



SCOTTSDALE BOARD OF ADJUSTMENT
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
WEDNESDAY, OCTOBER 2, 2024

SUMMARIZED MEETING MINUTES

PRESENT:

Gary Donahoe, Chair
Jason Chocron, Vice Chair
Paul Garry, Board Member
Azam Qayum, Board Member
Alexander Hayes, Board Member
David Pierce, Board Member
Randy Griffin, Board Member

ABSENT:

None

STAFF:

Bryan Cluff
Angela Calabrasi
Shane Morrison
Caitlyn Gulsvig
Karissa Rodorigo

CALL TO ORDER

The regular meeting of the Scottsdale Board of Adjustment was called to order by Vice Chair Chocron 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, search "Board of Adjustment".

**CHAIR DONAHOE ATTENDED REMOTELY.
ADMINISTRATIVE REPORT**

1. Identify supplemental information, if any, related to the October 2, 2024 Board of Adjustment agenda items, and other correspondence.

BRYAN CLUFF NOTED FOR THE RECORD THAT CHAIR DONAHOE IS ATTENDING REMOTELY AND WELCOMED BOARD MEMBER GARRY BACK TO THE BOARD. INFORMED THE BOARD THAT ALL PUBLIC COMMENT RECEIVED HAD BEEN DISTRIBUTED TO THE BOARD AND ADDED TO THE AGENDA PACKET. ADDITIONALLY, NO FURTHER PUBLIC COMMENT AHD BEEN RECEIVED.

VICE CHAIR CHOCRON ASKED FOR CONFIRMATION THAT NO MEETING DATES HAD BEEN MOVED FROM THE FIRST WEDNESDAY OF THE MONTH, WHICH WAS CONFIRMED BY BRYAN CLUFF.

APPROVAL OF MINUTES

2. Review and possible approval of July 18, 2024 Board of Adjustment Regular Meeting Minutes.

CHAIR DONAHOE NOTED CORRECTIONS THAT NEEDED TO BE MADE TO THE JULY 18, 2024 MEETING MINUTES.

BOARD MEMBER HAYES NOTED A CORRECTION THAT NEEDED TO BE MADE TO THE JULY 18, 2024, MEETING MINUTES.

BRYAN CLUFF STATED THAT THE CORRECTIONS HAD BEEN NOTED.

BOARD MEMBER HAYES MOVED TO APPROVE THE JULY 18, 2024, BOARD OF ADJUSTMENT REGULAR MEETING MINUTES AS NOTED, 2ND BY BOARD MEMBER PIERCE. THE MOTION PASSED IN FAVOR BY CHAIR DONAHOE, VICE CHAIR CHOCRON, BOARD MEMBER GARRY, BOARD MEMBER QAYUM, BOARD MEMBER HAYES, BOARD MEMBER PIERCE, AND BOARD MEMBER GRIFFIN WITH A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

3. 7-BA-2024 (Ruiz Residence)
Request by owner for a variance to the City of Scottsdale Zoning Ordinance Section 5.204.E.1.c pertaining to the required front yard setback on a corner lot, for a property located at 7303 E Cholla Street with Single-family Residential (R1-35) zoning. Staff Contact is Caitlyn Gulsvig, (480) 312-7678.
Applicant Contact is Robert Barberio, (480) 231-6215.

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VICE CHAIR CHOCRON BRIEFED THE AUDIENCE ON THE VARIANCE PROCESS.

CAITLYN GULSVIG PRESENTED IN FRONT OF THE BOARD AND ANSWERED QUESTIONS.

REPRESENTATIVE FOR THE APPLICANT ROB BARBERIO, PRESENTED IN FRONT OF THE BOARD AND ANSWERED QUESTIONS.

BOARD MEMBER GRIFFIN MADE A MOTION TO APPROVE THE VARIANCE LIMITED TO THE EXISTING 160 SQUARE FOOT ENCROACHMENT AS SHOWN ON THE SUBMITTED SITE PLAN, 2ND BY BOARD MEMBER HAYES. MOTION PASSED WITH A VOTE OF FOUR (4) TO THREE (3) IN FAVOR BY VICE CHAIR CHOCRON, BOARD MEMBER HAYES, BOARD MEMBER PIERCE, AND BOARD MEMBER GRIFFIN WITH CHAIR DONAHOE, BOARD MEMBER GARRY, AND BOARD MEMBER QAYUM DISSENTING.

4. 8-BA-2024 (Hayden/Sweetwater Adult Care Home)
Request by owner for a disability accommodation to the City of Scottsdale Zoning Ordinance, Section 5.202.A.1 (and Table 5.102 by reference) to reduce the required buffer between care homes to allow for a new care home, for a property with Single-family Residential (R1-35) zoning located at 13440 N Hayden Road. Staff Contact is Karissa Rodorigo, (480) 312-3087.
Applicant Contact is Samuel Matache, (602) 790-8100.

VICE CHAIR CHOCRON BRIEFED THE AUDIENCE ON THE DISABILITY ACCOMODATION PROCESS AND THE ORDER OF PROCEEDINGS.

KARISSA RODORIGO PRESENTED IN FRONT OF THE BOARD AND ANSWERED QUESTIONS.

APPLICANT REPRESENTATIVE, MARION MATACHE PRESENTED TO THE BOARD AND ANSWERED QUESTIONS.

RESIDENT VICKI BEST SPOKE IN OPPOSITION TO THE REQUEST.

RESIDENT JEFF ARMEN SPOKE IN OPPOSITION TO THE REQUEST.

RESIDENT SHERYL RACKER SPOKE IN OPPOSITION TO THE REQUEST.

APPLICANTS REPRESENTATIVE, MARION MATACHE RESPONDED TO PUBLIC COMMENTS AND ANSWERED QUESTIONS.

BOARD MEMBER PIERCE MADE A MOTION TO DENY THE DISABILITY ACCOMADATION, 2ND BY BOARD MEMBER GARRY. MOTION PASSED WITH A VOTE OF SEVEN (7) TO ZERO (0) IN FAVOR BY CHAIR DONAHOE, VICE CHAIR CHOCRON, BOARD MEMBER GARRY, BOARD MEMBER

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GRIFFIN, BOARD MEMBER QAYUM, BOARD MEMBER HAYES, BOARD MEMBER PIERCE.

ADJOURNMENT

With no further business to discuss, the regular session of the Board of Adjustment adjourned at 8:09 PM.

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