

# DRAFT



## MINUTES

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

**JUNE 12, 2025  
4:00 P.M.**

**1. CALL TO ORDER**

**2. ROLL CALL**

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

Absent: Lawrence Feiner, Board Member  
Kevin Dang, Board Member

Also Present: Duane Hoskins, Principal Planner  
Nancy Mangone, Deputy City Attorney  
Sydney Tirella, Senior Planner  
Gurnoor Tschudy, Planner  
Amy Schwenner, Planner  
Tawanda Walker-Hall, Administrative Supervisor

**3. APPROVAL OF THE MINUTES**

**a. Board of Adjustment Minutes of May 08, 2025.**

Chair Naber Called for a motion to approve the May 08, 2025, Minutes.

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 Paul Dagostino  
Passed

#### 4. WITHDRAWALS AND CONTINUANCES

There were none.

#### 5. PUBLIC HEARING ITEMS

1. **VAR24-17 - Sprugasci Variance:** A request by Marcela Mora-Yatko of Gilbert Blilie, PLLC, representing Rodney Sprugasci to increase the maximum lot coverage from forty percent (40%) to forty-five point seven percent (45.7%), reduce the rear accessory structure setback from fifteen feet (15') to zero feet (0'), and reduce the South side accessory structure setback from ten feet (10') to zero feet (0') for a fourteen foot (14') tall RV shade structure in the R1-6 (Single Residence) zoning district. The site is located at the southeast corner of 59th Avenue and Olive Avenue, 8606 North 56th Drive, in the Barrel District.

Presented by: Sydney Tirella, Senior Planner

Chair Naber polled the board for questions.

Board member Dagostino asked if the structure needed to be torn down and rebuilt to meet setbacks.

Ms. Tirella replied that the applicant was given two options.

1. Have the structure evaluated by an engineer to provide details on its construction and turn the report in with the permit documents if the Board approves this variance.
2. Remove the structure and have it rebuilt to standard details that are already available by a registered contractor and engineer.

Board Member Dagostino asked what would happen if the utility needed access and the homeowner could not afford to modify or remove the structure.

Ms. Tirella deferred to the applicant's representative.

Chair Naber asked what the primary violation was.

Ms. Tirella stated the violation started because the structure was built without a permit. While trying to get an after-the-fact permit, it was discovered that the structure did not meet the set-back requirements for this zoning district.

Chair Naber asked if the structure was in violation due to its height.

Ms. Tirella stated the height of the structure was not an issue.

The applicant's representative presented.

Chair Naber polled the board for questions.

Board Member Dagostino asked why the applicant did not apply for a permit before they built the structure.

The applicant's representative stated that they called Glendale Planning and were told that they did not need a permit.

Board Member Dagostino asked if the variance is approved, would the applicant need to change or modify the structure.

Ms. Tirella stated approval of the variance will reduce the setback requirements. The Glendale

Building Safety division would need to approve the after-the-fact permit. The applicant's representative stated that the applicant would need to provide structural engineering documents with a permit application to get the structure approved.

Board Member Gee asked about the scope of the Board's approval of this variance. If it is approved, the City will inspect the structure to make sure it's safe.

Ms. Tirella affirmed the approval is for the placement of the structure; the Building Safety Division will inspect it and the engineer's documents before approving the permit.

Chair Naber opened the public hearing.

There were three speakers in support of the application.

Chair Naber closed the public hearing.

Deputy City Attorney Nancy Mangone polled the Board on the variance findings for VAR24-17.

Finding One:

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

Finding Two:

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

Finding Three:

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

Chair Naber called for a motion and consensus on VAR24-17.

Motioned by Board Member Tammy Gee, seconded by Board Member Paul Dagostino

AYE: Chair Benjamin Naber  
Board Member Tammy Gee  
Board Member Paul Dagostino  
NAY: Vice Chair Donna Duggins  
Passed

- 2. VAR24-21 - Faron Garage Variance** - A variance request by Edward Faron to reduce the side setback from the required 15-feet to 7-feet, and to reduce the rear setback from the required 19-feet to 8-feet, for a proposed detached accessory structure (garage), in the SR-17 (Suburban Residence) zoning district. The site is located at 6903 W Robert E Lee St., Glendale, AZ 85308 in the Sahuaro District.

Presented by: Gurnoor K. Tschudy, Planner

Chair Naber polled the Board for questions.

Board Member Dagostino asked if the structure was built according to code, how much distance would there be between the home and the structure.

Ms. Tschudy stated 14 feet.

Board Member Duggins asked for an explanation of finding number 2.

Ms. Tschudy stated the finding means applying the development standards as stated in the UDC, would this property be deprived of privileges enjoyed by others in the same zoning district that were not imposed by the owner.

Chair Naber asked what the standard distance between the house and the structure should be.

Ms. Tschudy stated that, per code, it requires a separation of 10 feet for non-fire-rated materials, and 6 feet for fire-rated-materials.

The applicant presented.

Chair Naber asked if the Board had questions for the applicant.

Board Member Gee asked when the applicant purchased the home.

The applicant stated 2023.

Chair Naber opened the public hearing.

There were no speakers.

Chair Naber closed the public hearing.

Deputy City Attorney Nancy Mangone polled the Board on the Variance findings for VAR24-21.

Finding One:

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

Nay:

Finding Two:

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

Nay:

Finding Three:

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

Nay:

Chair Naber called for a motion and consensus on VAR24-21.

Motioned by Board Member Paul Dagostino, seconded by Board Member Tammy Gee

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

Passed

**3. VAR25-03 Peterson Residence Detached Structures:**

A request by Elizabeth Peterson to increase a detached garage height to eighteen feet (18') from sixteen feet (16') and to reduce the side setback from ten feet (10') to seven feet (7'). The site is located at 5405 West Tierra Buena Lane in the Sahuaro Council District.

Presented by: Amy Schwenner, Planner

Chair Naber polled the board for questions.

Board Member Dagostino asked if the Egress RV will utilize the alley in the rear for egress. Ms. Schwenner stated yes.

Board Member Dagostino asked why the applicant needed an extra two-foot height for the garage.

The applicant stated that the rails and hardware needed to install a 14-foot door need clearance.

Chair Naber opened the public hearing.

There were no speakers.

Chair Naber closed the public hearing.

Board Member Gee asked if the board could vote to approve the height of the structure, but not the setback.

Mr. Hoskins stated they could do two separate votes, one for the height and the other for the setback.

Deputy City Attorney Nancy Mangone confirmed that the items could be split into two votes.

Chair Naber called for a motion and consensus for VAR25-03.

Deputy City Attorney Nancy Mangone polled the Board on the variance findings for **VAR25-03 A - Height.**

Finding One:

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

Nay:

Finding Two:

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

Nay:

Finding Three:

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

Nay:

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 Paul Dagostino

Passed

City Attorney Ms. Mangone polled the Board on the variance findings for **VAR25-03 B Setback**.

Finding One:

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

Finding Two:

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

Finding Three:

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

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

NAY: Chair Benjamin Naber

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

Failed

**6. STAFF REPORTS**

**1. VAR24-18 Cebreros Garage**

Mr. Hoskins explained that this case will be brought to the board at the July 10th meeting.

**7. BOARD COMMENTS AND SUGGESTIONS**

**8. CITIZEN COMMENTS**

There were none.

**9. NEXT MEETING**

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

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 Paul Dagostino

Passed

The Board of Adjustment meeting minutes of June 12, 2025, were submitted and approved this 10th day of July, 2025.

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Kevin John Kazmerski  
Recording Secretary