

SCOTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

June 22, 2022

Held In-Person and Via Zoom

Scottsdale Ranch Community Association  
10585 N. 100<sup>th</sup> Street, Scottsdale, AZ 85258

**Members**

<b>Present:</b>	Michele Holzman	Chair
	Matt Metz	Vice
	Carolyn Wheelock	Member
	Richard Graff	Member

**Members**

<b>Absent:</b>	Tom Mitchell	Member
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**Staff Present:**

Kathe Barnes	Executive Director
Diane Botica	Architectural Liaison

**Others**

<b>Present:</b>	Deb Fitz	10401 N. 100th St. #1
	Merritt Mount	10401 N. 100th St. #1
	Ian & Lori Wills	10257 N. 99th St. (via Zoom)
	Jim & Andrea Ntapalis	10522 E. Bella Vista Dr.
	Marcie Land	9949 E. Bayview Dr. (via Zoom)
	Rodney Sherrard	Architect for Wills (via Zoom)
	Pamela Chambers	10503 E. Fanfol Lane (via Zoom)
	Paul MacDougall	10080 E. Mountainview Lake Drive (via Zoom)
	Jon Fairbanks	Contractor for Wills
	Mark Fuller	Contractor for Wills

**Call to Order:**

Michele Holzman called the meeting to order at 3:45 p.m. The roll of the Committee members was called, and a quorum of the members were present.

**Approval of**

**MOTION:** It was moved and seconded to approve the May 25, 2022 meeting minutes. Richard Graff abstained.

Motion passed.

**Review of Submittals:**

**Resubmittal #387867– Add return wall to street wall– Bayview Estates**

10401 N. 100th St. #1 – Fitz

**MOTION:** It was moved and seconded to *approve* the addition of a return wall to the existing street wall.

1. This extension will end where the upper guard rail drops to meet the lower guard rail.
2. The height of the wall is 66.5.” This height will be maintained.
3. The last section of the wall will turn toward 100th street at the exact same angle/trajectory as the wall on the other side of 100th Street. This wall extension will mirror the existing wall on the west side of the street.

Approved: \_\_\_\_\_

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4. The wall will be finished with the exact same decorative block detail and pop out. It will be stucco and painted the same as the existing.
5. Final approval must be granted by the SRCA Board of Directors as this will become the HOA's responsibility.

Motion passed.

**Resubmittal #419222– Storage Shed– The Estates**

10685 E. Fanfol Ln. – Sobon. Curtis

**MOTION:** It was moved and seconded to *disapprove* this submittal for a storage shed as it does not meet the required setback measurement. The request for a variance is also denied as there are no extenuating or unique circumstances that makes this a special case requiring a variance.

Motion passed.

**Resubmittal #422210– Addition over garage, lakeside landscaping, pavers– Lakeview Estates**

10257 N. 99th St. – Tuft. Wills

**MOTION:** It was moved and seconded to *approve* the addition on top of the existing garage, a smaller addition, 2 balconies, roof, windows, doors.

The garage is located between the main house and the casita that is on the southeast side of the property.

The garage has a less than 7' setback measurement.

The existing square footage is 3465.

The addition will add 148 square feet.

The total lot coverage will be 3613/15009 square feet, 24%.

The roof fascial and pop out details will be repeated on the addition.

**Roof**

1. The new roof on the addition will match the existing Boral 2-piece Old World #3 clay tiles.
2. The new roof will be extended over the new 20' 4.5" wide x 11' long 2nd floor balcony.

**Addition Balconies**

1. A 3' wide x 17' long balcony is being added to the west side of the second-floor addition over the garage door.
2. A 20' 4.5" wide x 11' long balcony will be added to the south end of the new second floor addition over the garage on the south end of the structure nearest the casita.
  - a. The roof line will be extended to cover this balcony.
  - b. Columns will be added to match the existing on the property.

**Smaller addition on the back of the existing garage**

1. A 148 square foot (4' wide x 12'10' long) newly enclosed area for laundry and stairs will be added to the east side of the existing garage to access the 2nd floor.

