



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda Board of Adjustment

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

Wednesday, April 2, 2025

5:30 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

Notice is hereby given that members of the Board of Adjustment will attend either in person or by telephone conference call, pursuant to A.R.S. §38-431(4).

3. EXECUTIVE SESSION

The Board of Adjustment may convene into an executive session at one or more times 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.

4. STUDY SESSION ITEMS

Work/Study is open to the public however the following items are scheduled for discussion only. The Board of Adjustment will be briefed by staff and other Town representatives. There will be no votes and no final action taken on discussion items. The Board of Adjustment may give direction to staff and request that items be scheduled for consideration and final action at a later date. The order of discussion items and the estimated time scheduled to hear each item is subject to change.

5. PUBLIC HEARINGS

The Board of Adjustment may take action on this item.

6. ACTION ITEMS

The Board of Adjustment may take action on this item.

- A. [25-071](#) **Continuance of Case No. BA-24-05
Variance to exceed the maximum allowable floor area ratio (FAR)
limit
Tamplen Variance - 5211 N Quail Run PI (APN 173-18-012)**

Staff Contact: Brandon McMahon, 480-348-3531

Attachments: [A. Staff Report](#)
[B. Vicinity Map & Aerial Photo](#)
- B. [25-059](#) **Election of Chair per Section 2-5-3.A of the Town Code**

Staff Contact: George Burton, 480-348-3525

Attachments: [Staff Report](#)

7. CONSENT AGENDA

All items on the Consent Agenda are considered by the Public Body to be routine and will be enacted by a single motion. There will be no separate discussion of these items. If a Commissioner or member of the public desires discussion on any item it will be removed from the Consent Agenda and considered separately.

- A. [25-067](#) **Approval of March 5, 2025 Board of Adjustment Minutes.**

Staff Contact: Cherise Fullbright, 480-348-3539

Attachments: [2025-03-05 BOA Draft Minutes](#)

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

AGENDA IS SUBJECT TO CHANGE

**Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Planning Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.*

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation to participate in the Planning Commission meeting.



Action Report

File #: 25-071

AGENDA TITLE:

Continuance of Case No. BA-24-05

Variance to exceed the maximum allowable floor area ratio (FAR) limit

Tamplen Variance - 5211 N Quail Run PI (APN 173-18-012)

STAFF CONTACT:

TOWN
Of
PARADISE VALLEY



STAFF REPORT

TO: Chair and Board of Adjustment

FROM: Chad Weaver, Community Development Director
Paul Michaud, Planning Manager
George Burton, Senior Planner
Brandon McMahon, Planner II

DATE: April 2, 2025

DEPARTMENT: Community Development Department/Planning Division
Brandon McMahon, 480-348-3531

AGENDA TITLE:
Tamplen Variance – 5211 N Quail Run Place (APN 173-18-012).
Request for Continuance. Case No. BA-24-05.

BACKGROUND

A request by Matthew Tamplen, property owner of 5211 N Quail Run Place (APN 173-18-012) for a variance from Article X, Height and Area Regulations, to allow for a pool ramada to exceed the maximum floor area ratio (FAR) limit of 25%.

