

DRAFT



MINUTES

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

**MARCH 13, 2025
4:00 P.M.**

Present: Benjamin Naber, Chair
Kevin Dang, Commissioner
Donna Duggins, Vice Chair
Lawrence Feiner, Commissioner
Tammy Gee, Commissioner

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

1. CALL TO ORDER

Chair Benjamin Naber called the meeting to order at 4:05pm.

2. APPROVAL OF THE MINUTES

Chair Benjamin Naber called for a motion and vote to approve the January 9, 2025, minutes.

Motioned by Commissioner Lawrence Feiner, seconded by Vice Chair Donna Duggins

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

Passed

- a. Board of Adjustment Minutes of January 09, 2025.

3. **WITHDRAWALS AND CONTINUANCES**

There were none.

4. **PUBLIC HEARING ITEMS**

1.

VAR24-08 Wilson RV Garage and Casita: A request by Mark Lewis on behalf of Insight Design, representing Brian and Aliya Wilson to increase the maximum accessory structure height from sixteen (16) feet to twenty (20) feet-ten (10) inches in the RR-45 (Rural Residence) zoning district. The site is located at the northeast corner of 67th Avenue and Bell Road, 17318 North 64th Lane, in the Sahuaro District.

Presented by Sydney Tirella, Senior Planner

The Board discussed the variance case.

The applicant declined to speak.

Chair Benjamin Naber opened the public hearing.

There were no speakers.

Chair Benjamin Naber closed the public hearing.

City Attorney Mr. Romney polled the Board on the Variance findings for VAR24-08.

Finding One:

AYE:

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

Finding Two:

AYE:

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

Finding Three:

AYE:

Vice Chair Benjamin Naber

Commissioner Tammy Gee
Vice Chair Donna Duggins
Commissioner Lawrence Feiner
Commissioner Kevin Dang

Chair Benjamin Naber called for a motion and vote to approve VAR24-08

Motioned by Commissioner Tammy Gee, seconded by Commissioner Lawrence Feiner

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

Passed

2.

**** VAR24-10 Sawin Garage Addition:** A request by Richard Sawin to reduce the side setback from the required twenty feet (20'-0") to seven feet four inches (7'-4") for an addition to the existing garage, in the SR-30 (Suburban Residence) zoning district. The site is located at 6416 W Wethersfield Road, Glendale, AZ 85304 in the Sahuaro District.

Presented by: Gurnoor K. Tschudy, Associate Planner

The Board discussed the variance case.

The applicant declined to speak.

Chair Benjamin Naber opened the public hearing.

There were no speakers.

Chair Benjamin Naber closed the public hearing.

City Attorney Mr. Romney polled the Board on the Variance findings for VAR24-10.

Finding One:

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

Finding Two:

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

Finding Three:

AYE:

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

Chair Benjamin Naber called for a motion and vote to approve VAR24-10.

Motioned by Commissioner Tammy Gee, seconded by Commissioner Kevin Dang

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

Passed

3.

**** VAR24-12 Magnolia Place:** A request by Ligia Ilea of INTouch Care Management, representing Gabriela Kaneva, for a disability accommodation to reduce the required twelve hundred feet (1,200') of separation between Group Homes to nine hundred and eleven feet (911') to operate an assisted living Group Home in the R1-7 PRD (Single Residence Planned Residential Development) zoning district. The site is located at 19535 North 55th Drive in the Cholla District.

Presented by: Sydney Tirella, Senior Planner

The Board discussed the variance case.

The applicant presented.

The Board discussed with the applicant.

Chair Benjamin Naber opened the public hearing.

There were no speakers.

Chair Benjamin Naber closed the public hearing.

City Attorney Mr. Romney polled the Board on the variance findings for VAR24-12.

Finding One:

AYE:

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

Finding Two:

AYE:

Vice Chair Benjamin Naber
Commissioner Tammy Gee
Vice Chair Donna Duggins
Commissioner Kevin Dang

NAY:

Commissioner Lawrence Feiner

Finding Three:

AYE:

Vice Chair Benjamin Naber
Commissioner Tammy Gee
Commissioner Kevin Dang

NAY:

Commissioner Lawrence Feiner
Vice Chair Donna Duggins

Finding Four:

AYE:

Vice Chair Benjamin Naber
Commissioner Tammy Gee
Vice Chair Donna Duggins
Commissioner Kevin Dang

NAY:

Commissioner Lawrence Feiner

Finding Five:

AYE:

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

Chair Benjamin Naber called for a motion and vote to approve VAR24-12.

Motioned by Commissioner Tammy Gee, seconded by Commissioner Kevin Dang

AYE: Chair Benjamin Naber

Commissioner Kevin Dang

Vice Chair Donna Duggins

Commissioner Tammy Gee

NAY: Commissioner Lawrence Feiner

Passed

4.

VAR24-15 Gordon Residence RV Carport: A request by Gerald Gordon to allow a reduction of the side setback to four feet (4') where twenty-one feet (21') is required and the rear setback to ten feet (10') where thirty feet (30') is required in order to construct a detached RV carport. The site is located at 8382 W. Denton Lane, in the Yucca Council District.

Presented by: Amy Schwenner, Planner

The Board discussed the variance case.

The applicant was not present.

Chair Benjamin Naber opened the public hearing.

There were no speakers.

Chair Benjamin Naber closed the public hearing.

City Attorney Mr. Romney polled the Board on the Variance findings for VAR24-15.

Finding One:

AYE:

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

Finding Two:

AYE:

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

Finding Three:

AYE:

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

Chair Benjamin Naber called for a motion and vote to approve VAR24-15.

Motioned by Commissioner Lawrence Feiner, seconded by Vice Chair Donna Duggins

AYE: Chair Benjamin Naber
Commissioner Kevin Dang

Vice Chair Donna Duggins
Commissioner Lawrence Feiner
Commissioner Tammy Gee

Passed

5.

VAR24-20 Walls' Residence RV Garage: A request by Danny Walls to allow an increase of the maximum detached structure height to twenty feet (20') where sixteen feet (16') is required and a decrease of the side and rear setbacks to five feet (5') where twenty-nine feet (29') are required. The site is located at 8011 West Krall Street in the Yucca District.

Presented by: Amy Schwenner, Planner

The Board Discussed the variance case.

The applicant presented.

Chair Benjamin Naber opened the public hearing.

There were no speakers.

Chair Benjamin Naber closed the public hearing.

City Attorney Mr. Romney polled the Board on the Variance findings for VAR24-20.

Finding One:

AYE:

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

Finding Two:

AYE:

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

Finding Three:

AYE:

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

Chair Benjamin Naber called for a motion and vote to approve VAR24-20

Motioned by Commissioner Tammy Gee, seconded by Vice Chair Donna Duggins

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

Passed

5. STAFF REPORTS

1. * Board of Adjustment 2023 & 2024 Annual Report.

Presented by Sharon Larsala, Associate Planner

2. * Boards & Commissions Appreciation Dinner April 9, 2025

Principal Planner Duane Hoskins reminded the Board of the annual dinner.

6. BOARD COMMENTS AND SUGGESTIONS

There were none.

7. CITIZEN COMMENTS

There were none.

8. NEXT MEETING

The next regular meeting of the Board of Adjustment is scheduled for April 10, 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

Chair Benjamin Naber called for adjournment at 5:28pm.

Motioned by Commissioner Tammy Gee, seconded by Vice Chair Donna Duggins

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

Passed

The Board of Adjustment meeting minutes of March 13, 2025, were submitted and approved this 9th day of May 2025.

Kevin John Kazmerski
Recording Secretary