



# Town of Paradise Valley

6401 E Lincoln Dr  
Paradise Valley, AZ 85253

## Minutes – FINAL

### Board of Adjustment

*Chair Eric Leibsohn*  
*Boardmember Ken Barnes*  
*Boardmember Joseph Contadino*  
*Boardmember James Kuykendall*  
*Boardmember Hope Ozer*  
*Boardmember Bill Petsas*  
*Boardmember Quinn Williams*

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Wednesday, November 5, 2025

5:30 PM

Council Chambers

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#### 1. CALL TO ORDER

Chair Leibsohn called the meeting to order at 5:30 PM.

#### **STAFF MEMBERS PRESENT**

Town Attorney Deborah Robberson  
Community Development Director Chad Weaver  
Senior Planner George Burton  
Town Planner II Brandon McMahon  
Lead Management Specialist Cherise Fullbright  
Vice Mayor Ellen Andeen

#### 2. ROLL CALL

**Present –** Acting Chair Hope Ozer  
Boardmember Ken Barnes  
Boardmember Joseph Contadino  
Boardmember James Kuykendall  
Boardmember Bill Petsas  
Boardmember Quinn Williams

**Absent –** Chair Eric Leibsohn

#### 3. EXECUTIVE SESSION

#### 4. STUDY SESSION ITEMS

#### 5. PUBLIC HEARINGS

**A. 25-221 Discussion and Possible Action on Case No. BA-25-08**  
**Rossi Variance – 7000 E Vermont Avenue (APN 173-18-031A)**  
**Variance to allow a new pool to encroach into the setback**

Mr. McMahon presented the item. He started by going over today's goal and the scope of the request, then went over the background of the lot, its history, and conditions. He

showed images to display the current location of the pool against the proposed location. Mr. McMahon shared that the analysis presented property hardships warranting the request, so staff was recommending approval. He briefly addressed public comments and notifications.

David Dick, applicant's architect, expressed his appreciation for staff. He spoke about salvaging the property by saving the home and existing footprint, resulting in the request today. He welcomed questions.

Boardmember Petsas asked if the position of the pool was based off future septic.

Mr. Dick explained that the requirement for a secondary leach field was one of the reasons for the design location. He confirmed sewer did not run to the street at this property.

Acting Chair Ozer opened the public hearing at 5:42 PM. No comment was received, and public comment was closed.

**A motion was made by Boardmember Kuykendall, seconded by Boardmember Petsas, to approve item 25-221 subject to stipulations. The motion passed by the following vote:**

**Aye:**           6 – Acting Chair Ozer, Boardmember Barnes, Boardmember Contadino,  
Boardmember Kuykendall, Boardmember Petsas, Boardmember Williams

**Absent:**       1 – Chair Leibsohn

## **6. ACTION ITEMS**

## **7. CONSENT AGENDA**

### **A. 25-200   Approval of September 3, 2025 Board of Adjustment Minutes.**

Acting Chair Ozer pointed out a typo on page 6 of the September 3, 2025 meeting minutes and was assured it would be corrected.

**A motion was made by Boardmember Williams, seconded by Boardmember Barnes, to approve the September 3, 2025 Board of Adjustment Minutes as amended. The motion carried with the following vote:**

**Aye:**           6 – Acting Chair Ozer, Boardmember Barnes, Boardmember Contadino,  
Boardmember Kuykendall, Boardmember Petsas, Boardmember Williams

**Absent:**       1 – Chair Leibsohn

## **8. STAFF REPORTS**

## **9. PUBLIC BODY REPORTS**

## **10. FUTURE AGENDA ITEMS**

Mr. Burton stated that the next meeting scheduled for December 3, 2025 would include one item on the agenda.

## 11. ADJOURNMENT

A motion was made by Boardmember Kuykendall, seconded by Boardmember Williams, to adjourn the meeting at 5:46 PM. The motion carried with the following vote:

**Aye:** 6 – Acting Chair Ozer, Boardmember Barnes, Boardmember Contadino, Boardmember Kuykendall, Boardmember Petsas, Boardmember Williams

**Absent:** 1 – Chair Leibsohn

### Paradise Valley Board of Adjustment

By:   
Cherise Fullbright, Secretary