



SCOTTSDALE BOARD OF ADJUSTMENT
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
WEDNESDAY, SEPTEMBER 3, 2025
SUMMARIZED MEETING MINUTES

PRESENT:

Jason Chocron, Chair
Azam Qayum, Board Member
Alexander Hayes, Board Member
Randall Pullen, Board Member

ABSENT:

Randy Griffin, Board Member
Paul Garry, Board Member
Vacant, Vice Chair

STAFF:

Bryan Cluff
Angela Calabrasi
Adam Morrison
Alexandra Bohlin

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.

* 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".

PUBLIC COMMENT
NO PUBLIC COMMENT SUBMITTED.

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to the September 3, 2025 Board of Adjustment agenda items, and other correspondence.

APPROVAL OF MINUTES

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

BOARD MEMBER HAYES MADE A MOTION TO APPROVE THE JULY 2, 2025 BOARD OF ADJUSTMENT REGULAR MEETING MINUTES, 2ND BY BOARD MEMBER PULLEN. MOTION PASSED BY A VOTE OF FOUR (4) TO ZERO (0).

REGULAR AGENDA

3. Election of Officers
Staff requests that the Board of Adjustment elect a Vice Chair for the remainder of 2025. Staff contact person is Bryan Cluff, 480-312-2258.

THIS ITEM WAS MOVED TO THE END OF THE MEETING BY CHAIR CHOCRON.

CHAIR CHOCRON MADE A MOTION TO CONTINUE THE ELECTION OF OFFICERS TO THE OCTOBER 1, 2025 BOARD OF ADJUSTMENT REGULAR MEETING, 2ND BY BOARD MEMBER QAYUM. MOTION PASSED BY A VOTE OF FOUR (4) TO ZERO (0).

4. 8-BA-2025 (69th St Variance)
Request by owner for a variance to the City of Scottsdale Zoning Ordinance, Section 5.504.E.5 pertaining to the minimum yard setback for the longer street frontage on a corner lot abutting a key lot, for a property with Single-family Residential zoning (R1-7) located at 1701 N. 69th Street. Staff contact person is Alexandra Bohlin, 480-312-4139. Applicant contact person is Keith Zollman or Maggie Keasler, (480) 246-9332.

ALEXANDRA BOHLIN PRESENTED TO THE BOARD AND ANSWERED QUESTIONS.

THE APPLICANT REPRESENTATIVE KEITH ZOLLMAN PRESENTED IN FRONT OF THE BOARD AND ANSWERED QUESTIONS.

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

BOARD MEMBER QAYUM MADE A MOTION TO DENY THE VARIANCE, 2ND BY BOARD MEMBER HAYES. MOTION PASSED BY A VOTE OF FOUR (4) TO ZERO (0).

* 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".

5. 10-BA-2025 (Neufeld Property)
Case removed by Staff. No action to be taken.
Staff contact person is Karissa Rodorigo, 480-312-3087.
6. 11-BA-2025 (6602 E Shea Blvd)
Request by owner for a variance to the City of Scottsdale Zoning Ordinance, Section 5.204.E.1.a. pertaining to the required front yard setback to bring the existing main residence into conformance for a property with Single-family Residential (R1-35) zoning located at 6602 E. Shea Boulevard. Staff contact person is Adam Morrison, 480-312-4218. Applicant contact person is Medi Kryemadhi, (480) 272-3753.

ADAM MORRISON PRESENTED IN FRONT OF THE BOARD AND ANSWERED QUESTIONS.

THE APPLICANT MEHDI KRYEMADHI PRESENTED IN FRONT OF THE BOARD AND ANSWERED QUESTIONS.

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

BOARD MEMBER PULLEN MADE A MOTION TO APPROVE THE VARIANCE. MOTION DIED DUE TO LACK OF A 2ND.

BOARD MEMBER QAYUM MADE A MOTION TO MOVE TO AN EXECUTIVE SESSION TO CONSULT WITH THE BOARD'S LEGAL COUNSEL, 2ND BY BOARD MEMBER PULLEN. MOTION PASSED BY A VOTE OF FOUR (4) TO ZERO (0).

THE BOARD ADJOURNED INTO AN EXECUTIVE SESSION AT 6:58 PM.

THE BOARD RETURNED FROM THE EXECUTIVE SESSION AND RECONVENED THE REGULAR MEETING AT 7:15 PM

CHAIR CHOCRON MADE A MOTION TO APPROVE THE VARIANCE WITH THE STIPULATION THAT THE VARIANCE BE ONLY 7 FEET 6 INCHES SETBACK ON THE EXISTING STRUCTURE, 2ND BY BOARD MEMBER HAYES. MOTION PASSED BY A VOTE OF FOUR (4) TO ZERO (0).

7. 2026 Board of Adjustment Calendar
Review and possible approval of the 2026 Board of Adjustment Calendar
Staff contact person is Bryan Cluff, 480-312-2258.

BOARD MEMBER HAYES MADE A MOTION TO SELECT JULY 8, 2026 AS THE JULY MEETING DATE FOR THE BOARD OF ADJUSTMENT, 2ND BY BOARD MEMBER PULLEN. MOTION PASSED BY A VOTE OF FOUR (4) TO ZERO (0).

CHAIR CHOCRON MADE A MOTION TO APPROVE THE 2026 BOARD OF ADJUSTMENT MEETING CALENDAR, 2ND BY BOARD MEMBER QAYUM. MOTION PASSED BY A VOTE OF FOUR (4) TO ZERO (0).

* 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".

ADJOURNMENT

With no further business to discuss, the regular session of the Board of Adjustment adjourned at 7:24 PM.

* 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".