



**SCOTTSDALE BOARD OF ADJUSTMENT
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
WEDNESDAY, MARCH 5, 2025**

***SUMMARIZED REGULAR MEETING MINUTES ***

PRESENT:

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

ABSENT:

Gary Donahoe, Chair

STAFF:

Bryan Cluff
Angela Calabresi
Andrew Dobson
Adam Morrison

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.

PUBLIC COMMENT

NO PUBLIC COMMENT SUBMITTED

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to the March 5, 2025 Board of Adjustment agenda items, and other correspondence.

* 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".

BRYAN CLUFF NOTED THAT ADDITIONAL PUBLIC COMMENT HAD BEEN RECEIVED FOR ALL CASES THAT RANGED BOTH IN FAVOR AND IN OPPOSITION. IT WAS ALSO NOTED THAT ALL PUBLIC COMMENT HAD BEEN DISTRIBUTED TO THE BOARD MEMBERS.

BRYAN CLUFF ALSO NOTED THAT THERE WAS AN ITEM TARGETED FOR THE APRIL 2, 2025 MEETING.

APPROVAL OF MINUTES

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

BOARD MEMBER HAYES MOVED TO APPROVE THE OCTOBER 2, 2024, BOARD OF ADJUSTMENT REGULAR MEETING MINUTES, 2ND BY BOARD MEMBER PIERCE. THE MOTION PASSED IN FAVOR BY VICE CHAIR CHOCRON, BOARD MEMBER PIERCE, BOARD MEMBER GRIFFIN, BOARD MEMBER HAYES, BOARD MEMBER QAYUM AND BOARD MEMBER GARRY WITH A VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

SINCE THERE WAS NOT A FULL BOARD, VICE CHAIR CHOCRON OFFERED THE OPTION OF A CONTINUANCE TO THE NEXT MONTH TO EACH APPLICANT PRIOR TO THE DISCUSSION OF THE AGENDIZED ITEMS. APPLICANT REPRESENTATIVES FOR CASES 1-BA-2025 (THOMPSON GARAGE) AND 4-BA-2025 (FANNIN RESIDENCE NET) ACCEPTED VICE CHAIR CHOCRON'S OFFER OF A CONTINUANCE.

1. 1-BA-2025 (Thompson Garage)
Request by owner for a variance to the City of Scottsdale Zoning Ordinance Section 5.204.E.2. to allow a new garage to encroach into the required side yard setback for a property located at 11842 N 67th Street with Single-family Residential (R1-35) zoning. Staff contact person is Adam Morrison, 480-312-4218.
Applicant contact person is Dylan Dorsey, (480) 612-1418.

APPLICANT REPRESENTATIVE ACCEPTED VICE CHAIR CHOCRON'S OFFER OF A CONTINUANCE TO THE NEXT MONTH.

VICE CHAIR CHOCRON ASKED STAFF IF THE BOARD NEED TO MAKE A MOTION AND TAKE A VOTE TO APPROVE THE CONTINUANCE, TO WHICH STAFF CONFIRMED.

BOARD MEMBER PIERCE MADE A MOTION TO CONTINUE CASE 1-BA-2025 TO THE APRIL 2, 2025, 2ND BY BOARD MEMBER QAYUM. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE CHAIR CHOCRON, BOARD MEMBER PIERCE, BOARD MEMBER GRIFFIN, BOARD MEMBER HAYES, BOARD MEMBER QAYUM, AND BOARD MEMBER GARRY WITH A VOTE OF SIX (6) TO ZERO (0).

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2. 2-BA-2025 (The Clark Residence)

Request by owner for a variance to the City of Scottsdale Zoning Ordinance, Section 5.204.G to allow a 6' tall wall within the required front yard setback adjacent to a key lot along North 85th Place for the property located at 8539 E Desert Cove Avenue, with Single-Family Residential R1-35 Zoning. Staff contact person is Andrew Dobson, 480312-2515.

Applicant contact person is Shelby Crisman, (480) 433-5623.

