



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, November 5, 2025

5:30 PM

Council Chambers

1. CALL TO ORDER

Acting Chair Ozer 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