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; 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
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; 2ND 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; 2ND 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; 2ND 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 100TH 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; 2ND 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  
Bill Adler, Board Member  
Gary Donahoe, Board Member  
Dana Belknap, Board Member

Paul Garry, Vice Chair  
Alper Adli, Board Member  
Sergio Martinez, Board Member

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