

``SCOTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

April 14, 2021

Held via Zoom

Scottsdale Ranch Community Association
10585 N. 100th Street, Scottsdale, AZ 85258

Members

Present:	Michele Holzman	Chair
	Matt Metz	Vice Chair
	Carolyn Wheelock	Member
	Tom Mitchell	Member

Members Absent:	Lee Pagnan	Member
------------------------	------------	--------

Staff Present:	Kathe Barnes	Executive Director
	Diane Botica	Architectural Liaison

Others

Present:	Annette Niemiec	9639 E. Caron St.
	Carl Ito	9882 E. Caron St.
	Anne Benwell	10457 E. Cinnabar Ave.
	Desmond Hayes	10148 E. Topaz Dr.
	Devo Vero	10889 E. Palomino Rd.
	Jess Watkins	10465 E. Cannon Dr.
	Judy Anderson	9487 N. 105th St.
	Karen Gilbertson	10659 E. Carol Ave.
	Martin Muir	10275 E. Cochise Dr.
	Natalia Babits	10678 E. Topaz Dr.
	Phillip Beck	10459 E. Cannon Dr.
	Richard Graff	10459 N. 98th St.
	Ramon Santiago	Architect for Devon Vero
	Paul MacDougall	10080 E. MtnView Lake Dr. #166
	Ted Ahrenholtz	9136 N. Rockne Rd.
	Zach Hirst	10654 E. Terra Dr.

Call to Order: Michele Holzman called the meeting to order at 3:32 p.m. The roll of the Committee members was called, and a quorum of the members were present.

Approval of Minutes: **MOTION:** It was moved and seconded to approve the March 24, 2021 meeting minutes. Motion passed.

Review of Submittals:

Submittal #338810– Edison Lights – The Estates

10221 N. 107th St. – Kercksmar

MOTION: It was moved and seconded to *approve* this submittal for Edison lights that have been installed. The Edison lights were previously installed on a freestanding pole. They have been moved to under the 8' covered patio and continue under the roof eave all in the back of the

Approved: _____

Architectural Meeting 4/14/2021

house. The homeowners have 3 - 25' black strands with clear bulbs. The bulbs are 30 lumens each with a total length of 75' and a total of 50 bulbs. The lights are 7.8' off the ground. The setback to the neighboring property is 37'.

Motion passed.

Submittal #338934 – Edison lights under rear patio cover- St. Tropez Estates

10145 E. Bella Vista Dr. – Schlicht

MOTION: It was moved and seconded to *disapprove* this submittal for installed Edison lights as the extension cord is black and the lighting wire is white. The architectural committee will be requesting to the board that white Edison lights wiring be added to the approved description. This can then be reviewed on the staff level once the board approves the change and if all wiring is concealed or painted to match the body of the house.

Motion passed.

Submittal #340295 – Garage addition – Unit 8

10275 E. Cochise Dr. – Muir

MOTION: It was moved and seconded to approve this submittal to extend the front of the garage 2.5 feet into the front yard setback. This variance is granted because one of the garage spaces is currently less than the standard depth. Homeowner must obtain City of Scottsdale approval for the variance as well.

The homeowner is adding an addition on to the front of the existing garage. This will change the current double and single car configuration to a 3-car garage with 3 separate garage doors. The stone veneer will be removed and replaced with the same look as existing on the sides of the 3 doors.

Motion passed.

Submittal #340299 – Add wrought iron on top of block fence- Andalusia I

9639 E. Caron St. – Niemiec

MOTION: It was moved and seconded to *disapprove* this submittal to add wrought iron on top of the existing 6' block fence as it is not consistent with the neighborhood. The homeowner is invited to resubmit with a plan that is a less dramatic way to add security to the property for the pets. For instance, coyote rollers can be an option.

Motion passed.

Submittal # 340307– Pergola, lighting rear yard- The Estates

10659 E. Carol Ave.– Gilbertson

MOTION: It was moved and seconded to *approve* this submittal to construct a pergola with the exception of the lighting which can be reviewed on the staff level once a plan with greater detail is submitted.

