



SCOTTSDALE BOARD OF ADJUSTMENT

SCOTTSDALE COMMUNITY DESIGN STUDIO

7506 E. INDIAN SCHOOL RD.

SCOTTSDALE, ARIZONA

WEDNESDAY, JULY 2, 2025

SUMMARIZED MEETING MINUTES

PRESENT:

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

ABSENT:

None

STAFF:

Bryan Cluff
Angela Calabrasi
Caitlyn Gulsvig
Andrew Dobson

CALL TO ORDER

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

ROLL CALL

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

BOARD MEMBER GARRY ATTENDED REMOTELY.

* 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".

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to the July 2, 2025 Board of Adjustment agenda items, and other correspondence.

BRYAN CLUFF NOTED THAT THERE WAS NO INFORMATION ASSOCIATED WITH THE MEETINGS AGENDA, AND WELCOMED BOARD MEMBER PULLEN TO THE BOARD OF ADJUSTMENT.

APPROVAL OF MINUTES

2. Review and possible approval of April 2, 2025 Board of Adjustment Regular Meeting Minutes.

THE APPROVAL OF THE APRIL 2, 2025 BOARD OF ADJUSTMENT REGULAR MEETING MINUTES TOOK PLACE PRIOR TO THE READING OF THE ADMINISTRATIVE REPORT.

VICE CHAIR PIERCE MOVED TO APPROVE THE APRIL 2, 2025 BOARD OF ADJUSTMENT REGULAR MEETING MINUTES, 2ND BY BOARD MEMBER GRIFFIN. THE MOTION PASSED IN FAVOR BY CHAIR CHOCRON, VICE CHAIR PIERCE, BOARD MEMBER GRIFFIN, BOARD MEMBER HAYES, BOARD MEMBER QAYUM, BOARD MEMBER GARRY, AND BOARD MEMBER PULLEN WITH A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

3. 6-BA-2025 (Dougherty Home)
Request by owner for a variance to the City of Scottsdale Zoning Ordinance, Section 5.504.H.1.a. pertaining to the minimum setback for the main residence within the required rear yard for a property with Single-Family Residential zoning (R1-7) located at 6540 E 1st Street. Staff contact person is Caitlyn Gulsvig, (480) 312-7678.
Applicant contact person is Patrick Tipton, (602) 690-6266.

CAITLYN GULSVIG GAVE A POWERPOINT PRESENTATION TO THE BOARD AND ANSWERED QUESTIONS REGARDING THE CASE. MRS. GULSVIG NOTED THAT STAFF HAD RECEIVED ONE (1) PUBLIC COMMENT AGAINST THE VARIANCE.

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THE APPLICANT SHELLY DOUGHERTY, GAVE A POWERPOINT PRESENTATION TO THE BOARD AND ANSWERED QUESTIONS.

ONE (1) REQUEST TO SPEAK WAS SUBMITTED BY SUSAN HARWOOD.

BOARD MEMBER HAYES MADE A MOTION TO APPROVE THE VARIANCE WITH THE STIPULATION THAT THE VARIANCE ONLY BE APPLICABLE TO THE ENCROACHMENT CONSISTENT WITH THE SITE PLAN INCLUDED IN ATTACHMENT SEVEN (7) OF THE STAFF REPORT, 2ND BY BOARD MEMBER GRIFFIN. THE MOTION PASSED IN FAVOR BY VICE CHAIR PIERCE, BOARD MEMBER GRIFFIN, BOARD MEMBER HAYES, AND BOARD MEMBER PULLEN AND CHAIR CHOCRON, BOARD MEMBER QAYUM, WITH BOARD MEMBER GARRY DISSENTING WITH A VOTE OF FOUR (4) TO THREE (3).

4. 7-BA-2025 (Baze Residence Attached Workshop)
Request by owner for a variance to the City of Scottsdale Zoning Ordinance, Section 5.304.E.1 pertaining to the minimum setback for the main residence within the required front yard along E. San Miguel Avenue for a property with Single-Family Residential zoning (R1-18) located at 5680 N 74th Place. 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. MR. DOBSON NOTED THAT STAFF HAD RECEIVED SIX (6) PUBLIC COMMENTS IN SUPPORT OF THE VARIANCE.

THE APPLICANT TIM BAZE, NOTED TO STAFF THAT SEVEN (7) PUBLIC COMMENT IN SUPPORT OF THE VARIANCE HAD BEEN SUBMITTED.

THE APPLICANT TIM BAZE, GAVE A POWERPOINT PRESENTATION TO THE BOARD AND ANSWERED QUESTIONS.

BOARD MEMBER HAYES MADE A MOTION TO APPROVE THE VARIANCE WITH THE STIPULATION THAT THE PROPOSED BUILDING ADDITION SHALL BE DESIGNED AND LOCATED CONSISTENT WITH THE SITE PLAN INCLUDED IN THE STAFF REPORT UNDER ATTACHMENT SEVEN (7), 2ND BY BOARD MEMBER GRIFFIN. THE MOTION PASSED IN FAVOR BY CHAIR CHOCRON, VICE CHAIR PIERCE, BOARD MEMBER GRIFFIN, BOARD MEMBER HAYES, BOARD MEMBER QAYUM AND BOARD MEMBER PULLEN WITH BOARD MEMBER GARRY DISSENTING WITH A VOTE OF SIX (6) TO ONE (1).

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Approved 9/3/2025 (JK)

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ADJOURNMENT

With no further business to discuss, the regular session of the Board of Adjustment adjourned at 8:11 PM.

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