



**SCOTTSDALE BOARD OF ADJUSTMENT
COMMUNITY DESIGN STUDIO
7506 E. INDIAN SCHOOL ROAD
SCOTTSDALE, ARIZONA**

WEDNESDAY, JUNE 3, 2015

REGULAR MEETING MINUTES

PRESENT: Matt Metz, Chair
William Adler, Board Member
Alper Adli, Board Member
Gary Donahoe, Board Member
Taylor Roncancio, Board Member
Paul Garry, Vice Chair
Sergio Martinez, Board Member

ABSENT: None

STAFF:

Brad Carr	Jeff Barnes
Sherry Scott	Doris McKay
Joe Padilla	Randy Grant
Katie Posler	Karen Fitzpatrick

CALL TO ORDER

Chair Metz called the meeting of the Scottsdale Board of Adjustment to order at **6:00 p.m.**

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

APPROVAL OF MINUTES

Approval of the May 5, 2015 Regular Meeting Minutes.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at: www.scottsdaleaz.gov/boards/BOA.asp

**MOTION BY BOARD MEMBER ADLI; 2ND BY BOARD MEMBER DONAHOE.
APPROVED SEVEN (7) TO ZERO (0).**

REGULAR AGENDA

1. [4-BA-2015 \(Jones Residence\)](#), Request for determination of material change to prior application of 4-BA-2015, pursuant to Section 406 of the Rules of Procedure for the Board of Adjustment.

Located at 26032 N. 88th Way

Kirk Bianchi, applicant, Melissa and Mathew Jones, owners

Katie Posler, coordinator

MOTION THAT APPLICANT'S NEW SUBMITTAL DOES NOT CONSTITUTE A MATERIAL CHANGE MADE BY VICE CHAIR GARRY; 2ND BY BOARD MEMBER DONAHOE. MOTION FAILED THREE (3) TO FOUR (4).

MOTION MADE THAT APPLICANT'S NEW SUBMITTAL DOES CONSTITUTE A MATERIAL CHANGE MADE BY BOARD MEMBER ADLER; 2ND BY BOARD MEMBER RONCANCIO. APPROVED FOUR (4) TO THREE (3).

2. [5-BA-2015 \(Watson Variance\)](#), Request by owner for approval of a variance to the City of Scottsdale Zoning Ordinance, Section 5.204.E.1.c pertaining to front yard setback on a corner lot for a property located at 8415 E. Pepper Tree Lane with Single-Family Residential (R1-35) zoning.

Located at 8415 E. Pepper Tree Lane

Joseph Goforth, applicant, Julia Watson, owner

Jeff Barnes, coordinator

REQUEST MADE TO CONTINUE THIS CASE TO THE JULY 1, 2015 MEETING. MOTION BY BOARD MEMBER ADLI; 2ND BY BOARD MEMBER MARTINEZ. APPROVED SEVEN (7) TO ZERO (0).

3. [6-BA-2015 \(Green Bee Produce\)](#), Request for an appeal of a Zoning Administrator's written decision dated June 10, 2015 regarding special event signage for Green Bee Produce, a temporary mobile farmer's market.

16116 McDowell Mountain Ranch Road

Aaron Shearer, applicant, Green Bee Produce, owner

Cheryl Sumners, coordinator

MOTION THAT BOARD OF ADJUSTMENT DOES HAVE JURISDICTION

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TO HEAR THIS CASE MADE BY BOARD MEMBER DONAHOE; 2ND BY BOARD MEMBER ADLER. APPROVED FIVE (5) TO TWO (2).

MOTION MADE BY BOARD MEMBER DONAHOE THAT APPLICANT HAS STANDING; 2ND BY BOARD MEMBER ADLER. APPROVED SEVEN (7) TO ZERO (0).

MOTION MADE THAT THE ZONING ADMINISTRATOR'S DECISION WAS NOT ARBITRARY, CAPRICIOUS OR AN ABUSE OF DISCRETION MADE BY BOARD MEMBER DONAHOE; 2ND BY CHAIR METZ. DECISION UPHELD SIX (6) TO ONE (1).

4. [7-BA-2015 \(Cortesian Variances\)](#), Request for variances to the City of Scottsdale Zoning Ordinance, Section 5.1004.B.1.a.i. pertaining to minimum frontage open space; Section 5.1004.D. pertaining to minimum overall open space and Section 9.103.A. pertaining to minimum number of parking spaces for a multiple-family dwelling use for a property located at 7749 E. Camelback Road with Multiple-family Residential (R-5) zoning.

Located at 7749 E Camelback Rd

Ted Luther, applicant, Ch Cortesian Communities, LLC, owner

Doris McClay, coordinator

WITHDRAWN BY APPLICANT AT HEARING.

JESSIE HARRIS SPOKE IN OPPOSITION OF THIS PROJECT.

ADJOURNMENT

**WITH NO FURTHER BUSINESS TO DISCUSS, THE BOARD OF ADJUSTMENT
ADJOURNED AT 9:37 PM**

Board of Adjustment consists of:

Matt Metz, Chair

Paul Garry, Vice Chair

Bill Adler, Board Member

Alper Adli, Board Member

Gary Donahoe, Board Member

Sergio Martinez, Board Member

Taylor Roncancio, Board Member

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