



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Final

Board of Adjustment

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

Wednesday, June 1, 2022

5:30 PM

Council Chambers

1. CALL TO ORDER

Boardmember attendance by Zoom: Boardmember Brown, Boardmember Sahani, Boardmember Kaur, Boardmember Williams, Boardmember Newman.
Boardmember attendance in-person: Chairperson Ozer, Boardmember Leibsohn.

Staff in attendance: Lisa Collins, Community Development Director, George Burton, Senior Planner, Jose Mendez, Hillside Development Planner, James Zuganelis, Administrative Assistant.

2. ROLL CALL

Present 7 - Boardmember Robert Brown
Boardmember Priti Kaur
Boardmember Eric Leibsohn
Boardmember Jon Newman
Chairperson Hope Ozer
Boardmember Rohan Sahani
Boardmember Quinn Williams

3. EXECUTIVE SESSION

None.

4. STUDY SESSION ITEMS

None.

5. PUBLIC HEARINGS

- A. [22-219](#) Caskey Variance – 7602 N Moonlight Lane (APN 169-11-004C)
Case No. BA-22-05
- Jose Mendez, Hillside Development Planner, provided an overview of the variance request for a new single-family residence to exceed allowable disturbed area and maximum allowable hillside cut height. He reviewed the background of the property noting that it was a rectangular lot about 3.26 acres in size with a steep slope. He noted that the lot would require a fire truck turn

around and had existing disturbances.

Mr. Mendez explained that the original option for fire truck access was a cul-de-sac but noted that would impose on neighboring properties and require 12-14 foot retaining walls. He indicated that the property owners decided to have an onsite firetruck turn around instead which adds to the disturbance area and pushes the home further up the hill creating the need for the higher cut into the hillside.

Mr. Mendez reviewed the existing disturbance on the lot which totaled about 2,849 square feet. He noted that grading and drainage would create an additional disturbance of 1,864 square feet. He reviewed the plans for the hillside cut and noted it was two tiered with a total overall height of 41 feet.

Mr. Mendez clarified that the proposal exceeded the allowable disturbed area by 932 square feet and exceeded the maximum allowed overall hillside cut by 11 feet. He pointed out some property hardships including the steepness of the lot and requirement for a fire truck turnaround. He indicated that staff found the proposal met the intent of the code and did not feel the hardships were self-imposed.

Mr. Mendez shared that they had received two inquires on the application and one public comment in support of the project. He clarified that staff was recommending approval of the variances

David Dick, Architect, noted the lot was narrow and forced them into a more compact design which impacted the cut into the hillside as well as the existing disturbance and need for a fire truck turnaround. He pointed out there was only one portion of the project that needed the 41-foot cut. He noted that the shape and three-dimensional qualities of the home were done to accommodate the site restrictions and avoid variances.

Chairperson Ozer called for public comments on the item.

Steve Rice, 7712 North Moonlight Lane, expressed concern about the amount of rock that would need to be moved to accommodate the extra 11 feet of cut into the hillside and how that would affect safety of the hillside and how much time would be spent jackhammering at the rock.

Mr. Dick replied that the civil engineer had calculated the volume of cut at 4,321 cubic yards. He clarified that they would remove approximately 3,600 yards of soil and use the rest on site. He explained that the cuts were tiered to try and avoid cutting into the third strata which was made of harder rock. He noted that they were cutting 10 feet into the third strata at the back of the property.

Mr. Rice asked if the public would be able to use the driveway to turnaround.

Mr. Dick shared that they would be widening the street and designed the driveway to come off the road at an angle making it easier for people to turn around.

Ronny Stillman, 7701 North Moonlight Lane, asked how close the driveway turnaround was to his property.

Mr. Dick stated that there was a 20-foot setback. He noted that the area would be a 35-foot-long mass of boulders which would help slow the flow of water. He indicated that it would be designed to look natural and not architectural.

Mr. Stillman commented that there were visible pipelines on the property and asked how those would be addressed.

Mr. Dick indicated that they would be required to revegetate the existing disturbance area along the edge of the property. It was noted that the area was marked in green on the PowerPoint presentation.

Chairperson Ozer called for any additional comments. None were made and the public hearing was closed.

A motion was made by Boardmember Brown, seconded by Boardmember Newman, to approve the variance request subject to stipulations:

1) Allow a new single-family residence and the development of the property to exceed the allowable disturbed area.

2) Exceed the minimum allowed hillside cut height.

Aye: 7 - Boardmember Brown, Boardmember Kaur, Boardmember Leibsohn, Boardmember Newman, Chairperson Ozer, Boardmember Sahani and Boardmember Williams

6. ACTION ITEMS

None.

7. CONSENT AGENDA

A. [22-175](#) Approval of the April 6, 2022 Board of Adjustment Minutes

James Zuganelis, Administrative Assistant, announced that the name Camelback was corrected to be one word on the bottom of page 3.

A motion was made by Boardmember Leibsohn, seconded by Boardmember Brown, to approve the April 6, 2022 Board of Adjustment minutes with an edit on page 6 to combine Camel back into one word. Approved as Amended:

Aye: 7 - Boardmember Brown, Boardmember Kaur, Boardmember Leibsohn, Boardmember Newman, Chairperson Ozer, Boardmember Sahani and Boardmember Williams

8. STAFF REPORTS

None.

9. PUBLIC BODY REPORTS

None.

10. FUTURE AGENDA ITEMS

Chairperson Ozer announced that they would not be meeting during the months of July and August.

George Burton, Senior Planner, reported that there would most likely be three items on the September meeting agenda

11. ADJOURNMENT

A motion was made at 6:15 pm by Boardmember Leibsohn and seconded by Boardmember Brown to adjourn the meeting. The motion carried by the following vote:

Aye: 7 - Boardmember Brown, Boardmember Kaur, Boardmember Leibsohn, Boardmember Newman, Chairperson Ozer, Boardmember Sahani and Boardmember Williams

Town of Paradise Valley Board of Adjustment

By: James Zuganelis
James Zuganelis, Secretary