



**PARADISE VALLEY
HILLSIDE BUILDING COMMITTEE MINUTES
May 9, 2018**

1. CALL TO ORDER

The Hillside Building Review Committee met on Wednesday, May 9, 2018, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253. Committee Members present: Chair Scott Jarson, Daran Wastchak, Scott Tonn, Pamela Georgelos, and Jonathan Wainwright. Staff present: Town Engineer Paul Mood, Building Official Bob Lee and Executive Assistant Timothy Gomez. Chair Jarson called the meeting to order at 8:05 a.m.

2. EXECUTIVE SESSION

Chair Scott Jarson stated the Hillside Building Review Committee may convene to an executive session at any time during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda, as authorized by A.R.S. §38-431.03.A.3.

3. APPLICATION REVIEW

**A. Combined review for an interior/exterior remodel to the residence
located at 8002 N. 47th Street (APN 169-11-123 & 169-11-124).
Christa Berlanti, Owner**

Town Engineer Paul Mood introduced the project and then turned it over to the applicant to discuss in more detail. Town Engineer Paul Mood stated that the owner will be adding the required storm water retention.

Committee Member Daran Wastchak asked Town Engineer Paul Mood how the property has survived this long without having the lots recombined. Committee Member Daran Wastchak asked if there is an advantage/disadvantage to the current proposal and if the two lots have to be combined. Building Official Bob Lee stated that the code does not allow for a portion of building to be located within 5 feet of the property line and the lots need to be combined.

Chair Scott Jarson asked that the current driveway surface is made of. It was stated that the current driveway surface was made of brick pavers approximately 18 feet wide.

Chair Scott Jarson asked if the placement of the existing driveway on that lot would

be within the disturbance scheme for the next property if built. Town Engineer Paul Mood stated that it appears to be in the appropriate place.

Chair Scott Jarson asked Town Engineer Paul Mood if the lot is already split up, is the owner of the parcel required to maintain the site like any other parcel and can hold owners responsible for maintenance of the property. Town Engineer Paul Mood stated yes.

Committee Member Scott Tonn asked if it is not the intention to use the old driveway to the lot once the new one is constructed. This was confirmed to be true.

Chair Scott Jarson asked how staff feels about lighting and is it within the code. Town Engineer Paul Mood stated that staff is okay with the lighting and it is within the allowable disturbed area.

Chair Scott Jarson stated that the Hillside Building Committee is openly discouraging to Palm Trees on the hillside.

Committee Member Wainwright asked if this project will this result in an address change. It was confirmed that it will.

Committee Member Wainwright asked the committee if it is fine with the setbacks. It was confirmed that if something wasn't right it would be considered existing nonconforming.

Committee Member Scott Tonn asked if the pool site wall was going to remain at it is. It was confirmed that it is.

Committee Member Scott Tonn Motioned to approve with standard stipulations. Jonathan Wainwright seconded the motion. Motion was passed unanimously 5-0.

**B. Combined review for an attached casita to the main residence located at 5514 E. Roadrunner Rd. (APN 169-54-029A).
George Zajacek, Architect**

Town Engineer Paul Mood introduced the project and then turned it over to the applicant to discuss in more detail. Town Engineer Paul Mood said there was a 200 square foot addition to the exercise room recently approved.

Chair Scott Jarson asked Town Engineer Paul Mood if there is concern with deck overhang and LRV. It was confirmed that there would be a stipulation to ensure it will meet LRV.

Committee Member Pamela Georgelos asked for clarification for the two different types of grass. It was confirmed that one would be a putting green, but both would match the same color.

Committee Member Wainwright asked if the grass will be installed on identical surfaces. It was confirmed that some of the grass will be installed on sand and some will be installed on concrete. It was confirmed that natural grass is being removed for the exercise room expansion.

Chair Scott Jarson asked if the lights are downward reflective. It was confirmed that they are.

Town Engineer Paul Mood confirmed that the deck tiles have an LRV of 50, but it is considered preexisting.

Citizen Joan Levinson – 5501 E Roadrunner Rd – Stated that the deck looks nice on the house. Ms. Levinson asked for clarification regarding the deck level of the casita.

Chair Scott Jarson motioned to approve with normal stipulations, as well as with stipulation 7 that under hangs and soffit to be a beige color at LRV to be approved at staff level and stipulation 8 that the walk deck artificial grass to be a naturalized grass to approved at staff level. Daran Wastchak seconded the motion. The motion was approved at unanimously at 5-0.

4. STAFF REPORTS

There were no new staff reports.

5. COMMITTEE REPORTS

There were no committee reports.

6. NEXT HILLSIDE BUILDING COMMITTEE MEETING

The next meeting is scheduled for Wednesday, June 13th at 8:00am and Wednesday, July 25th at 8:00am.

7. ADJOURNMENT

Chair Scott Jarson moved to adjourn. Daran Wastchak seconded the motion, which carried unanimously 5-0. The meeting adjourned at 9:27 a.m.