

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION
ARCHITECTURAL COMMITTEE MEETING
January 11, 2017**

Held at the Scottsdale Ranch Community Association Conference Room
10585 N. 100th Street, Scottsdale, AZ 85258

Members Present:	Matt Metz	Chair
	Parish Wood	Member
	Tracy Margel	Member
	Phil Abruzino	Vice-Chair
	Pat Chermak	Member
	Gaby Nations	Member

Members Absent:	Carlos Murrieta	Member
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Staff Present:	Gabby Weiss	Architectural Liaison
	Kathe Barnes	Executive Director
	Sonja Perez	Homeowner Liaison

Others Present:	Suzette Janoff	9776 E. Turquoise Ave
	Bill & Betty Ross	9766 E. Turquoise Ave
	Elena Sibley	9765 E. Ironwood Dr.
	Keith Wilson	10685 E. Cinnabar
	Danielle & Jeff Johnson	9715 E. Ironwood
	Debbie O'Brien	9786 E. Turquoise Ave.

Call to Order: Matt Metz called the meeting to order at 3:31 p.m. The roll of the Committee members was called and a quorum of the members was present.

Approval of Minutes: **MOTION:** It was moved and seconded to approve the December 14, 2016 meeting minutes.

Motion passed. Matt Metz abstained.

Entered Executive Session 3:35 pm
Executive Session adjourned 3:47 pm

Review of Submittals: **Submittal #93892-Addition-Heritage Terrace II**
Kazmier-10685 E. Cinnabar

MOTION: It was moved to *disapprove* the 372 square foot guest bedroom and bathroom, extension of the existing kitchen by enclosing the existing 7' 2" deep rear patio and the addition of a new 143 sq. foot

covered patio to the new kitchen which will be set back over 40' from the rear wall, due to the 4' setback from the side wall. Final review may be allowed on a staff level pending a revised plan showing the revised 5' setback on the east side of the property.

Motion approved.

Submittal #93899-Addition–Mirador

Janoff-9776 E. Turquoise Ave.

MOTION: It was moved and seconded to *approve* the proposed 1,858 square foot addition on the back side of the home along the west side of the property home. The addition is setback 10' back and 5' back from the west side and 10.26' at the closest point at the rear wall. The highest point of the roof ridge is 12' 10" on the west side. The highest point of the roof ridge is 15'6" on the east side in order to incorporate the existing Ramada structure. All building materials including stucco, paint, windows and roof tile are to match the existing structure.

Approval requires replacement of proposed smaller hop bush plants with the addition of 15 gal. hop bush plants to create a privacy hedge along the west and north sides of the property to aid in screening the addition from neighboring properties. Placement of a citrus tree and a Heritage Oak 10' back from the rear wall are also required. The structure is approved with the understanding the west and north facing landscape screening is to be properly and constantly maintained to minimize the visual impact to the neighboring property.

The buildout is limited to 7 months from the date of ground-breaking, per the applicant's agreement during the meeting in order to minimize construction impact to neighboring properties.

Motion passed. Tracy Margel and Phil Abruzino opposed.

Resubmittal # 90235-Rear Patio Enclosure–Sierra Linda

Choucair-10592 E. Caron St.

MOTION: It was moved and seconded to *disapprove* the previously installed enclosed patio in the rear yard due to concerns regarding the stucco transition on the addition. Please provide a detail for the transition point of the addition for review to confirm that the stucco will match up to the abutting surface.

Motion passed.

Submittal #93920-Partial Window Replacement–Heritage Village IV

Olinger-10553 E. Cinnabar Ave.

MOTION: It was moved and seconded to *disapprove* the partial window replacement on the rear of the home due to concerns about the remaining windows on the rear of the home. SRCA staff to schedule a site visit to determine what other types of windows are within the siteline to determine what can be approved in this location.

Motion passed.

Submittal #94143-Partial Window Replacement–Heritage Terrace II
Kraus-10618 E. Arabian Park Dr.

MOTION: It was moved and seconded to *approve* the partial window replacement with almond vinyl windows without grids. Windows to be replaced are the front (south), two (2) on the east side that are within the same sightline as the front windows and the west side. The existing windows are the original bronze frames. The frames are to be 2” and will be inset in the existing block with no visible fin extending past the frame. The balance of the windows must be replaced within the next two-year timeframe.

Motion passed.

Submittal #94407-Walkway–Haciendas Del Lago
Murray-10227 N. 98th St.

MOTION: It was moved and seconded to *disapprove* the existing installation of a paver walkway from the existing front walkway back to the existing RV gate due to concerns regarding the size of the paver pad in front of the existing RV gate. The applicant may rework the size and shape of the pad so that it is not large enough to be a designated parking space for staff review. Anything wider than a typical sidewalk is not permitted.

Motion passed.

New Business/Open Discussion:

Steinhilber Construction Update

SRCA provided update on the disapproved deck installation and is proceeding with cease and desist notifications. SRCA staff to work with Monterey Point regarding their position, as the application has not been approved by them at this time.

Adjournment: The meeting was adjourned at 5:17 p.m.