



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes

Board of Adjustment

Wednesday, June 6, 2018

5:30 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

Present: 6 - Chairperson Eric Leibsohn, Board Member Jon Newman, Board Member Emily Kile, Board Member Quinn Williams, Board Member Hope Ozer, and Board Member Anna Thomasson

Absent: 1 - Board Member Rick Chambliss

3. EXECUTIVE SESSION

4. STUDY SESSION ITEMS

- A. 18-239 Cuculic Variance - 5204 E San Juan Ave (APN: 172-47-032)
Case No. BA-18-02

Chairman Leibsohn reviewed the rules of procedure.

Mr. Burton, Planner, presented the request for a rear yard setback variance. He noted the existing house encroaches today. The site is an hour glass shape, has streets on three sides, and rock outcroppings exist on the site. The house will encroach about 1,700 square feet into the rear yard setback.

Boardmember Kile noted that the existing home encroaches 650 sf and has a 28' setback.

Mr. Burton noted that the proposed height will meet all height requirements.

Mr. Burton next reviewed findings opposed and in favor as described in the action report.

Boardmember Ozer questioned what is the minimum livable square footage allowed by Code. It is 2,000 sf.

It was noted that no public comments were received

Boardmember Kile discussed use of the existing pad. Mr. Burton described the restoration.

Boardmember Thomasson noted the height of the existing home is 12'. She questioned if the power lines are underground. The applicant stated they are underground.

Boardmember Williams asked if this application has gone through the Hillside Building Committee. It was noted that it has not.

Chairman Leibsohn asked if consideration was given to bringing the driveway off San Juan instead of 52nd Place. Mr. Burton noted this was not discussed, because the applicant intends to use the existing pad.

Boardmember Ozer motioned to adjourn the work session. Boardmember Kile seconded the motion. The work session was adjourned at 5:45 p.m.

5. PUBLIC HEARINGS

A. 18-240 Cuculic Variance - 5204 E San Juan Ave (APN: 172-47-032)
Case No. BA-18-02

Chairman Leibsohn asked that anyone from the public that wishes to speak shall fill out a public request speaker form.

Boardmember Ozer motioned that the Board enter into the public hearing. Boardmember Newman seconded the motion. The public hearing began at 5:45 pm

The applicants spoke. They have lived in Paradise Valley for over five years. They stated that updates have been made to the home, but since the house is older additional updates are needed. They added French drains and retaining walls. The bathroom and plumbing is still from the 1950s. They believe their proposal will add value to the neighborhood. They noted that the shape of the lot creates a hardship warranting a variance. Their intent is to restore portions of the disturbed area, build a one-story home, and provide other improvements.

Jim Furcini, builder, is present. He builds in the area and is aware of neighbors' views. He stated that the lot is 50' narrower than other R-43 lots, and does not wish to make the home too linear.

Boardmember Kile believes there are property hardships with this lot, and has no questions.

Chairman Leibsohn discussed the driveway location. He believes the home could be flipped 180 degrees to limit massing. It was noted that San Juan has a steep elevation drop and this would require additional disturbed area. A culvert also exists in the area. Nick Prodanov, engineer, spoke. He stated there is a 20-25' grade difference on San Juan. Re-orienting the home could block sheet flows requiring re-routing of flows around the house.

Boardmember Ozer agrees with Boardmember Kile and has no objection to the variance request.

Boardmember Newman had questions on stormwater flows. The stormwater flows were shown on the site plan.

The meeting was opened to the public.

Mr. Nichols and Mr. Woody spoke. They are the next-door neighbors at 5302 E. San Miguel. They believe it is a modest request and that the home is hidden by mature trees.

Phyllis Peshkin spoke. She is happy to hear that the Board looks at the impact on the existing neighborhood. She is in support of the variance request.

6:05 closed public comment.

Boardmember Kile made a motion to approve the variance request per the staff report. Boardmember Ozer seconded the motion.

Motion passed by a vote of 6 to 0.

6. ACTION ITEMS

7. CONSENT AGENDA

A. 18-241 May 2, 2018 Board of Adjustment Meeting Minutes

Boardmember Thomasson noted that the sign postings are hard to see. Asked if multiple signs could be posted. It was noted that more signs could be added as a policy.

Boardmember Ozer had edits to the minutes.
Boardmember Kile made a motion to approve the minutes with Boardmember Ozer's edits.
Boardmember Newman seconded the motion.

All were in favor.

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

Boardmember Thomasson made a motion to Adjourn at 6:14 p.m.

Second by Bandmember Newman.

Motion passed by a vote of 6 to 0.

Paradise Valley Board of Adjustment

By: _____


Jeremy Knapp, Secretary