



# 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*

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Wednesday, September 3, 2025

5:30 PM

Council Chambers

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### 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.*

- A.     [25-176](#)           **Discussion and Possible Action on a request to Continue Case No. BA-25-02**  
                          **Amin Variance - 6521 N. 40th Place (APN 169-52-020)**  
                          **Variance to allow a new single-family residence to encroach beyond the allowable height limits.**
- Staff Contact:       George Burton, 480-348-3525
- Attachments:     [Staff Report](#)  
                                  [Vicinity Map & Aerial Photo](#)  
                                  [Application](#)  
                                  [Continuance Letter](#)
- B.     [25-170](#)           **Discussion and Possible Action on Case No. BA-25-06**  
                          **Westbrook Variance - 6341 N 34th Place (APN 164-05-023)**  
                          **Variance to exceed the maximum allowable retaining wall height**
- Staff Contact:       Brandon McMahon, 480-348-3531
- Attachments:     [A. Staff Report](#)  
                                  [B. Vicinity Map & Aerial Photo](#)  
                                  [C. Application](#)  
                                  [D. Narrative & Plans](#)  
                                  [E. July 28, 2025 Town Engineering Letter](#)  
                                  [F. Notification Materials](#)  
                                  [G. Presentation](#)
- C.     [25-174](#)           **Discussion and Possible Action on Case No. BA-25-04**  
                          **Legacy Hill Acquisition LLC Variance - 7102 N 57th Place (APN 169-55-033E)**  
                          **Variance to allow an addition to the house to encroach into the rear yard setback**
- Staff Contact:       George Burton, 480-348-3525
- Attachments:     [Staff Report](#)  
                                  [Vicinity Map & Aerial Photo](#)  
                                  [Application](#)  
                                  [Narrative & Plans](#)  
                                  [Notification Materials](#)  
                                  [Staff Presentation](#)  
                                  [Applicant Presentation](#)

- D.     [25-175](#)           **Discussion and Possible Action on Case No. BA-25-07  
Vanden Eykel Variance - 6528 N Hillside Drive (APN 169-46-034)  
Variance to allow an existing nonconforming carport that  
encroaches into the setback to be converted into a garage**

Staff Contact:       George Burton, 480-348-3525

Attachments:       [Staff Report](#)  
                          [Vicinity Map & Aerial Photo](#)  
                          [Application](#)  
                          [Narrative & Plans](#)  
                          [Notification Materials](#)  
                          [Staff Presentation](#)  
                          [Applicant Presentation](#)

## 6. ACTION ITEMS

*The Board of Adjustment may take action on this item.*

## 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.     [25-177](#)           **Approval of June 4, 2025 Board of Adjustment Minutes.**

Staff Contact:       Cherise Fullbright, 480-348-3539

Attachments:       [2025-06-04 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.*