



**SCOTTSDALE BOARD OF ADJUSTMENT  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA  
WEDNESDAY, MAY 3, 2023**

**\*SUMMARIZED REGULAR MEETING MINUTES\***

**PRESENT:**

Matt Metz, Chair  
Gary Donahoe, Vice Chair  
Brian Kaufman, Board Member  
Michael Gonzalez, Board Member  
Jason Chocron, Board Member  
Justin Laos, Board Member

**ABSENT:**

Ryan Wagner, Board Member

**STAFF:**

Bryan Cluff  
Eric Anderson  
Joe Padilla  
Erin Perreault  
Tim Curtis  
Jeff Barnes  
Karissa Rodorigo  
Caitlyn Gulsvig

**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.

**ADMINISTRATIVE REPORT**

\* 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".

1. Identify supplemental information, if any, related to the May 3, 2023 Board of Adjustment agenda items, and other correspondence.

### **APPROVAL OF MINUTES**

2. Review and possible approval of April 3, 2023 Board of Adjustment Regular Meeting Minutes.

**VICE CHAIR DONAHOE MOVED TO APPROVE THE APRIL 3, 2023 BOARD OF ADJUSTMENT REGULAR MEETING MINUTES, 2<sup>ND</sup> BY BOARD MEMBER CHOCRON. THE MOTION PASSED IN FAVOR BY CHAIR METZ, VICE CHAIR DONAHOE, BOARD MEMBER GONZALEZ, BOARD MEMBER CHOCRON, AND BOARD MEMBER LAOS WITH A VOTE OF FIVE (5) TO ZERO (0), WITH BOARD MEMBER KAUFMAN ABSTAINING.**

3. Review and possible approval of April 3, 2023 Board of Adjustment Special Meeting Minutes.

**VICE CHAIR DONAHOE MOVED TO APPROVE THE APRIL 3, 2023 BOARD OF ADJUSTMENT SPECIAL MEETING MINUTES, 2<sup>ND</sup> BY BOARD MEMBER CHOCRON. THE MOTION PASSED IN FAVOR BY CHAIR METZ, VICE CHAIR DONAHOE, BOARD MEMBER GONZALEZ, BOARD MEMBER CHOCRON, AND BOARD MEMBER LAOS WITH A VOTE OF FIVE (5) TO ZERO (0), WITH BOARD MEMBER KAUFMAN ABSTAINING.**

4. Review and possible approval of April 3, 2023 Board of Adjustment Executive Session Minutes.

**VICE CHAIR DONAHOE MOVED TO APPROVE THE APRIL 3, 2023 BOARD OF ADJUSTMENT EXECUTIVE SESSION MINUTES AS AMENDED BY THE BOARD, 2<sup>ND</sup> BY BOARD MEMBER CHOCRON. THE MOTION PASSED IN FAVOR BY CHAIR METZ, VICE CHAIR DONAHOE, BOARD MEMBER GONZALEZ, BOARD MEMBER CHOCRON, AND BOARD MEMBER LAOS WITH A VOTE OF FIVE (5) TO ZERO (0), WITH BOARD MEMBER KAUFMAN ABSTAINING.**

### **REGULAR AGENDA**

5. 2-BA-2023 (Alma School and Jomax Storage Appeal)  
Request for an appeal of the Zoning Administrator's written decision dated February 16, 2023 that the Internalized Community Storage Facility proposed in Case 35-DR-2022 is in conformance with the 2004 zoning approval of case 105-ZN-1984#2, on a site with Planned Community Center, Environmentally Sensitive Lands, Hillside District (PCC ESL (HD)) zoning, located at 27000 and 26725 N. Alma School Parkway.  
Staff contact person is Jeff Barnes, 480-312-2376  
**Applicant contact person is Michael Leary, 480-991-1111**

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**JEFF BARNES PRESENTED IN FRONT OF THE BOARD.**

**APPLICANT MICHAEL LEARY PRESENTED IN FRONT OF THE BOARD.**

**REPRESENTATIVE OF THE OWNER OF THE STORAGE FACILITY  
PROPOSED IN CASE 35-DR-2022 PRESENTED IN FRONT OF THE BOARD.**

**CHAIR METZ MADE A MOTION THAT THE BOARD HAS JURISDICTION AND  
THE APPELLANT HAS STANDING OVER THE ZONING ADMINISTRATOR'S  
DECISION RELATED TO CASE 2-BA-2023, 2<sup>ND</sup> BY VICE CHAIR DONAHOE.  
THE MOTION PASSED IN FAVOR BY CHAIR METZ, VICE CHAIR DONAHOE,  
BOARD MEMBER KAUFMAN, BOARD MEMBER GONZALEZ, BOARD  
MEMBER CHOCRON, AND BOARD MEMBER LAOS WITH A VOTE OF SIX  
(6) TO ZERO (0).**

**VICE CHAIR DONAHOE MADE A MOTION FOR CASE 2-BA-2023 TO  
UPHOLD THE ZONING ADMINISTRATOR'S DECISION, CITING IT WAS NOT  
ARBITRARY, CAPRICIOUS, OR AN ABUSE OF DISCRETION, 2<sup>ND</sup> BY CHAIR  
METZ. THE MOTION PASSED WITH A VOTE OF FOUR (4) TO TWO (2) IN  
FAVOR BY CHAIR METZ, VICE CHAIR DONAHOE, BOARD MEMBER  
GONZALEZ, AND BOARD MEMBER LAOS, WITH BOARD MEMBER  
KAUFMAN AND BOARD MEMBER CHOCRON DISSENTING.**

**ADJOURNMENT**

With no further business to discuss, the regular session of the Board of Adjustment adjourned at 8:49 PM.

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