



**SCOTTSDALE BOARD OF ADJUSTMENT  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA**

**WEDNESDAY, SEPTEMBER 7, 2016**

**\*SUMMARIZED MEETING MINUTES\***

**PRESENT:** Matt Metz, Chairman  
Paul Garry, Vice Chairman  
Alper Adli, Board Member  
Dana Belknap, Board Member  
Gary Donahoe, Board Member  
Greg Mona, Board Member

**ABSENT:** Sergio Martinez, Board Member

**STAFF:** Brad Carr  
Sherry Scott  
Joe Padilla  
Ben Moriarity  
Cheryl Sumners  
Randy Grant

**CALL TO ORDER**

The regular meeting of the Scottsdale Board of Adjustment was called to order by Chair Metz at 6:00 PM.

**ROLL CALL**

A formal roll call confirmed all members present as stated above.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Board of Adjustment page on [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "Board of Adjustment".

**MINUTES REVIEW AND APPROVAL**

1. [Review and possible approval of July 13, 2016 Board of Adjustment Special Meeting Minutes](#)

– Board Member Donahoe made a motion to approve Special Meeting Minutes of July 13, 2016. Vice Chair Garry seconded the motion, which carried 6-0.

**REGULAR AGENDA**

2. [10-BA-2016 \(70th & Earll Townhomes Variances\)](#),  
Request by owner for variances to the City of Scottsdale Zoning Ordinance, Section 5.704.B.2 pertaining to the restriction in building height to one (1) story adjacent to a single-family residential district, and Section 5.704.D.1 pertaining to relief from the building setback abutting a R-1 district, for a property located at 3106 N. 70th Street with Medium Density Residential (R-3) zoning.  
Located at 3106 N 70Th Street

Steven Bruckal, applicant, Bonnie Griffing, owner

Ben Moriarity, coordinator

**Beth Peterson spoke regarding concerns about the setback**

– Board Member Donahoe made a motion to deny variance of Section 5.704.B.2. Board Member Adli seconded the motion, which carried 6-0.  
– Board Member Donahoe made a motion to deny variance of Section 5.704.D.1. Vice Chair Garry seconded the motion, which carried 5-1 with Board Member Belknap dissenting.

3. [11-BA-2016 \(Behar Residence\)](#),  
Request by owner for variances to the City of Scottsdale Zoning Ordinance, Section 5.204.E.1.a and Section 5.204.E.1.c, pertaining to relief from the front yard setback for a property located at 8011 E. Larkspur Drive with Single-family Residential (R1-35) zoning.  
Located at 8011 E Larkspur Drive

Tyler Green, applicant, Ben Middlemiss & Mary Behar, owner

Ben Moriarity, coordinator

**Dave Porter provided written comments regarding concerns about the setback**

– Vice Chair Garry made a motion to deny the variance. Board Member Mona seconded the motion, which carried 6-0.

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4. [9-BA-2016 \(Green Bee Produce ZA Appeal\)](#)

Request by applicant for an Appeal of Zoning Administrator's written decision dated June 30, 2016 regarding special event signage for Green Bee Produce, a temporary mobile farmer's market.

Located at 16116 N. McDowell Mountain Ranch Rd.

Green Bee Produce, applicant Aaron Shearer

Cheryl Sumners, Coordinator

**Motion for jurisdiction by Vice Chair Garry; 2<sup>nd</sup> by Board Member Belknap. Motion approved 6-0.**

**Chair Metz confirmed with the Board members that applicant had standing for the appeal.**

**Motion to affirm by Board Member Adli; 2<sup>nd</sup> by Donahoe. Motion carried 5-1 with Vice Chair Garry dissenting.**

**ADJOURNMENT - With no further business to discuss, the Board of Adjustment adjourned at 8:35 PM.**

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