The homeowner is requesting to build an Alumawood pergola in the back yard on the south side of the pool. The structure will be 18.5' from the rear property wall, approximately 26' from the east wall and approximately 75' from the west wall.

The pergola is 12' x 18' and 7' tall. The roof will be Alumawood slats. The structure will be in the color Adobe. There will be a 7' high and 10' wide solid backsplash wall with tan color brick veneer on the south side of the structure.

Motion passed.

Submittal #340309– Handrails on lake steps- Las Brisas

10148 E. Topaz Dr. – Hayes

MOTION: It was moved and seconded to *approve* this submittal to install hand railing from the deck to the boat dock along the steps.

The new railing for the jogging steps will be the same color as the existing railing. The vertical posts are 2" x 2" square tubing. The top horizontal handrail is 2" x 1" rectangular metal tubing. The lower horizontal support bar is 2" x 1" rectangular tubing. The straight staircase railing will have a 3.5" 2" x 2" support post at both ends and a 78" long 2" x 1" rail.

Motion passed.

Submittal #341545 – Courtyard, pavers, front door, plants - Heritage Terrace II

10678 E. Topaz Dr. – Babits

MOTION: It was moved and seconded to approve all 5 items in this submittal as follows.

1. Courtyard - On the front/south side of the house between the front door and the garage, the homeowners want to create a 13.8' x 12' courtyard. The courtyard will have 1.5' tall wall with 3 - 4" wide x 2" thick black metal slats. These black metal slats will connect to the existing covered entry square column. The front 13.8' section will connect to a 1" square column. The next section will connect at a right angle and the next 12' section of wall and slats will connect to the wall just west of the garage door.
2. The same pavers that are laid for the walkway will be laid in the new courtyard.
3. Entry Doors - the current wood front double doors will be replaced with black iron double flat doors with 4 equally square windows down the center of each door panel.
4. Landscape - The large bush currently in the future courtyard location will be removed.
5. The plants that are on the street side of the walkway from the driveway to the entry will also be removed. Three fountain grasses will be planted in the same location.

Motion passed. Matt Metz opposed.

Submittal #341582– Lights around palm tree @ Gabriella’s- Mercado

10155 E. Via Linda– Whitestone Mercado, LLC

MOTION: It was moved and seconded to *disapprove* this submittal to use green string lighting wrapped around a palm tree. The management company is invited to resubmit for lighting that can be installed in the traditional way such as up lighting the tree or adding additional post lights.

Motion passed.

Submittal #341622 – Edison lights rear pergola - Andalusia III

10636 E. Mission Ln. – Zheng

MOTION: It was moved and seconded to approve this submittal with a 4' variance from the side property line due to the pergola having been constructed before the 10' required setback rule was created. This variance is also granted due to the Edison lights and pergola being along a roadway and not next to a neighboring property.

The Edison lights are installed under the crossbeams of the pergola on the southwest side of the house. The wiring is black with 87' of string and a total of 48 clear bulb lights. The output is 60 lumens.

The Edison lights are 6' from the wall and at the furthest point the Edison lights are 10.5' from the wall as the covered patio is square and attached to the house and not the wall.

The wall on 106th Street is tiered so the height changes from section to section. The wall measure 5.5' then measures 6' then 6'5" at the highest point from grade. The grade where the wall is located is 32" higher than the sidewalk adjacent to the wall.

Motion passed.

14. Submittal #341629– 1st and 2nd floor additions- Tierra Vista

10295 E. Bella Vista Dr. – Vickers

MOTION: It was moved and seconded to *disapprove* this submittal for 2 additions due to the mass of the structure becoming monolithic. The homeowners are invited to come back with something to soften the massive look of the second story on the west side.

Motion passed.

Submittal # 342432– Storage Addition- Andalusia III

10654 E. Terra Dr. – Hirst

MOTION: It was moved and seconded to *approve* this submittal to build a storage addition.

