



**NOTICE OF MEETING  
REGULAR MEETING  
BOARD OF ADJUSTMENT**

<b>Chairperson Paul Ryan</b>	
<b>Vice Chairperson Nick Sehman</b>	<b>Boardmember Heather Swanson</b>
<b>Boardmember Erik Hansen</b>	<b>Boardmember John Weimer</b>

**TIME: 5:30 PM - REGULAR MEETING  
DOORS OPEN 15 MINUTES PRIOR TO THE START OF THE MEETING.**

**WHEN: THURSDAY, OCTOBER 16, 2025**

**WHERE: FOUNTAIN HILLS COUNCIL CHAMBERS  
16705 E. AVENUE OF THE FOUNTAINS, FOUNTAIN HILLS, ARIZONA**

Members of the Town of Fountain Hills Board of Adjustment will attend either in person or by telephone conference call; a quorum of the Town's Council, various Commission, Committee or Board members may be in attendance at the Commission meeting.

Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Commission are audio and/or video recorded and, as a result, proceedings in which children are present may be subject to such recording. Parents, in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.

**REQUEST TO COMMENT**

The public is welcome to participate in Board meetings.

**TO SPEAK TO A CONSENT OR REGULAR AGENDA ITEM**, complete a Request to Comment card and hand it to the Clerk prior to discussion of that item. Include the agenda item NUMBER on which you wish to comment. A separate submission is required for each agenda item. Request to Comment cards will not be accepted once the Board deliberations begin. Submit a Request to Comment card prior to a public hearing agenda item.

**TO COMMENT ON A CONSENT OR REGULAR AGENDA ITEM IN WRITING ONLY**, complete a Request to Comment card, indicating that it is a written comment, check the box on whether you are FOR or AGAINST a consent or regular agenda item, and hand it to the Clerk prior to discussion on that item. A separate submission is required for each agenda item.

**TO SPEAK TO CALL TO THE PUBLIC**, complete a Request to Comment card and hand it to the Clerk. Speakers will be allowed three contiguous minutes to address the Board. Verbal comments should be directed through the Presiding Officer and not to individual Boardmembers.

This Request to Comment card, and any information you write on it, is a public record subject to public disclosure.

**1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

**2. ROLL CALL**

**3. STATEMENT OF PARTICIPATION**

Anyone wishing to address the Commission regarding items listed on the agenda or under “Call to the Public” should fill out a Request to Comment card located in the back of the Council Chambers and hand it to the clerk prior to consideration of that agenda item. Once the agenda item 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. Please limit your comments to three minutes. It is the policy of the Board to not 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. It is also requested that applause be kept to a minimum to avoid disruption of the meeting, to maintain decorum, and provide for an equal and uninterrupted presentation.

**4. CALL TO THE PUBLIC**

Pursuant to A.R.S. §38-431.01(H), public comment is permitted (not required) on matters NOT listed on the agenda. Any such comment (i) must be within the jurisdiction of the Board, and (ii) is subject to reasonable time, place, and manner restrictions. The Board will not discuss or take legal action on matters raised during Call to the Public unless the matters are properly noticed for discussion and legal action. At the conclusion of the Call to the Public, individual board members may (i) respond to criticism, (ii) ask staff to review a matter, or (iii) ask that the matter be placed on a future Board agenda.

**5. CONSENT AGENDA**

All items listed on the Consent Agenda are considered to be routine, noncontroversial matters and will be enacted by one motion of the Board. All motions and subsequent approvals of consent items will include all recommended staff stipulations unless otherwise stated. There will be no separate discussion of these items unless a board member or member of the public so requests. If a board member or member of the public wishes to discuss an item on the Consent Agenda, he/she may request so prior to the motion to accept the Consent Agenda or with notification to the Development Services Director or Chairperson prior to the date of the meeting for which the item was scheduled. The items will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- a. **CONSIDERATION AND POSSIBLE ACTION:** Approving the meeting minutes of April 17, 2025.

**6. REGULAR AGENDA**

- a. **CONSIDERATION AND POSSIBLE ACTION:** Request for a variance to reduce the front yard setback from 40' to 20' in the R1-35 zoning district at 16512 E. Trevino Drive (north side of Trevino Dr., west of side of Nelson Dr.).
- b. **CONSIDERATION AND POSSIBLE ACTION:** Request for a variance to reduce the rear yard requirement from 25 feet to 10 feet in the R1-8 zoning district at 17324 E Baca Drive.

**7. ADJOURNMENT**

Dated this 2 day of October, 2025.



Paula Woodward, Executive Assistant

print format. Supporting documentation and staff reports furnished to the Council with this agenda are available for review in the Clerk's Office.