



DESIGN REVIEW BOARD/BOARD OF ADJUSTMENT UPDATE

The following items were acted on at the August 2, 2018 Design Review Board and Board of Adjustment Meetings:

Design Review:

- ❖ **565 Pajaro Lane:** The owner of this home had previously received approval of a variance to encroach into the rear yard setback and was now seeking approval of the design plans to add additional garage and living space, as well as the plans to re-stucco and repaint the exterior. The applicant noted the new color would be a sand color. The applicant was approved with the condition that Staff is to approve the exterior color.
- ❖ **545 E. Estero Lane:** This applicant was requesting approval of the design plans for additional livable square footage, an extension of the rear patio, and an enhancement of the front elevation. The addition would add space for a casita. The applicant noted they would be enclosing the current garage for living space and adding a new garage. It was noted that the new garage would have a triple car single door design. When it was pointed out that the new bedroom might be dark with only one small window, the applicant noted she might want to add more window space. The application was approved with the option to add additional windows and that the new windows and final colors are to be approved by Staff.
- ❖ **265 E. Estero Lane:** The addition of a third car stall to an existing two-car garage was the subject of this application. The applicant noted that the current exterior is slump block and he would match it on the addition as closely as possible. The fascia, soffit, and roofing materials would match the rest of the home, and the single garage door design would be selected to match the existing garage door as much as possible. The application was approved with the condition that the colors, materials, garage doors and windows are to match the existing.
- ❖ **990 E. Campina Lane:** The plans for the project at this address indicated that approximately 371 square feet of the existing home would be demolished and 465 square feet of space would be added to accommodate the applicant's needs. It was noted that the materials, colors and architectural features would integrate the addition into the existing home. The application was approved.
- ❖ **408 E. Wigwam Boulevard:** This applicant was requesting approval of the design plans for an addition to the rear of the existing home. It was noted that the addition would feature wood siding to match the existing residence, as well as roof shingles that would match the existing roof. There was discussion regarding the roof pitch, and the application was approved with the condition that the roof pitch and overhang of the addition match the existing.

❖ **14772 S. Luna Circle:** Neither the applicant nor the applicant's representative were present at the meeting and the item was continued.

❖ **Southeast Corner of Dysart and Camelback Roads:**

- **Quick N Clear Car Wash:** The site, architectural, and landscaping plans for a new Quick N Clean Car Wash facility to be located on a parcel situated along the Dysart Road were reviewed. This application had been previously reviewed a study session held during the July meeting. At that time, the applicant had been asked to make some changes to the plans. It was noted that the applicant had made the requested changes. The applicant noted that they were working on a lighting plan and that it was not included in the packet. After discussion, the application containing the revised exhibits was approved with the condition that the lighting plan is to be submitted for approval by the City Engineer and that approval is subject to City Council approval of a final plat for the overall property.
- **Auto Zone:** The site architectural, landscape and lighting plans for a new Auto Zone facility to be located along Camelback Road on this parcel were reviewed. It was noted that the applicant did a nice job of incorporating the Auto Zone corporate architectural style with the Center's architectural designs. The site plan was reviewed, and discussion was held regarding circulation and providing access to other portions of the overall property. The application was approved subject to City Council approval of a final plat for the overall property and that the issue of cross access to the property to east is to be resolved at some point.

Board of Adjustment

- ❖ **1305 N. Villa Nueva:** The applicant was seeking a variance to allow an addition to encroach approximately 21 feet into the required 35 foot rear yard setback. After holding a Public Hearing, the application was approved based on the Board's findings that affirmative answers could be provided for the four required conditions.

Prepared by Pam Maslowski