



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Summary

Board of Adjustment

Chair Quinn Williams
Boardmember Robert Brown
Boardmember Priti Kaur
Boardmember Emily Kile
Boardmember Jon Newman
Boardmember Hope Ozer
Boardmember Rohan Sahani

Wednesday, June 2, 2021

5:30 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

Present 5 - Boardmember Robert Brown
Boardmember Priti Kaur
Boardmember Jon Newman
Boardmember Rohan Sahani
Chairperson Quinn Williams

Absent 2 - Boardmember Emily Kile
Boardmember Hope Ozer

3. EXECUTIVE SESSION

4. STUDY SESSION ITEMS

5. PUBLIC HEARINGS

**A. [21-189](#) Baiamonte Variance - 5740 E Via Los Ranchos (APN 168-57-013)
Request for Continuance. Case No. BA-21-06**

A variance request from the Zoning Ordinance: 1) Article X, Height and Area Regulations, to allow: i. an attached garage addition and ii. a bedroom/hallway addition to house to encroach into the setbacks; and 2) Article V, (R-43) Single-Family Residential District and Article X, Height and Area Regulations, to allow a pickleball court and court light fixture to encroach into the setbacks.

Due to unexpected travel, the applicant requested a continuance to the September 1st Board of Adjustment meeting. A motion was made by Boardmember Brown, seconded by Boardmember Newman, to continue case BA-21-06, located at 5740 E Via Los Ranchos, to September 1, 2021. The motion carried by the following vote:

Aye: 5 - Boardmember Brown, Boardmember Kaur, Boardmember Newman, Boardmember Sahani and Chairperson Williams

Absent: 2 - Boardmember Kile and Boardmember Ozer

**B. [21-200](#) Sbiliris Variance - 8317 N. Charles Drive (APN 168-70-016)
Case No. BA-21-05**

A motion was made by Boardmember Sahani, seconded by Chairperson Williams, to approve the variance request from the Zoning Ordinance, Article XXII, Hillside Development Regulations, Section 2207 III Land Disturbance Standards (F) to allow a new single-family residence and the development of the property to exceed the allowable disturbed area, subject to the following stipulations:

1. The improvement shall be in compliance with the submitted plans and documents:
 - a. The Narrative, pages 1 - 10, prepared by SpaceLineDesign Architects LLC. and dated Rev 17 May 21;
 - b. Sheet 22 & 23, Key Plan of Drainage & Disturbance Area + Site Plan, prepared by SpaceLineDesign Architects LLC. and dated Rev 17 May 21; and
 - c. Sheet 31, Preliminary Grading & Drainage Plan, prepared by Land Development Group, LLC and dated April 29, 2021;
2. As part of the Native Plant Preservation Plan a separate Revegetation Plan shall be required to be submitted which shall provide plant location, species, size and quantity information for all areas where revegetation is required. The pre-existing disturbed area identified as (3,175 SF) adjacent to and containing the drainage swale that runs along the eastern property line shall be revegetated in addition to the 3,903 SF area consisting of the septic area and the construction zone area (as shown on page 23). These plans shall be prepared by an AZ Registered Landscape Architect, an AZ Certified Nurseryman, or other qualified professional and are subject to Town review and approval. The motion carried by the following vote:

Aye: 5 - Boardmember Brown, Boardmember Kaur, Boardmember Newman, Boardmember Sahani and Chairperson Williams

Absent: 2 - Boardmember Kile and Boardmember Ozer

**C. [21-187](#) Savage Variance - 6122 N 51st Place (APN 169-25-013)
Case No. BA-21-05**

A motion was made by Boardmember Brown, seconded by Boardmember Sahani, to approve the variance from the Zoning Ordinance, Article V, (R-43) Single-Family Residential District, to allow a swimming pool and spa to encroach into the setback, subject to the following stipulations:

1. The improvement shall be in compliance with the submitted plans and documents:
 - a. The Narrative, pages 1 - 6, prepared by Lazarus & Silvyn P.C. and dated April 29, 2021;
 - b. Sheet A0.0, General Info + Site Plan, prepared by Rob Paul Architects LTD. and dated April 29, 2021; and
 - c. Sheet A1.0, Pool Plan, prepared by Rob Paul Architects LTD. and dated March 23, 2021;
2. The applicant must identify and verify the boundary of the wash/drainage easement prior to issuance of the building permit and no structures shall be placed in the wash/drainage easement.
3. The vegetation/landscaping adjoining the south property line (as generally illustrated on the aerial view in the project narrative) shall be maintained at a

similar density to help screen the pool and spa. The motion carried by the following vote:

Aye: 5 - Boardmember Brown, Boardmember Kaur, Boardmember Newman, Boardmember Sahani and Chairperson Williams

Absent: 2 - Boardmember Kile and Boardmember Ozer

6. ACTION ITEMS

7. CONSENT AGENDA

A motion was made by Boardmember Sahani, seconded by Boardmember Newman, to approve the January 6, 2021 and April 7, 2021 Board of Adjustment meeting minutes. The motion carried by the following vote:

Aye: 5 - Boardmember Brown, Boardmember Kaur, Boardmember Newman, Boardmember Sahani and Chairperson Williams

Absent: 2 - Boardmember Kile and Boardmember Ozer

A. [21-195](#) Approval of the January 6, 2021 Board of Adjustment Meeting Minutes

B. [21-188](#) Approval of the April 7, 2021 Board of Adjustment Meeting Minutes

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

A motion was made by Chairperson Williams, seconded by Boardmember Brown, to adjourn the meeting at 7:10 pm. The motion carried by the following vote:

Aye: 5 - Boardmember Brown, Boardmember Kaur, Boardmember Newman, Boardmember Sahani and Chairperson Williams

Absent: 2 - Boardmember Kile and Boardmember Ozer