



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

WEDNESDAY, JULY 1, 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

ABSENT: Sergio Martinez, Board Member

STAFF: Brad Carr
Jeff Barnes
Karen Fitzpatrick
Katie Posler
Joe Padilla

CALL TO ORDER

Chair Metz called the meeting of the Scottsdale Board of Adjustment to order at **6:01 p.m.**

ROLL CALL

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

APPROVAL OF MINUTES

Approval of the June 3, 2015 Regular Meeting Minutes.

MOTION TO APPROVE BY BOARD MEMBER ADLER; 2ND BY BOARD MEMBER DONAHOE. APPROVED SIX (6) TO ZERO (0).

* 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

REGULAR AGENDA

1. [4-BA-2015#2 \(Jones Residence\)](#), Request by owner for approval of a variance to the City of Scottsdale Zoning Ordinance, Section 5.104.G. pertaining to wall height within the required front yard setback for a property located at 26032 N. 88th Way with Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning.

Located at 26032 N 88th Way

Kirk Bianchi, applicant, Melissa and Mathew Jones, owner

Katie Posler, coordinator

MOTION TO APPROVE THE VARIANCE REQUEST CONDITIONED UPON WALL DESGN, MATERIALS AND LANDSCAPING AS SHOWN IN APPLICANT'S PRESENTATION BY BOARD MEMBER ALDER, 2ND BY BOARD MEMBER DONAHOE; CHAIRMAN METZ AND VICE CHAIR GARRY DISSENTING.

1. A masonry wall of not more than six (6) feet in height and of a design consistent with that presented in Exhibit #2 attached hereto shall be constructed no closer than fifteen (15) from the front property line. Masonry wall shall be constructed to meet all current City of Scottsdale construction standards.
 2. Various trees and other vegetation, as well as boulders, as depicted on Exhibit #1 and Exhibit #2 attached hereto, shall be installed on the street side of the constructed wall. All irrigation necessary to support new vegetation shall also be installed. All stone shall be native and all vegetation shall comply with Zoning Ordinance Section 6.1070.G.1.i.
 3. The new masonry wall shall be staggered at both ends as depicted in Exhibit #1 and Exhibit #2 attached hereto. Staggered segments must be offset as depicted in referenced exhibits.
2. [5-BA-2015 \(Watson Variance\)](#), Request by applicant 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

1ST MOTION: MOTION BY VICE CHAIRMAN GARRY, 2ND BY BOARD MEMBER ADLER TO CONTINUE TO SEPTEMBER 2, 2015. MOTION FAILED BY A VOTE OF THREE (3) TO THREE (3); CHAIRMAN METZ, BOARD MEMBER RONCANCIO AND BOARD MEMBER DONAHOE DISSENTING

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2ND MOTION: MOTION BY VICE CHAIRMAN GARRY, 2ND BY BOARD MEMBER ADLER TO APPROVE. MOTION FAILED BY A VOTE OF THREE (3) TO THREE (3); CHAIRMAN METZ, BOARD MEMBER DONAHOE AND BOARD MEMBER ADLI DISSENTING. VARIANCE REQUEST DENIED.

3. [8-BA-2015 \(Manji Wall Variance\)](#), Request by applicant for approval of a variance to the City of Scottsdale Zoning Ordinance, Section 5.304.G. pertaining to wall height within the required front yard setback for a property located at 6801 E. Bonita Drive with Single-Family Residential (R1-18) zoning.

Located at 6801 E Bonita Drive

Leodra Bowdell, applicant, Kaleim Manji and Elizabeth Davison, owner

Katie Posler, coordinator

WITHDRAWN BY APPLICANT AT HEARING.

ADMINISTRATIVE BUSINESS

4. Rules of Procedure for the Board of Adjustment

Discussion and consideration of possible motion for amendment(s) to Rules of Procedure for the Board of Adjustment, including but not limited to, Rule 407. Any proposed amendment(s) by a Board Member to the Rules of Procedure for the Board of Adjustment must be proposed at a preceding meeting and included in the minutes of the preceding meeting prior to being finally adopted by the Board of Adjustment at a future hearing date.

MOTION BY BOARD MEMBER DONAHOE, 2ND BY BOARD MEMBER ADLER TO AGENDIZE A DISCUSSION OF AMENDMENT(S) TO RULE 407; MOTION FAILED WITH A VOTE OF THREE (3) TO THREE (3). CHAIRMAN METZ, VICE CHAIRMAN GARRY AND BOARD MEMBER ADLI DISSENTING.

ADJOURNMENT

**WITH NO FURTHER BUSINESS TO DISCUSS, THE BOARD OF ADJUSTMENT
ADJOURNED AT 8:39 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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