MOTION FOR CONTINUANCE

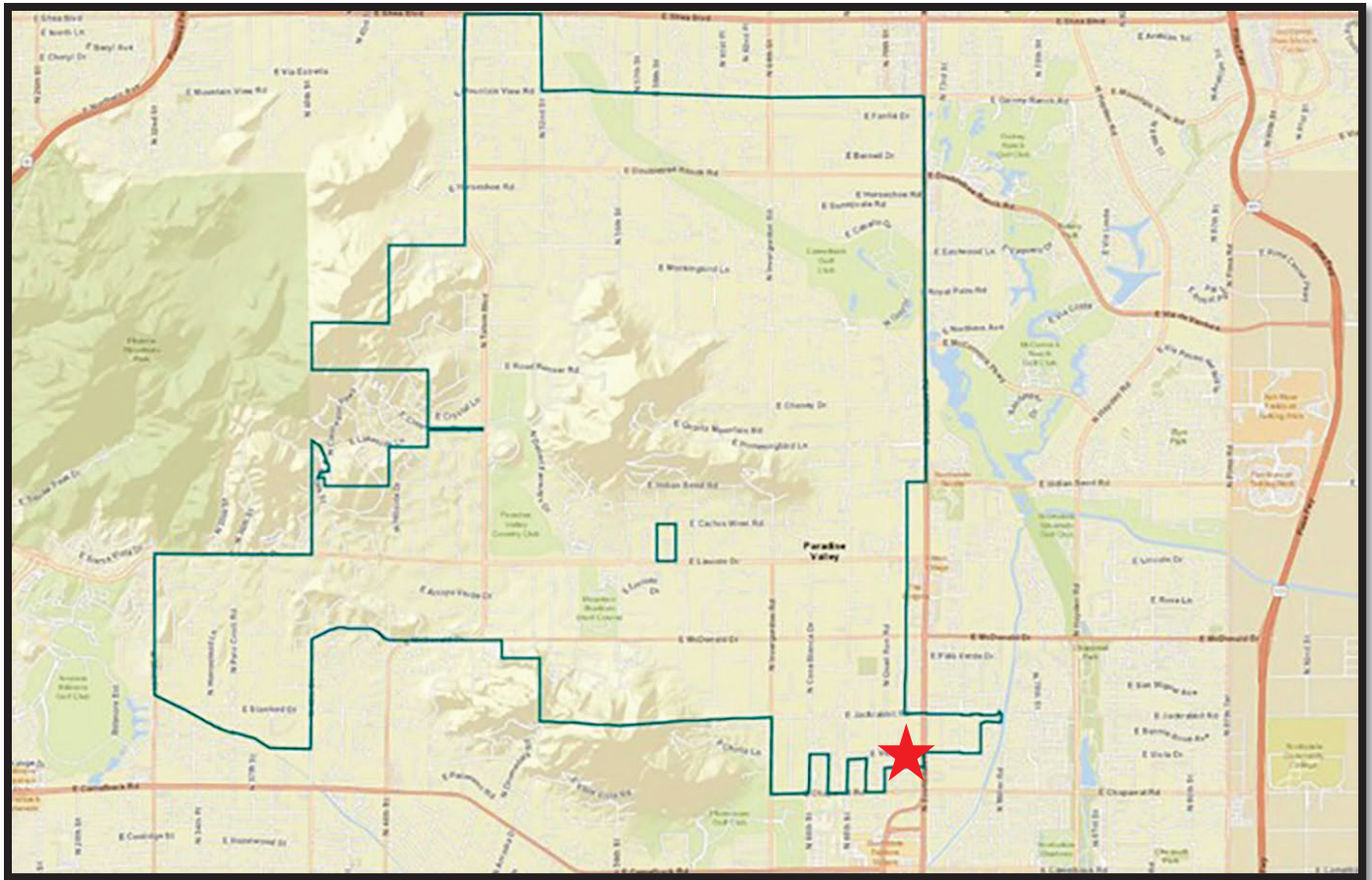
A continuance is requested to the May 7, 2025 Board of Adjustment meeting. Staff missed the newspaper advertisement posting deadline, and therefore, the Board is unable to rule on this request at the April 2, 2025 meeting date.

ATTACHMENTS:

- A. Vicinity Map & Aerial Photo



VICINITY MAP



5211 N Quail Run Pl

FAR Variance



AERIAL



5211 N Quail Run Pl

FAR Variance



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 25-059

AGENDA TITLE:
Election of Chair per Section 2-5-3.A of the Town Code

STAFF CONTACT:

TOWN
Of
PARADISE VALLEY



STAFF REPORT

TO: Chair and Board of Adjustment

FROM: Chad Weaver, Community Development Director
Paul Michaud, Planning Manager
George Burton, Senior Planner

DATE: April 2, 2025

DEPARTMENT: Community Development
George Burton, 480-348-3525

AGENDA TITLE:
Election of Chair per Section 2-5-3.A of the Town Code

RECOMMENDATION:
I recommend [*state name*] to serve as the Board of Adjustment Chairman-designate.

SUMMARY STATEMENT:
Section 2-5-3.A of the Town Code states, "The Board of Adjustment shall, at its first meeting in April of each year, elect one of its members to serve as its Chairman-designate. The member designated to be Chairman shall be approved or disapproved for the Chairmanship by the Town Council within thirty (30) days of the election by the Board of Adjustment.....No member shall serve as Chairman of the Board for a period of time in excess of two (2) consecutive years."

Board Member Leibsohn was elected as Chair on April 3, 2024 and completed his first term as Chair. Therefore, the Board of Adjustment must elect a Chair-designate at the April 2nd meeting.

ATTACHMENT(S):
A. Staff Report



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 25-067

AGENDA TITLE:
Approval of March 5, 2025 Board of Adjustment Minutes.

