purpose of the UDC of the City of Glendale;



Findings & Analysis

- The requested accommodation will not impose an undue financial or administrative burden on the city, as "undue financial or administrative burden" is defined in Federal or Arizona fair housing laws (42 U.S.C. § 3600 et seq. and A.R.S. § 41-1491 et seq.) and interpretive case law;



Recommendation

If the Board moves to make a motion to grant the Disability Accommodation, it should be subject to the following stipulations:

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.



Recommendation Contd.

2. Off-street parking requirements for the R1-8 PRD (Single Residence Planned Residential Development) zoning district shall be met.
3. The Group Home Reservation shall be obtained under the Group Home name “Brightest Light Senior Living, LLC” for an assisted living home for six (6) to ten (10) residents. Approval of this Disability Accommodation is limited to the owner operator of Brightest Light Senior Living and shall not convey with a change of property ownership.



Recommendation Contd.

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 Contd.

5. All City regulations shall be met and adhered to include but are 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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