



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes

Board of Adjustment

Wednesday, June 7, 2017

5:30 PM

Council Chambers

1. CALL TO ORDER

The meeting was called to order at 5:30 p.m.

Staff Members Present

Town Attorney Andrew Miller

Community Development Director Eva Cutro

Planner George Burton

2. ROLL CALL

Present 5 - Chairperson Emily Kile
Board Member Rick Chambliss
Board Member Eric Leibsohn
Board Member Jon Newman
Board Member Hope Ozer

Absent 2 - Board Member Catherine Kauffman
Board Member Quinn Williams

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

A. 17-211

Moak Variance – 5211 E. Cheney Drive (APN: 169-06-099) Case No. BA-16-8

George Burton, Planner, presented per the application packet. He explained this is a variance request for an R-43 hillside, new single family residence that would exceed the allowable disturbed area. Staff is recommending denial of the request. While a hardship exists due to the slope of the lot, other alternatives exist. The applicant could explore a plan with less proposed disturbance.

There was discussion regarding: if this home is in character with the neighborhood; if the home could be located elsewhere on the lot creating less disturbance; and clarification that the home would need to go through Hillside Committee process if granted a variance.

The work study session was closed at 5:44 p.m. and the public hearing started.

5. PUBLIC HEARINGS

A. 17-210

Moak Variance – 5211 E. Cheney Drive (APN: 169-06-099) Case No. BA-16-8

CP Drewitt, architect, spoke on behalf of the applicant. Mr. Drewitt reviewed the Town's Hillside Code regulations focusing on lot disturbance. He showed renderings of the proposed home and the magnitude and scale of other similar hillside homes.

There was discussion of the design being beautiful, but the disturbance still being a concern. There was discussion whether this is a speculative home. There was concern about the amount of glass on this structure. It was explained that the home will have solar glass with overhang on the west side. There was a question as to whether this would be an unbuildable lot without a variance. Mr. Drewitt could not be certain.

Could the disturbance be reduced and still meet Paradise Valley standards? Mr. Drewitt did not think so. This lot would not be platted today because it is too small for the slope. There was discussion of the owner also owning the adjoining lot. There was discussion of combining the two lots. Mr. Drewitt could not speak for the owner on this matter. It was questioned why the applicant did not have alternatives available with less disturbance. The applicant stated he did not have time to prepare additional plans since he was told tonight's meeting would be the last meeting before September.

Chair asked if the applicant would accept a motion for continuance to allow more time to prepare plans that reduce the amount of disturbance. The applicant said he would accept that motion.

Call to Public 6:38 p.m.

Connie Dragovich had concern with setting precedent. She noted that the applicant needs a bigger lot if he wants more disturbance and that it appears that the applicant wants to maximize the development instead of building within Code.

Jill Brenenstuhl agrees with Connie. She has concern with this lot and the owner's other lot.

John McCauley said it's a beautiful home, but too much disturbance.

Heidi McCauley noted that the property is listed for sale as 2.2 acre lot; which sounds like both lots are for sale together.

Peter Lenstrohm stated that the lot has slope of 140 feet and the ridgeline also has to be addressed.

Michael Bidwell believes this case is about money and maximizing property values. He believes the Hillside Ordinance should be respected. The Resident Guide calls for diligent preservation of the Town's Special character by adhering to the Town Code.

Paul Casey is opposed to the project.

Pollyanna Woodward is opposed to the project.

Call to the public was closed at 6:55 pm.

Board Member Ozer made a motion for continuance, Board Member Chambliss seconded the motion.

Board Member Leibsohn is strongly opposed to this variance and would not be supportive of a continuance. Board Member Chambliss believes that this application was rushed and would like to give the applicant a chance to work with staff to minimize the request or look at combining the two lots. Chair Kile would like more information on what else can be built on this lot and if the lot is buildable without a variance.

The next available meeting date is September 6th. Board Member Ozer is not available that evening but assuming we have a quorum should that be the date. Board Member Chambliss seconded the revised motion to continue to the application to the September 6, 2017 meeting.

A motion was made by Board Member Ozer, seconded by Board Member Chambliss, to continue the variance request to September 6, 2017. The motion carried by the following vote:

Aye 4 - Board Member Rick Chambliss, Board Member Jon Newman, Board Member Hope Ozer, and Chair Kile.

Nay 1 - Board Member Eric Leibsohn,

6. ACTION ITEMS

None

7. CONSENT AGENDA

A. 17-195 Approval of the April 12, 2017 Board of Adjustment Minutes

A motion was made by Board Member Leibsohn to approve the April 12, 2017 minutes and April 5, 2017 minutes as amended. Seconded by Board Member Newman. The motion carried by the following vote:

Aye 5 - Board Member Rick Chambliss, Board Member Jon Newman, Board Member Hope Ozer, Board Member Leibsohn, and Chair Kile.

8. STAFF REPORT

Staff noted that there will be no meetings in July and August.

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

A motion was made at 7:03 p.m. by Board Member Chambliss to adjourn the meeting. Seconded by Board Member Ozer. The motion carried by the following vote:

Aye 5 - Board Member Rick Chambliss, Board Member Eric Leibsohn, Board Member Jon Newman, Board Member Hope Ozer, and Chair Kile.

Paradise Valley Board of Adjustment

By: 
Eva Cutro, Secretary