ANDREW DOBSON GAVE A POWERPOINT PRESENTATION TO THE BOARD AND ANSWERED QUESTIONS REGARDING THE CASE. Mr. DOBSON NOTED THAT STAFF HAD RECEIVED SIX (6) PUBLIC COMMENT IN SUPPORT OF THE VARIANCE.

THE APPLICANT SHELBY CRISMAN, GAVE A POWERPOINT PRESENTATION TO THE BOARD AND ANSWERED QUESTIONS.

ZERO (0) REQUESTS TO SPEAK WERE SUBMITTED BY THE PUBLIC.

BOARD MEMBER GARRY MADE A MOTION TO APPROVE THE VARIANCE WITH THE STIPULATION THAT ANY SITE WALLS WITHIN THE 40-FOOT FRONT YARD SETBACK BE DESIGNED AND LOCATED CONSISTENT WITH THE SITE PLAN INCLUDED IN THE STAFF REPORT PASSED UNANIMOUSLY IN FAVOR BY VICE CHAIR CHOCRON, BOARD MEMBER PIERCE, BOARD MEMBER GRIFFIN, BOARD MEMBER HAYES, BOARD MEMBER QAYUM, AND BOARD MEMBER GARRY WITH A VOTE OF SIX (6) TO ZERO (0).

3. 3-BA-2025 (The Baze Residence)

Request by owner for a variance to the City of Scottsdale Zoning Ordinance Section 5.304.E.1 reducing the front yard setback for the main residence along N. 74th Street and N 74th Place from 35' to 30'; Section 5.304.E.3 reducing the rear yard setback for the main residence from 30' to 29'; Section 7.200.A.4.a. to allow an accessory building to be located within a required front yard with a setback of 14'-2" from E. San Miguel Avenue and 11' from N. 74th Street, for the property located at 5680 N 74th Place with Single Family Residential R1-18 zoning. Staff contact person is Andrew Dobson, 480-312-2515. Applicant contact person is Tim Baze, (602) 931-6600.

ANDREW DOBSON GAVE A POWERPOINT PRESENTATION TO THE BOARD AND ANSWERED QUESTIONS REGARDING THE CASE.

APPLICANT TAYLOR EARL, GAVE A POWERPOINT PRESENTATION TO THE BOARD AND ANSWERED QUESTIONS.

ZERO (0) REQUESTS TO SPEAK WERE SUBMITTED BY THE PUBLIC.

BOARD MEMBER GARRY MADE A MOTION TO APPROVE VARIANCE 1, 2 AND 3, RELATED TO MAIN RESIDENCE SETBACKS WITH STAFF STIPULATIONS #2 AND DECLINE VARIANCE 4 PASSED IN FAVOR BY VICE CHAIR CHOCRON,

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BOARD MEMBER PIERCE, BOARD MEMBER GRIFFIN, BOARD MEMBER QAYUM, AND BOARD MEMBER GARRY AND BOARD MEMBER HAYES DISSENTING WITH A VOTE OF SIX (6) TO ONE (1).

4. 4-BA-2025 (The Fannin Residence Net)

Request by owner for a variance to the City of Scottsdale Zoning Ordinance Section 5.304.G. to amend the height restriction for walls, fences, and hedges along the rear property line from 8'-0" to 20'-0" to allow for a 20'-0" high golf ball net (fence) for a property located at 14062 N 106th Way with Single-family Residential Environmentally Sensitive Lands (R1-18 ESL) zoning. Staff contact person is Adam Morrison, 480-3124218. Applicant contact person is George Pasquel III, (602) 230-0600.

APPLICANT REPRESENTATIVE ACCEPTED VICE CHAIR CHOCRON'S OFFER OF A CONTINUANCE TO THE NEXT MONTH.

BOARD MEMBER PIERCE MADE A MOTION TO CONTINUE CASE 4-BA-2025 TO THE APRIL 2, 2025, 2ND BY BOARD MEMBER QAYUM. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE CHAIR CHOCRON, BOARD MEMBER PIERCE, BOARD MEMBER GRIFFIN, BOARD MEMBER HAYES, BOARD MEMBER QAYUM, AND BOARD MEMBER GARRY WITH A VOTE OF SIX (6) TO ZERO (0).

