



Bench Properties Care Home VAR25-08

Board of Adjustment Hearing – April 9, 2026

Sydney Tirella
Senior Planner





Request

Disability accommodation approval for a group home within 1,200 feet of an existing group home.

Applicant / Owner:

Shaine T. Alleman, Tiffany & Bosco, P.A. / Paul Cardon,
Bench Properties, Inc.



Zoning Map





Aerial Map





Public Involvement

- Formal notices mailed December 4, 2025
- Hearing notices mailed on March 13, 2026
- Advertised in *The Arizona Republic* on March 20, 2026
- Property posted on-site March 20, 2026



Findings & Analysis

- (a) 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.);

- (b) The requested accommodation is necessary to afford an individual with a disability equal opportunity to use and enjoy a dwelling;



Findings & Analysis

- (c) The standard or requirement unduly restricts the opportunity for a person with a disability from finding adequate housing within the City of Glendale;

- (d) The requested accommodation does not fundamentally alter the nature and purpose of the UDC of the City of Glendale;



Findings & Analysis

- (e) 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

2. The group home reservation shall be obtained for an assisted living home for six to ten residents. Approval of this disability accommodation is limited to the owner operator on record and shall not convey with change of property ownership.



Recommendation

3. Change in group home operator, property ownership, or group home type as defined by the Unified Development Code, or population intended to reside in the facility will render the disability accommodation approval void and require reapplication with the City for a group home including formal research to determine the minimum separation requirement is met.



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