

# DRAFT



## MINUTES

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

**MAY 8, 2025  
4:00 P.M.**

### 1. CALL TO ORDER

Chair Benjamin Naber called the meeting to order at 4:07pm.

### 2. ROLL CALL

Present: Benjamin Naber, Chair  
Donna Duggins, Vice Chair  
Tammy Gee, Board Member  
Kevin Dang, Board Member  
Paul Dagostino, Board Member

Absent: Lawrence Feiner, Board Member

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

### 3. APPROVAL OF THE MINUTES

- a. Board of Adjustment Minutes of March 13, 2025.

Chair Benjamin Naber called for a motion and consensus to approve the March 13, 2025, Minutes.

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

AYE: Chair Benjamin Naber

Vice Chair Donna Duggins  
Board Member Tammy Gee  
Board Member Kevin Dang  
Board Member Paul Dagostino

Passed

#### 4. **WITHDRAWALS AND CONTINUANCES**

There were none.

#### 5. **PUBLIC HEARING ITEMS**

1. **VAR24-18 Cebreros Sanchez Residence Attached and Detached Garages:** A request by Sam Fattohy of IGF Design on behalf of Jesus Cebreros Sanchez to allow an increased height of eighteen feet (18') where fifteen feet (15') was approved and a decreased setback of six feet (6') where fifteen feet (15') was required for a detached garage constructed in 2023. The owner also requests a reduction of the west building setback to ten feet (10') where twenty-five feet (25') is required for a proposed attached RV garage. The site is located at 5615 North 83rd Avenue, in the Yucca Council District.

Presented by: Amy Schwenner, Planner

The Board discussed the variance case.

Board Member Dagostino asked if the proposed buildings were in compliance with fire code. Ms. Schwenner affirmed that they are in compliance.

Board Member Gee asked why the height of the detached building was changed. Ms. Schwenner stated that it was her understanding that it was a miscommunication during construction. The owner was out of town.

The applicant declined to speak.

Chair Naber opened the public hearing.

Mr. Don Heimbaugh spoke in opposition to the variance. He stated the building looks to be higher than 18 feet and the setback and height restrictions should be met. He asked for the height of the building to be reviewed before the board made a decision.

Chair Naber asked who would be liable for the mistake; the owner or contractor. Ms. Schwenner stated that the City does not have any jurisdiction. It would be between the owner and the contractor.

Chair Naber asked if there were any other speakers. There were none.

Chair Naber closed the public hearing.

Chair Naber asked the board if they had any other questions.

Boardmember Dang asked if staff measured the building to see if the actual measurement was 18 feet.

Ms. Schwenner stated that the difference in height was discovered by the building

inspectors. They could not approve the project because the height of the building did not match the permitted plans. She also stated that she did not have the inspector's measurements but would seek to obtain them.

Board Member Dang stated that this information would be critical.

Ms. Schwenner stated that height was taken from the applicant's documents.

Board Member Dagostino asked if there were any negative comments made by any of the neighbors that are directly adjacent to this property.

Ms. Schwenner answered no.

Board Member Gee asked about the relevance of the height. The Board was asked to approve or deny a variance up to 18 feet. It would be the City's responsibility to verify the height.

Ms. Schwenner answered yes.

Vice Chair Duggins stated that she would like more information on the height of the structure.

Chair Naber called for a motion and consensus to table VAR24-18 until June 12, 2025 meeting.

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

AYE: Chair Benjamin Naber

Vice Chair Donna Duggins

Board Member Tammy Gee

Board Member Kevin Dang

Board Member Paul Dagostino

Passed

- VAR25-01 - Brightest Light Senior Living, LLC:** A request by Ligia Ilea of INtouch Care Management, representing Dana Pop, for a disability accommodation to reduce the required twelve hundred foot (1,200') separation between Group Homes to five hundred and eighteen feet (518') to increase from one to five (1-5) residents to a six to ten (6-10) residents to an Assisted Living Home in the R1-8 PRD (Single Residence Planned Residential District) zoning district. The site is located at 5415 West St. John Road in the Cholla District.

Presented by: Sydney Tirella, Senior Planner

Chair Naber polled the board for questions.

Board Member Dang asked if the applicant had gotten approval from their HOA.

Ms. Tirella replied yes, in respect to the fact that no external changes will be made to the property.

Board Member Dang asked if there was any opposition from surrounding neighbors.

Ms. Tirella stated one neighbor one street away. The concern was parking and the size of the home.

Board Member Dagostino asked about visitor parking.

Ms. Tirella stated that she would defer to the applicant for the parking plan.

Chair Naber asked the applicant to present.

The applicant presented.

Chair Naber opened the public hearing.

There were no speakers.

Chair Naber closed the public hearing.

City Attorney Mr. Romney polled the Board on the variance findings for VAR25-01.

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Finding One:

AYE: Chair Benjamin Naber  
Vice Chair Donna Duggins  
Commissioner Tammy Gee  
Commissioner Kevin Dang  
Member Paul Dagostino

Nay:

Finding Two:

AYE: Chair Benjamin Naber  
Vice Chair Donna Duggins  
Commissioner Tammy Gee  
Commissioner Kevin Dang  
Member Paul Dagostino

NAY:

Finding Three:

AYE: Chair Benjamin Naber  
Vice Chair Donna Duggins  
Commissioner Tammy Gee  
Commissioner Kevin Dang  
Member Paul Dagostino

Nay:

Finding Four:

AYE: Chair Benjamin Naber  
Vice Chair Donna Duggins  
Commissioner Tammy Gee  
Commissioner Kevin Dang  
Member Paul Dagostino

NAY:

Finding Five:

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

Member Paul Dagostino  
NAY:

Chair Naber called for a motion and consensus on VAR25-01.

Motioned by Board Member Tammy Gee, seconded by Vice Chair Donna Duggins

AYE: Chair Benjamin Naber  
Vice Chair Donna Duggins  
Board Member Tammy Gee  
Board Member Kevin Dang  
Board Member Paul Dagostino

Passed

## **6. STAFF REPORTS**

- a. Principal Planner Mr. Duane Hoskins informed the board that cases are scheduled for June 12 and July 10 Board of adjustment meetings.

Mr. Hoskins asked the board what additional information they needed for VAR24-18 when it returns.

Chair Naber asked for the exact height of the detached garage.

## **7. BOARD COMMENTS AND SUGGESTIONS**

There were none.

## **8. CITIZEN COMMENTS**

There were none.

## **9. NEXT MEETING**

The next regular meeting of the Board of Adjustment is scheduled for June 12, 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**

Chair Naber called for a motion to adjourn at 5:10 pm.

Motioned by Vice Chair Donna Duggins, seconded by Board Member Tammy Gee

AYE: Chair Benjamin Naber  
Vice Chair Donna Duggins  
Board Member Tammy Gee  
Board Member Kevin Dang  
Board Member Paul Dagostino

Passed

The Board of Adjustment meeting minutes of May 8, 2025, were submitted and approved this 12th day of June, 2025.

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Kevin John Kazmerski  
Recording Secretary