



NOTICE OF REGULAR MEETING OF THE BOARD OF ADJUSTMENT

Chair Paul Ryan

Vice Chair Nick Sehman

Boardmember Erik Hansen

Boardmember Heather Swanson

Boardmember John Weimer

TIME: 5:30 PM - REGULAR MEETING
DOORS OPEN 15 MINUTES PRIOR TO THE START OF THE MEETING
WHEN: THURSDAY, JUNE 18, 2026
WHERE: FOUNTAIN HILLS COUNCIL CHAMBERS
16705 E. AVENUE OF THE FOUNTAINS, FOUNTAIN HILLS, ARIZONA

PARTICIPATION IN PUBLIC MEETINGS

Request to Comment Cards

To speak or submit written comments, a **Request to Comment** card is required. **Cards must be completed and submitted to the Clerk before the meeting begins. Late or incomplete cards will not be accepted.** A separate card is required for each agenda item.

Agenda Items (Consent or Regular)

Request to Comment cards must include the **agenda item number**, whether the speaker is **FOR** or **AGAINST** the item, and whether the individual wishes to speak or submit written comments.

Call to the Public requests are accepted in person only. Request to Comment cards must be submitted prior to the meeting commencing.

Speaking Rules

Speakers may speak only when recognized by the Presiding Officer and are limited to **three (3) minutes**. All comments must be directed through the Presiding Officer, not to individual board members or staff.

Request to Comment cards and submitted information are public records subject to public disclosure.

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. MOMENT OF SILENCE

3. ROLL CALL

4. STATEMENT OF PARTICIPATION

Anyone wishing to address the Board regarding items listed on the agenda or during Call to the Public must completely fill out a Request to Comment card located in the back of the Council Chambers and hand it to the Clerk prior to the start of the meeting. Once the meeting has started, late requests to speak cannot be accepted. When your name is called, please approach the podium, speak into the microphone, and state your name and if you are a resident for the public record. Comments may not exceed three minutes. It is the policy of the Board not to comment on items brought forth under "Call to the Public." However, staff can be directed to report back to the Board at a future date or to schedule items raised for a future Board agenda. To avoid disruption of the meeting, to maintain decorum, and provide for an equal and uninterrupted presentation, applause is not permitted, except during Proclamations, Awards, and Recognitions. All meeting participants must maintain proper decorum as specified in Section 6 of the Council Rules of Procedure.

5. SUMMARY OF CURRENT EVENTS BY DIRECTOR

6. REGULAR AGENDA

- a. **CONSIDERATION AND POSSIBLE ACTION:** Approving the regular meeting minutes of the Board of Adjustment, October 16, 2025.
- b. **CONSIDERATION AND POSSIBLE ACTION: Variance** to reduce the 40' minimum rear yard building setback to 30' for a single family home on an approximately 1.95-acre lot, located at 14522 E. Desert Tortoise (APN#217-76-007) in the R1-43 Single Family residential zoning district.

7. CALL TO THE PUBLIC

Pursuant to A.R.S. §38-431.01, or as prescribed by state law.

8. BOARD DISCUSSION/DIRECTION TO THE DIRECTOR

9. FUTURE AGENDA ITEMS

10. ADJOURNMENT

Dated this 11th day of June 2026.



Paula Woodward, Executive Assistant