

**MEETING MINUTES**

**CITY OF GLENDALE  
BOARD OF ADJUSTMENT**

**COUNCIL CHAMBERS BUILDING  
CONFERENCE ROOM B3  
5850 WEST GLENDALE AVENUE  
GLENDALE, ARIZONA 85301**

**THURSDAY, SEPTEMBER 10, 2009  
7:00 P.M.**

Acting Chairperson DeLossa called the regular meeting to order at approximately 7:00 p.m. He welcomed everyone to the meeting and explained the Board's policies and public hearing procedures. Roll Call was conducted with the following results:

**MEMBERS PRESENT:**           Acting Chairperson DeLossa  
  Boardmember Jim Ligon  
  Boardmember Peter McCormick  
  Boardmember Doug Berg  
  Boardmember Bert Schwind  
  Boardmember Lara Houston

**MEMBER ABSENT:**           Chairperson Sandy Burrell

**CITY STAFF PRESENT:**       Maryann Pickering, AICP, Zoning Administrator  
  Russ Romney, Deputy City Attorney  
  Remigio Cordero, Planner  
  Diana Figueroa, Recording Secretary

**Chair DeLossa called for the Approval of the Minutes from the May 14, 2009, Board of Adjustment Meeting.**

The minutes were approved as written.

**Chair DeLossa asked staff if there were any requests for Withdrawals or Continuances.**

There were none.

**Chair DeLossa called for the Public Hearing Item.**

**VAR09-05:** A request by Habitat for Humanity to reduce the side yard setbacks to 11 feet where 20 feet is required in the R-3 (Multiple Residence) zoning district. The site is located south of the southwest corner of 53<sup>rd</sup> and Myrtle avenues (7136 North 53<sup>rd</sup> Avenue). Staff Contact: Remigio Cordero, Planner (Ocotillo District).

Mr. Remigio Cordero, Planner presented contents of the staff report, findings, and analysis.

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

Ms. Tana Nichols, Director of Land Acquisition and Development, introduced herself and distributed photos to the Board of past Habitat for Humanity projects. She explained the details of the program relating to how potential homeowners are able to purchase these homes. She thanked the staff for their recommendation for support and stated she was in agreement with the stipulations.

**Chair DeLossa called for questions from the Board.**

There were none.

**Chair DeLossa opened the floor for Public Comment.**

As there were no 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 6 – 0 vote of “Aye”.**

**Finding Two. Chair DeLossa called for a voice vote on Finding Two. The Board responded with a 6 – 0 vote of “Aye”.**

**Finding Three. Chair DeLossa called for a voice vote on Finding Three. The Board responded with a 6 – 0 vote of “Aye”.**

**Finding Four. Chair DeLossa called for a voice vote on Finding Four. The Board responded with a 6 – 0 vote of “Aye”.**

Mr. Romney asked that if based upon these findings, does the Board wish to grant a variance on VAR09-05 subject to the stipulations as set forth by the Planning Department?

**Chair DeLossa polled the Board. They responded with a 6 – 0 vote of “Aye”. Case No. VAR09-05 was APPROVED.**

**Chair DeLossa called for Comments and Suggestions from the Board.**

Ms. Pickering welcomed new Boardmembers Doug Berg, representing Sahuaro District, Bert Schwind, representing Yucca District, and Lara Houston, from the Cholla District.

Ms. Pickering asked if the Board would be interested in holding meetings at 6:00pm rather than 7:00pm.

Chair DeLossa asked the Board for input regarding a 6:00pm start time or 6:30pm. He reminded the Board they do have options.

**Chair DeLossa made a motion to move future meetings to begin at 6:00pm. Boardmember Berg seconded the motion, which passed unanimously.**

Ms. Pickering reminded the Boardmembers that Board and Commission Training will be provided on Wednesday, September 16, 2009. She asked if anyone was interested to contact her.

**Chair DeLossa called for New Business.**

As there was none, the meeting was adjourned at 7:27pm.

  
Diana Figueroa, Recording Secretary