

MINUTES

**CITY OF GLENDALE  
BOARD OF ADJUSTMENT**

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

**THURSDAY, SEPTEMBER 8, 2011  
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 Bert Schwind (Yucca), Vice Chair Jeff Blake (Mayoral), Cathy Cheshier (Cholla), Sandra Mendez (Ocotillo), Jack Bethel (Barrel)

Board Members Absent: Douglas Berg (Sahuaro), Ryan Mander (Cactus)

City Staff: Tabitha Perry, Principal Planner, Remigio Cordero, Planner, Paul Li, Assistant City Attorney, Diana Figueroa, Recording Secretary

III. APPROVAL OF MINUTES:

Chairperson Schwind called for a **MOTION** regarding the Minutes from the Regular Meeting of May 12, 2011. Vice Chair Blake made a **MOTION** to **APPROVE** the minutes as written. Board member Cheshier **SECONDED** the **MOTION, which was approved 5 to 0.**

IV. WITHDRAWALS AND CONTINUANCES

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

V. PUBLIC HEARING ITEMS:

Chairperson Schwind called for the Public Hearing item.

**VAR11-04:** A request by Chris and Jennifer Flaherty for a variance to allow 30% lot coverage where 10% lot coverage is allowed in the A-1 (Agricultural) zoning district. The site is located west of the southwest corner of 53<sup>rd</sup> Avenue and Waltann Lane (5341 West Waltann Lane). Staff Contact: Remigio Cordero, Planner (Sahuaro District).

Mr. Cordero explained this request to increase the lot coverage to 30% where 10% is allowed in the A-1 (Agricultural) zoning district. He said the property is located west of

the southwest corner of 53<sup>rd</sup> Avenue and Waltann Lane. The property is approximately 15,495 square feet in size and is part of Sunburst Farms 21 subdivision.

Mr. Cordero said the applicant is requesting a variance to increase the lot coverage in order to construct an accessory structure in the future.

Mr. Cordero included by stating the request appears to meet all four findings and should be approved with the stipulations in the staff report.

**Chair Schwind called for questions from the Board. There were none at this time.**

Chair Schwind called for the applicant's presentation.

Ms. Jennifer Flaherty, 5341 West Waltann Lane, stated she agrees with Staff's report and is available for questions.

Board member Cheshier asked when construction would begin on the property. Ms. Flaherty stated she and her husband were unsure at this time.

**Chair Schwind opened the public hearing.**

**With no one wishing to speak, Chair Schwind closed the public hearing.**

**Chair Schwind 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.

**Board member Blake made a motion to APPROVE VAR11-04, with Board member Cheshier seconding the MOTION.**

**Finding One. Chair Schwind called for a voice vote on Finding One. The Board responded with a 5 – 0 vote of "Aye".**

**Finding Two. Chair Schwind called for a voice vote on Finding Two. The Board responded with a 5 – 0 vote of "Aye".**

**Finding Three. Chair Schwind called for a voice vote on Finding Three. The Board responded with a 5 – 0 vote of "Aye".**

**Finding Four. Chair Schwind called for a voice vote on Finding Four. The Board responded with a 5 – 0 vote of "Aye".**

Mr. Li asked that if based upon these findings, does the Board wish to grant a variance on **VAR11-04** subject to the stipulations as set forth by the Planning Department.

**Chair Schwind polled the Board. They responded with a 5 – 0 vote of “Aye”. Case No. VAR11-04 was APPROVED 5 to 0.**

VI. OTHER BUSINESS FROM THE FLOOR:

Chairperson Schwind called for Other Business. There was none.

VII. PLANNING STAFF REPORT:

Chairperson Schwind called for Staff Report. There was none.

VIII. BOARD COMMENTS AND SUGGESTIONS:

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

IX. ADJOURNMENT:

With no further business, the meeting adjourned at approximately 6:19 p.m.

The next meeting is scheduled for October 13, 2011.

Respectfully Submitted,

  
Diana Figueroa, Recording Secretary