

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION
ARCHITECTURAL COMMITTEE MEETING**

October 25, 2023

Held in person and via Zoom

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

Members

Present:	Michele Holzman	Chair
	Matt Metz	Vice Chair (via Zoom)
	Carolyn Wheelock	Member

Members

Absent:	Dr. Pamela Chambers	Member
	Tom Mitchell	Member

Staff Present:

Kathe Barnes	Executive Director
Diane Botica	Architectural Liaison

Others

Present:	Jan Biles	9508 N. 105th St.
	Peggy Robison	10552 E. Saddlehorn Dr.
	Peggy Mess	9502 N. 105th St.
	Thomas Boer & Simon Richards	10882 E. Fanfol Ln.
	Michael & Devon Vero	10889 E. Palomino Rd. (via Zoom)

**Call to
Order:**

Michele Holzman called the meeting to order at 3:30 p.m. The roll of the Committee members was called, and a quorum of the members were present.

Approval of

Previous Minutes: It was moved and seconded to approve the minutes of the October 11, 2023, meeting with the correction as stated. Motion passed.

Review of

Submittals:

Subm. #515427 – Casita, garage, and bedroom expansions – The Estates

10882 E. Fanfol Ln. – Boer

MOTION: It was moved and seconded to *approve* this submittal as follows:

Additions will be added to the casita, and on the house master bedroom and garage.

The lot coverage will be 25.73%.

Casita - Area A:

1. Extend existing casita at rear of home along east side of the property, the addition square footage for this area is 487 square feet. Exterior finishes such stucco, tile roof, windows, and paint, will match adjacent existing building.
2. Expansion of existing casita to the north - adding 25' to the north and 17'6" across keeping the 10' setback.
3. There will be a 25' rear yard setback.

Garage & House Additions - Area B:

1. Add garage and expand master bath/closet at rear west corner of the main building.
2. 202 square feet of the addition will be used to expand and reshape the homeowners closet and relocate shower;

Approved: _____

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3. 541 square feet will be used for a single car garage. Total space added at this area is 743 square feet. Exterior finishes such as stucco, tile roof, windows, and paint will match existing building.
4. Expansion of the existing master bath and closet on the west wide of the home - adding a 20'8" x 36' keeping the setback to property line/wall at 10'. These dimensions also include the addition of a single car garage.

Both additions will have a hip roof with matching roof tile and painted and stuccoed to match existing.

Motion passed.

Subm. #516348 – Variance Request - paint AC – Suntree East

10552 E. Saddlehorn Dr. – Robison

MOTION: It was moved and seconded to *disapprove* the request for a variance to paint the AC unit. The homeowner is to resubmit with a proposal to screen the AC unit.

Motion passed.

Subm. #516352 – Variance Request paint AC unit – Suntree East

9502 N 105th St. – Mess

MOTION: It was moved and seconded to *disapprove* the request for a variance to paint the AC unit. The homeowner is to resubmit with a proposal to screen the AC unit.

Motion passed.

Subm. #516298 – Addition, exterior shower – MV/Heritage Place

10889 E. Palomino Rd. – Vero

MOTION: It was moved and seconded to *approve* this submittal for an addition and exterior shower.

The homeowners are requesting approval for a 302 square foot addition for a workout room and outdoor shower on the east side of the house.

Addition

1. The addition will be even with the front of the house.
2. The structure will be 5.1' from the west privacy wall.
3. The existing tree at the front of the house will be removed.
4. The addition will be 10.1' tall.
5. It will measure 18.5' wide at the south/back and 13.6 1/2' in the north/front of the house and 18.6' wide on the east side of the house.
6. There will be double windows installed centered on the north/front of the addition to match the existing windows.
7. 2 small square windows will be installed higher up on the wall of the east side.
8. A door and window will be installed on the rear/south side.
9. The addition will be stucco and painted to match the existing.

The 5' wide by 5' long x 8' tall outdoor shower will be built on the far southeast side of the addition on the south rear of the house.

1. The structure will be wood slats.

Motion passed.

Adjournment: The meeting was adjourned at 4:17 p.m.

Approved: _____

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