**Windows**

1. All new windows will be bronze aluminum with frame size to match in color and texture.
2. Stone surround 7.75" will be installed to match the existing.
3. The lower 1' pop out on the windows will be repeated.
4. Grids will match the existing.
5. Eight (8) fixed windows will be installed in the new addition. Four (4) will be 3.6' x 4' top arches, four (4) will be 4' x 4' lower half.
6. Three (3) will be installed on the east side of the addition in a gradual step down that will reach from the 2nd floor addition down to the existing 1st floor.
7. One (1) will be installed on the south side of the addition directly above an existing window.

Approved: \_\_\_\_\_

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8. All portal windows will keep the 4.5” stone surround.
  - a. One (1) existing portal window will be relocated from its original location on the house.
  - b. One portal window will be installed on the west side of the addition.
  - c. Three (3) portal windows will be installed on the east side of the addition.

#### Doors

1. A set of 5.8’ x 8’ French doors with grids will be installed above the existing garage doors.
2. The doors will be bronze aluminum with frame size to match.

Motion passed.

**MOTION:** It was moved and seconded to **approve** the lakeside landscape, brick patios, retaining walls, firepit, new steps, columns, and patio.

#### Lakeside landscape

1. The existing decking will be replaced with Travertine.
2. Barbecue Station
3. AN L shape BBQ station measuring 32” wide x 36” tall.
4. The exterior will be stucco and paint to match house with a granite countertop.
5. The setback measurements are 10’ north/lake, 10’ right/east and 10’ left/west.

#### Brick patios

1. Two (2) new brick patios measuring 8’ x 50’ will run north/ south following water at the middle two 24” and 48” sections, with a 36” setback on each side.
2. The brick is tumbled reclaimed Chicago old world brick.

#### Retaining walls

1. New retaining walls will be built
2. A 36” H retaining wall x 50’ L.
3. A 24” H retaining wall x 50’ L.
4. A 12’ H retaining wall x 30’ L connecting to existing retaining wall at dock
5. The retaining walls will be stucco and painted to match house.
6. These retaining walls will also have a Cantera cap in the color- Degollado (brown).

#### Firepit

1. A 4’ round, 12”- 18” tall firepit will be built from Congress natural stone boulders, Cantera sone Naranja cap.
2. The firepit is roughly 16’ from northern property line.

#### New steps

1. New 4’ thick and will be 4’ long, made of autumn blend flagstone and will be cemented.
2. The setback measurements vary by location.

#### Columns

1. Four (4) non supporting columns will be added to the lakeside of the property.
2. Each column is 16” x 16” x32” H.
3. They will be stucco and paint finish with a 2” thick Cantera cap. In the color Degollado (brown).
4. Naranja Cantera Stone, supporting benches.

#### Patio

1. The existing patio will be replaced with Silver Travertine.
2. The pieces and sizes will vary as this is a natural travertine with designed breakage for a natural look.

Approved: \_\_\_\_\_

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Motion passed.

**Submittal #428170– Metal yard art– MV/Heritage Place**

10815 E. San Salvador Dr. – Gibler

**MOTION:** It was moved and seconded to *disapprove* the metal yard art placement in the front yard. The homeowner is welcome to resubmit with a small selection of these pieces that could be installed near the entrance.

Motion passed.

**Submittal #428178– Driveway extension, paver driveway, new walkway, landscape– Catalina**

10522 E. Bella Vista Dr.– Ntapalis

**MOTION:** It was moved and seconded to *disapprove* this submittal due to the sparseness of the landscape and unclear drawings. The homeowners are approved to start killing off the grass while they compile their resubmittal.

Motion passed.

**Submittal #431320 – AC Unit Screen – Lakeview Estates**

9949 E. Bayview Dr.– Land

**MOTION:** It was moved and seconded to *approve* this submittal with the stipulation that the wall will be modified to screen the entire unit and the coolant lines will not be exposed.

1. A 31" wide x 31" long x 27" tall condenser unit will be installed on the right/west side of the entrance between the main entrance and the side gate.
2. Two (2) screen walls in the shape of an L will be installed to screen the unit from the street and entrance sides as the shared wall will screen that neighboring side.
3. The walls measure 30" tall x 40" wide and will be finished with stucco and paint to match the house.
4. The setback measurements are 60" to the shared wall to the right/west and 27.1' to the inside edge of the sidewalk to the north.
5. The pad will be installed flush with the ground.

Motion passed.

**Adjournment:** The meeting was adjourned at 4:33 p.m.