



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

**WEDNESDAY, DECEMBER 2, 2015**

**REGULAR MEETING MINUTES**

**PRESENT:** Matt Metz, Chair  
Paul Garry, Vice Chair  
William Adler, Board Member  
Alper Adli, Board Member  
Gary Donahoe, Board Member  
Dana Belknap, Board Member

**ABSENT:** Sergio Martinez, Board Member

**STAFF:** Brad Carr  
Karen Fitzpatrick  
Katie Posler  
Sherry Scott

**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 August 5, 2015 Regular Meeting Minutes.

**MOTION TO APPROVE BY BOARD MEMBER ADLER; 2<sup>ND</sup> 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](http://www.scottsdaleaz.gov/boards/BOA.asp)

## CONTINUANCES

1. [10-BA-2015 \(Calfa Residence Variance\)](#), Case to be continued to January 6, 2016 due to public notice error.

Request by owner for approval of variances to the City of Scottsdale Zoning Ordinance, Section 5.204.E.1.a and Section 5.204.E.1.c, pertaining to block wall height within the front yard setback of a corner property, located at 7101 E. Kalil Circle with Single-family Residential (R1-35) zoning.

Located at: 7101 E Kalil Circle  
Joseph Goforth, applicant, Claudio Calfa, owner  
Andrew Chi, coordinator

**MOTION TO CONTINUE TO JANUARY 6, 2016 BY BOARD MEMBER ADLI; 2<sup>ND</sup> BY VICE CHAIR GARRY. APPROVED SIX (6) TO ZERO (0).**

## REGULAR AGENDA

2. Review and approval of Board of Adjustment 2016 Hearing Dates

**MOTION TO APPROVE BY BOARD MEMBER ADLER; 2<sup>ND</sup> BY BOARD MEMBER DONAHOE. APPROVED SIX (6) TO ZERO (0).**

3. [11-BA-2015 \(Hart Residence\)](#), Request by owner for approval of variances to the City of Scottsdale Zoning Ordinance, Section 5.204.E.3 pertaining to the rear yard setback and, Section 5.204.G pertaining to wall height within the required front yard setback for a property located at 10603 N. 100th Street with Single-Family Residential, Planned Residential Development (R1-35 PRD) zoning.

Located at: 10603 N 100Th Street

Jose Ceja, applicant, Robert & Janet Hart, owner

Katie Posler, coordinator

**VARIANCE 1 PERTAINING TO REAR YARD SETBACK  
MOTION TO APPROVE BY VICE CHAIR GARRY; 2<sup>ND</sup> BY BOARD MEMBER DONAHOE.  
APPROVED SIX (6) TO ZERO (0).**

**VARIANCE 2 PERTAINING TO WALL HEIGHT  
MOTION TO APPROVE SUBJECT TO THE FOLLOWING STIPULATIONS:**

- **EIGHT (8) FOOT WALL PERMITTED IN FRONT YARD ALONG SOUTHERN PROPERTY LINE THAT IS PARALLEL TO SHEA BOULEVARD.**
- **SIX (6) FOOT WALL PERMITTED IN FRONT YARD ALONG 100<sup>TH</sup> STREET FROM THE SOUTHERN MOST PART OF THE WESTERN PROPERTY LINE NORTH FOR A DISTANCE OF SIXTY (60) FEET.**
- **THE EXISTING ILLEGAL, NON-CONFORMING STRUCTURE LOCATED AT THE SOUTHERN PORTION OF THE LOT SHALL BE REMOVED WITHIN SIX (6) MONTHS OF THIS VARIANCE APPROVAL.**

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**MOTION BY CHAIR METZ; 2<sup>ND</sup> BY VICE CHAIR GARRY. APPROVED FOUR (4) TO TWO (2) WITH BOARD MEMBER ADLER AND BOARD MEMBER BELKNAP DISSENTING.**

**ADJOURNMENT**

**WITH NO FURTHER BUSINESS TO DISCUSS, THE BOARD OF ADJUSTMENT  
ADJOURNED AT 7:15 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

Dana Belknap, Board Member

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