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

Wednesday, December 3, 2025	**5:30 PM**	**Council Chambers**

1. CALL TO ORDER

Chair Leibsohn called the meeting to order at 5:31 PM.

STAFF MEMBERS PRESENT
Town Attorney Deborah Robberson
Community Development Director Chad Weaver
Senior Planner George Burton
Hillside Planner II Jose Mendez
Lead Management Specialist Cherise Fullbright

2. ROLL CALL

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

Absent – Boardmember James Kuykendall

3. EXECUTIVE SESSION

4. STUDY SESSION ITEMS

5. PUBLIC HEARINGS

A. 25-264 5712 E Glen LLC Variance – 5712 E Glen Drive (APN 169-55-026A) Discussion and Possible Action on Variance to allow setback, height, and hillside encroachments for a new single-family residence. Case No. BA-25-09

Mr. Burton presented the request for four variances. He detailed the background, scope of the request, staff's analysis and recommendation. Mr. Burton shared information on the site conditions and history, noting that this was the third variance request at the property. He then described each of the four variance requests which included height, setback, and retaining wall encroachments as well as spill slope modifications. He noted staff was recommending approval of the request then welcomed questions.

Boardmember Barnes asked how stormwater management was being handled on site.

Mr. Burton stated that he was not sure since drainage is reviewed by the Hillside Committee and Town Engineer.

Boardmember Ozer mentioned the objection received by email and asked to see the referenced adjacent lot.

Mr. Burton pointed out the property on a vicinity map. He noted that if the two properties were combined, a variance would still be required.

Mr. Brent Kendle briefly spoke about the request and design.

Mr. Richard Van Horne addressed drainage, nothing there were plans for underground retention tanks in addition to other things. He welcomed comments and questions from the Board.

Boardmember Ozer asked about ownership.

Mr. Kendle confirmed there was a new owner seeking the current variance request and it would be their primary residence.

Boardmember Barnes wondered if there was space for a turn-a-round area in the driveway.

Mr. Van Horne displayed an image from the presentation and confirmed there was space.

Boardmember Ozer addressed concerns about jackhammering and noise impacting others who live in the area. She wondered what disturbance was expected to be.

Mr. Van Horne showed site data while discussing the disturbance on site. He noted that restoration efforts would reduce the amount of disturbance. He shared details related to the cut for the building pad and noted that a geotechnical report had been completed.

Mr. Tim McCormac with Temac Development spoke about the building pad, which he did not believe would be too difficult to work on, only needing hard digging for running utilities and to complete the footings. He expected 30-60 days depending on equipment. Mr. McCormac explained that a ripper would be used to peel the rock away versus hammering.

Chair Leibsohn opened the public comment at 5:55 PM. No comment was received and the public comment was closed.

Boardmember Ozer commented on concerns with noise and the length of work if the item was granted; otherwise, she was inclined to see the property developed. She questioned if there was a way to build into the variance a limitation on construction time.

Mr. Burton stated that construction times were a building process versus zoning and code, so it would not be possible.

Chair Leibsohn mentioned he would likely be voting in favor of granting the variance.

Boardmember Contadino hoped the applicant would see the project through on this difficult site.

A motion was made by Boardmember Ozer, seconded by Boardmember Contadino, to approve item 25-264 subject to stipulations. The motion passed by the following vote:

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

Absent: **1** – Boardmember Kuykendall

6. ACTION ITEMS

7. CONSENT AGENDA

A. 25-259 Approval of November 5, 2025 Board of Adjustment Minutes.

Ms. Fullbright noted an error on page one of the November 5, 2025 meeting minutes.

A motion was made by Boardmember Barnes, seconded by Boardmember Petsas, to approve the November 5, 2025 Board of Adjustment Minutes as amended. The motion carried with the following vote:

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

Absent: **1** – Boardmember Kuykendall

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

Chair Leibsohn noted that he had been asked to make a presentation to Town Council and he was asked to extend gratitude to the Board for all their efforts. He noted there was plenty of positive feedback from Council.

10. FUTURE AGENDA ITEMS

Mr. Burton stated that the next meeting scheduled for January 7, 2026 would include one item for a setback variance. He reminded the Board that the Holiday party was taking place Friday, December 5th at El Chorro.

11. ADJOURNMENT

A motion was made by Boardmember Williams, seconded by Boardmember Petsas, to adjourn the meeting at 6:06 PM. The motion carried with the following vote:

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

Absent: **1** – Boardmember Kuykendall

Paradise Valley Board of Adjustment

By: ______________________________

Cherise Fullbright, Secretary