

MINUTES

CITY OF GLENDALE BOARD OF ADJUSTMENT

CITY HALL
CONFERENCE ROOM 2A
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301

FRIDAY, APRIL 30, 2010
10:00 A.M.

I. CALL TO ORDER

The meeting was called to order at approximately 10:00 a.m.

II. ROLL CALL

Board Members Present: Chairperson DeLossa, (Barrel), Vice Chair Bert Schwind, (Yucca), Douglas Berg, (Sahuaro), Jim Ligon, (Ocotillo)

City Staff: Maryann Pickering, AICP, Zoning Administrator, Russ Romney, Assistant City Attorney, Jon M. Froke, AICP, Planning Director, Hetal Patel, Planning Intern, Crystal Miller, Senior Secretary, Marilyn Clark, Recording Secretary

III. APPROVAL OF MINUTES:

Chairperson DeLossa called for a **MOTION** to **APPROVE** the Minutes from the January 14, 2010 Board of Adjustment meeting. Boardmember Ligon made a **MOTION** to **APPROVE** the minutes as written. Vice Chairperson Schwind **SECONDED** the **MOTION**, and the minutes of the January 14, 2010 Board of Adjustment meeting were approved as written.

IV. WITHDRAWALS AND CONTINUANCES

Chairperson DeLossa asked staff if there were any requests for Withdrawals or Continuances. There were none.

Chairperson DeLossa called for the Public Hearing item.

V. PUBLIC HEARING ITEM:

VAR10-01

Maryann Pickering, AICP, Zoning Administrator presented a variance request by Richard Hejna for a ten foot side yard setback where fifteen is required in the SR-17 (Suburban Residence) district. The site is located east of the northeast corner of 64th Avenue and Wagoner Road (6332 West Wagoner Road) in the Sahuaro District.

Ms. Pickering stated that the applicant is requesting a variance to construct a 300 square foot master bedroom addition to the existing single family home. The addition meets all existing design review requirements and will be constructed with high quality materials that match the existing home in architecture and finish. Ms. Pickering stated the

applicant completed the citizen participation process with notification letters mailed on December 9, 2009, to adjacent property owners and interested parties. The applicant did not receive any responses regarding this request. The Planning Department did however receive one email in opposition to the request which is part of the staff report. Ms. Pickering stated the requested building setbacks are consistent with other properties in the surrounding area and will not detrimentally affect any neighboring properties. She stated the request appears to meet all four findings and should be approved with the stipulations in the staff report.

Chair DeLossa called for questions from the Board. As there were none, he called for the applicant to come forward to make a presentation.

Mr. Richard F. Hejna of 6332 West Wagoner, Glendale, Arizona stated he was requesting a variance to allow a reduction in the side setbacks for the construction of a 300 square foot bedroom addition.

Chair DeLossa called for questions from the Board.

Vice Chairperson Schwind wanted to know if Mr. Henja was doing the work himself or was he was using a contractor. Mr. Henja responded he was using a contractor.

Chairperson DeLossa asked how long Mr. Henja lived in the house. Mr. Henja responded that he has lived in the house since 1985.

Chairperson DeLossa asked if the Board had any further questions. There were none.

Chairperson DeLossa opened the floor for Public Comment. As there were no public comments, the public hearing was closed.

Chair DeLossa called for any other questions or discussions from the Board. The Board had no questions; therefore, he asked Mr. Russ Romney, Deputy City Attorney, to proceed with the findings.

Based on the facts and evidence presented, Mr. Romney requested a voice vote from the Board. He read each finding and waited as the Board responded.

Finding One. Chair DeLossa called for a voice vote on Finding One. The Board responded with a 4 – 0 vote of “Aye”.

Finding Two. Chair DeLossa called for a voice vote on Finding Two. The Board responded with a 4 – 0 vote of “Aye”.

Finding Three. Chair DeLossa called for a voice vote on Finding Three. The Board responded with a 4 – 0 vote of “Aye”.

Finding Four. Chair DeLossa called for a voice vote on Finding Four. The Board responded with a 4 – 0 vote of “Aye”.

Mr. Romney asked that if based upon these findings, does the Board wish to grant a variance on **VAR10-01** subject to the stipulations as set forth by the Planning Department.

Chair DeLossa polled the Board. They responded with a 4 – 0 vote of “Aye”. Case No. VAR10-01 was APPROVED 4 to 0.

VI. OTHER BUSINESS:

Chairperson DeLossa called for Other Business. There were none.

VII. PLANNING STAFF REPORT:

Chairperson DeLossa called for Staff Report. There were none.

VIII. BOARD COMMENTS AND SUGGESTIONS:

Chairperson DeLossa called for Board Comments and Suggestions. There were none.

IX. ADJOURNMENT:

The meeting adjourned at approximately 10:15 a.m.

Next meeting – June 10, 2010, at 6:00 p.m.

Respectfully Submitted,


Marilyn Clark, Recording Secretary