

MINUTES

CITY OF GLENDALE BOARD OF ADJUSTMENT

COUNCIL CHAMBERS BUILDING
CONFERENCE ROOM B-3
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301

THURSDAY, AUGUST 12, 2010
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order at approximately 6:00 p.m.

II. ROLL CALL

Board Members Present: Chairperson DeLossa, (Barrel), Vice Chair Bert Schwind, (Yucca), Douglas Berg, (Sahuaro), Jeff Blake (Cholla)

City Staff: Bill Luttrell, Senior Planner, Remigio Cordero, Planner, Paul Li, Assistant City Attorney, Diana Figueroa, Recording Secretary

III. APPROVAL OF MINUTES:

Chairperson DeLossa called for a **MOTION** regarding the Minutes from the Special meeting of April 30, 2010. Board member Schwind a **MOTION** to **APPROVE** the minutes. Board member Blake **SECONDED** the **MOTION**, and the minutes 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:

VAR10-02

Remigio Cordero, Planner, presented a variance request by Dan and Lisa Cunningham to reduce the side yard setback for the primary structure to three feet where five feet is required and the rear yard setback to five feet where 10 feet is required and to reduce the rear yard to three feet for the secondary structure where 10 feet is required. The site is located at 5807 West Myrtle Avenue.

Mr. Cordero 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. Dan Cunningham introduced himself and explained he is requesting a variance in order to construct an approximately 900 square foot new single family dwelling. The dwelling will be a two story structure with a porch that wraps around the front portion of the dwelling. He said the purpose of the home is to serve as some type of eatery or deli that will also have merchandise for sale. He said he also wishes to construct a 216 square foot storage structure located southeast of the primary dwelling. This structure is proposed to be a one story building that matches the bungalow style of the primary house. He also would like to construct a full bathroom and kitchen and utilities will be provided to the structure. He concluded by stating the intended use of the structure will be to serve as a bed and breakfast, studio rental, or other use as allowed within the Catlin Court PAD.

Chair DeLossa called for questions from the Board.

Board member Blake felt this was a good use for the property and the area.

Board member Schwind thanked the applicant for maintaining flexibility.

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. Paul Li, Assistant City Attorney, to proceed with the findings.

Based on the facts and evidence presented, Mr. Li 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. Li 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. VAR10-02 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. Staff stated with no items scheduled for the September meeting it will be vacated.

VIII. BOARD COMMENTS AND SUGGESTIONS:

Chairperson DeLossa called for Board Comments and Suggestions. Board member Schwind welcomed new Board member Jeff Blake.

IX. ADJOURNMENT:

The meeting adjourned at approximately 6:21 p.m.

Next meeting – October 14, 2010, at 6:00 p.m.

Respectfully Submitted,


Diana Figueroa, Recording Secretary