STAFF CONTACT:



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes – Draft

Board of Adjustment

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

Wednesday, March 5, 2025

5:30 PM

Council Chambers

1. CALL TO ORDER

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

STAFF MEMBERS PRESENT

Town Attorney John Gaylord
Senior Planner George Burton
Lead Management Specialist Cherise Fullbright

2. ROLL CALL

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

3. EXECUTIVE SESSION

4. STUDY SESSION ITEMS

5. PUBLIC HEARINGS

- A. 25-048 Discussion and Possible Action on Case No. BA-25-01
Fishman Variance - 6650 E. Meadowlark Lane (APN 174-51-021)
Variance to allow a detached garage to encroach into the side
yard setback**

Mr. Burton presented the item. He addressed the conditions and history of the corner lot before sharing the scope of the request and comparing details to what's allowable under code. Mr. Burton also shared site plans, exterior building elevations, aerial photos showing

location of garage, and site photos. He briefly discussed the staff's analysis and recommendation for denial due to lack of property hardship and code compliant alternatives. Mr. Burton noted that one public comment was received in opposition, and two public comments were submitted today in support.

Chair Leibsohn asked about alternative designs.

Boardmember Barnes confirmed that the Town Code required a 60-foot front yard setback for detached structures.

John Labahn, architect on the project, discussed the request. He noted that other options were explored and expressed his belief that the hardship was the shape of the site.

Chair Leibsohn asked what work was currently taking place at the property.

The homeowner, Mr. Fishman, stated that landscape renovations have been taking place for the past few years. He explained that a local contractor had prepped the work for a garage addition and that the contractor assured him he would be able to secure a variance; however, the contractor abandoned the project, and Mr. Fishman has been trying to put the yard back together. He further explained that the piles of dirt on the lot were from excavating the landscape and there is no work taking place on the home.

Setbacks were discussed among the Board and applicant.

Boardmember Barnes pointed out the tall garage door. He questioned if something large would go in the garage.

Mr. Fishman confirmed that a large sprinter van would be housed in the garage.

Boardmember Contadino shared his observation that the project exceeded the standard garage size, making it more than a garage. As a result, he believed the project could become an intrusive or imposing building element on neighbors in the cul-de-sac.

Boardmember Williams offered the option for the applicant to continue the item.

Chair Leibsohn discussed the option to appeal the matter versus taking the continuation route. He shared that he would be voting to deny the proposal.

Continuing the item was discussed among the Board and applicant.

Mr. Fishman requested a continuation.

Chair Leibsohn opened the public hearing at 6:04 PM.

Dolf Strom, a neighbor in the area, addressed his opposition to the request.

Chair Leibsohn closed the public hearing at 6:08 PM.

A motion was made by Boardmember Ozer, seconded by Boardmember Kuykendall, to continue item 25-048 to the May 7th meeting date. The motion carried by the following vote:

Aye: 7 – Chair Leibsohn, Boardmember Barnes, Boardmember Contadino, Boardmember Kuykendall, Boardmember Ozer, Boardmember Petsas, Boardmember William

6. ACTION ITEMS

7. CONSENT AGENDA

A. 24-348 Approval of December 4, 2024 Board of Adjustment Minutes.

A motion was made by Boardmember Ozer, seconded by Boardmember Barnes/Kuykendall, to approve the December 4, 2024 Board of Adjustment Minutes as presented. The motion carried with the following vote:

Aye: 7 – Chair Leibsohn, Boardmember Barnes, Boardmember Contadino, Boardmember Kuykendall, Boardmember Ozer, Boardmember Petsas, Boardmember Williams

8. STAFF REPORTS

A. 25-049 Board of Adjustment Site Visit Discussion

Mr. Burton reminded the Boardmembers that site visits are strongly encouraged. He explained that they are strongly encouraged since one portion of the rules and procedures states that “Boardmembers *shall* visit the site” while another portion states that “Boardmembers *may* visit the site”. He suggested setting up an established day for Boardmembers to visit.

Boardmember Ozer believed there was a previous agreement to post a possible notice of quorum within a 5-day window of the meeting. She previously encouraged the language that Boardmembers *shall* visit the site but understood that “Boardmembers *may* visit the site” was agreed upon since Boardmembers are encouraged but not required to visit.

Mr. Gaylord confirmed.

Discussion ensued regarding notices of quorum.

Presentation and Discussion only. No Reportable Action.

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

Mr. Burton stated that items would be coming forward in April and May, as well as June, depending on how complete applications are.

Boardmember Ozer stated that she would not be present for the June meeting.

11. ADJOURNMENT

A motion was made by Boardmember Williams, seconded by Boardmember Ozer, to adjourn the meeting at 6:20 PM. The motion carried with the following vote:

Aye: 7 – Chair Leibsohn, Boardmember Barnes, Boardmember Contadino, Boardmember Kuykendall, Boardmember Ozer, Boardmember Petsas, Boardmember Williams

Paradise Valley Board of Adjustment

By: _____
Cherise Fullbright, Secretary