A 195 square foot storage addition will be attached to the house on the east side. An 8" above grade concrete slab will be poured and footings will be 2'.

The measurements are 13' x 15' with the low sloped end will be 7.6' tall on the west side and 10' tall on the east side where it connects to the wall using a 3" x 8" ledger. On the wall where the structure will be built, a parapet wall exists at 10' height and ends at 13.4'.

The setback measurement is 12' to the west wall. The west wall is 75" tall.

Flashing will be installed where the structure connects with the wall.

The fascia will be a galvanized edge with a drip shield.

The storage addition will have a set of glass 6' x 6.8' double doors installed centered on the north side of the structure. The south wall will have a 6' x 1.5' window. The bottom of the window will be 60" off the ground.

The structure will be stucco and painted to match the house. The roof tiles will match the existing roof of the house.

The structure will have 2 electrical outlets.

The structure will be 29' from the south wall.

Motion passed.

Submittal # 343102 – Add front yard wall between neighbors - Heritage Court

10459 E. Cannon Dr. – Beck

MOTION: It was moved and seconded to *disapprove* the submittal to add a front yard wall between the neighboring properties as presented as the height is not consistent with the neighborhood. The homeowner may resubmit drawings that have a 2' high wall connecting to a 1' wall as this already exists throughout the community for review on a staff level.

Motion passed.

Submittal # 343105 – Add front yard wall between neighbors - Heritage Court

10465 E. Cannon Dr. – Watkins

MOTION: It was moved and seconded to *disapprove* the submittal to add a front yard wall between the neighboring properties as presented as the height is not consistent with the neighborhood. The homeowner may resubmit drawings that have a 2' high wall connecting to a 1' wall as this already exists throughout the community for review on a staff level.

Motion passed.

Submittal # 343108 – Extend rear patio cover- St. Tropez Estates

9136 N. Rockne Rd. – Ahrenholtz

MOTION: It was moved and seconded to *approve* this submittal to extend the rear patio cover.

An 11' wide x 16' long covered patio extension will be constructed on the south side of the existing pitched tile roof in the rear/west side of the house. The structure will tie into the existing roof line and will be 10' tall with a 2' overhang. The posts will be 8" x 8" set in concrete footings. It will have a flat roof to match the current flat roof patio cover already on the house.

Motion passed. Matt Metz opposed.

Submittal #343120 – Side yard room addition - MV/Heritage Place

10889 E. Palomino Rd. – Vero

MOTION: It was moved and seconded to *disapprove* this submittal as presented due to the front of the house will become too expansive. The homeowner is invited to resubmit with the addition being recessed a minimum of 12". This can be reviewed on the staff level.

Motion passed.

Submittal #343976 – Widen the driveway with pavers - Sierra Linda

10584 E. Bella Vista Dr. – Horst

MOTION: It was moved and seconded to *approve* this submittal to widen the driveway with pavers with the stipulation that the homeowner replaces the red brick used in the landscape with the same pavers as the driveway.

The area to the east of the driveway will have Valestone Marseilles pavers laid in a 2 - piece pattern. The area measures 25' along the street to the RV gate and 12' from the edge of the driveway at the house corner to the RV gate. The distance along the front of the RV gate is 13'.

Motion passed.

Open

Discussion:

Tesla Roof Installation

After viewing the Tesla full roof installation, the committee concurred that it would be appropriate to wait until the Tuscan tile roof style panels are released to the public.

MOTION: It was moved and seconded that the committee suggest that an innovative technology is coming soon and that SRCA includes the Tuscan tile roof style panels once they are available.

Motion passed.

New Committee Member

MOTION: It was moved and seconded to recommend to the board that Richard Graff be appointed as a member of the architectural committee.

Motion passed.

Adjournment: The meeting was adjourned at 5:56 p.m.

Approved: _____

Architectural Meeting 4/14/2021