5. 2024 Board of Adjustment Annual Report

Review and possible approval of the 2024 Board of Adjustment Annual Report. Staff Contact Person is Bryan Cluff, 480-312-2258.

VICE CHAIR CHOCRON ASKED STAFF IF HAD ANY COMMENT ON THE ANNUAL REPORT.

BRYAN CLUFF STATED THAT STAFF AHD NO COMMENTS AT THIS TIME BUT COULD ANSWER ANY QUESTIONS.

BOARD MEMBER PIERCE MADE A MOTION TO APPROVE THE 2024 BOARD OF ADJUSTMENT ANNUAL REPORT, 2ND BY BOARD MEMBER QAYUM. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE CHAIR CHOCRON, BOARD MEMBER PIERCE, BOARD MEMBER GRIFFIN, BOARD MEMBER HAYES, BOARD MEMBER QAYUM, AND BOARD MEMBER GARRY WITH A VOTE OF SIX (6) TO ZERO (0).

6. 2025 Board of Adjustment Calendar

Review and possible approval of the 2025 Board of Adjustment Calendar. Staff contact person is Bryan Cluff, 480-312-2258.

VICE CHAIR CHOCRON ASKED TO CONFIRM WITH STAFF IF THERE WAS A MISPRINT IN THE AGENDA.

BRYAN CLUFF CONFIRMED THE MISPRINT IN THE DATE AND THAT IT SHOULD BE 2025.

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BOARD MEMBER GARRY NOTED THAT THERE MAY BE A CONFLICT FOR SOME OF THE BOARD REGARDING THE JULY 2ND DUE TO ITS PROXIMITY TO THE 4TH OF JULY.

VICE CHAIR CHOCRON ASKED STAFF IF THE BOARD WOULD HAVE THE KIVA FORUM AVAILABLE IF THE JULY MEETING WAS MOVED FROM THE 2ND TO THE 9TH.

BRYAN CLUFF STATED THAT STAFF WOULD NEED TO LOOK INTO THOSE DATES TO SEE IF THEY WOULD BE AVAILABLE.

VICE CHAIR CHOCRON STATES THAT THE BOARD WILL LEAVE THE JULY MEETING ON THE 2ND.

BOARD MEMBER GARRY MADE A MOTION TO APPROVE THE 2025 BOARD OF ADJUSTMENT CALENDAR WITH NO CHANGES, 2ND BY BOARD MEMBER PIERCE. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE CHAIR CHOCRON, BOARD MEMBER PIERCE, BOARD MEMBER GRIFFIN, BOARD MEMBER HAYES, BOARD MEMBER QAYUM, AND BOARD MEMBER GARRY WITH A VOTE OF SIX (6) TO ZERO (0).

7. Election of Officers

Staff requests that the Board of Adjustment elect the Chair and Vice Chair for 2025. Staff contact person is Bryan Cluff, 480-312-2258.

BOARD MEMBER GARRY NOMINATED JASON CHOCRON FOR CHAIR, 2ND BOARD MEMBER QAYUM. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE CHAIR CHOCRON, BOARD MEMBER PIERCE, BOARD MEMBER GRIFFIN, BOARD MEMBER HAYES, BOARD MEMBER QAYUM, AND BOARD MEMBER GARRY WITH A VOTE OF SIX (6) TO ZERO (0).

CHAIR CHOCRON NOMINATED DAVID PIERCE FOR VICE CHAIR, 2ND BY BOARD MEMBER QAYUM. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE CHAIR CHOCRON, BOARD MEMBER PIERCE, BOARD MEMBER GRIFFIN, BOARD MEMBER HAYES, BOARD MEMBER QAYUM, AND BOARD MEMBER GARRY WITH A VOTE OF SIX (6) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular session of the Board of Adjustment adjourned at 8:13 PM.

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