



# 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, May 7, 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. [25-039](#) Discussion and Possible Action on Case No. BA-24-05  
Variance to exceed the maximum allowable floor area ratio (FAR)  
limit**

**Tampelen 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](#)  
[C. Application](#)  
[D. Narrative & Plans](#)  
[E. Emails/Letter of Support](#)  
[F. Notification Materials](#)  
[G. Presentation](#)

**B. [25-098](#) 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**

**Staff Contact:** George Burton, 480-348-3525

**Attachments:** [Staff Report](#)  
[Vicinity Map & Aerial Photo](#)  
[Application](#)  
[Narrative & Plans](#)  
[Notification Materials](#)  
[Public Comment on Original Request](#)  
[Staff Presentation](#)  
[March 5, 2025 Board of Adjustment Meeting Minutes](#)

**C. [25-075](#) Discussion and Possible Action on 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](#)  
[Narrative & Plans](#)  
[Notification Materials](#)  
[Public Comment](#)  
[Staff Presentation](#)

- D. [25-083](#) **Discussion and Possible Action on Case No. BA-25-03  
Jellies Variance - 5204 N 70th Place (APN 173-18-028)  
Variance to allow a pool and spa to encroach into the setback**

**Staff Contact:** George Burton, 480-348-3525

**Attachments:** [Staff Report](#)  
[Application](#)  
[Narrative & Plans](#)  
[Notification Materials](#)  
[Staff 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. [25-089](#) **Approval of April 2, 2025 Board of Adjustment Minutes.**

**Staff Contact:** Cherise Fullbright, 480-348-3539

**Attachments:** [2025-04-02 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.*