

# **TOWN OF PARADISE VALLEY**

**Case BA-24-05  
5211 N Quail Run Pl  
FAR Variance**

**Board of Adjustment  
May 7, 2025**



# TODAY'S GOAL

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- Review and take action on variance request:
  - Allow a detached pool ramada to exceed the 25% maximum floor area ratio (FAR) limit
  - Item was continued from the April 2, 2025 meeting due to newspaper posting error.



# AGENDA

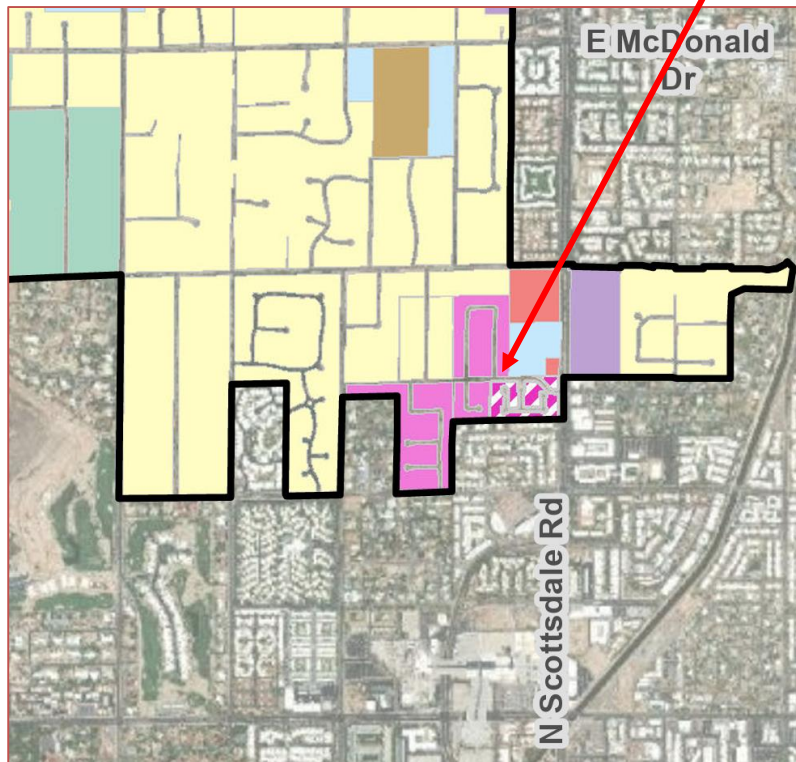
- Background
- Scope of Request
- Analysis & Recommendation
- Action





# VICINITY MAP

Subject Property



# SITE CONDITIONS

- Zoned R-18A
- Lot 2 of the Gross Pointe 2 subdivision
- 18,900 (0.43 acres)
- Home and ramada meet setback and height requirements
- Meets lot width and depth standards (126' wide and 150' deep) – Rectangle in shape
- Unpermitted carport demolished in November 2024



# HISTORY

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|                          |  |
|--------------------------|--|
| <b>1957</b>              | Home constructed under County jurisdiction                         |
| <b>May 25, 1961</b>      | Subdivision Annexed into Town                                      |
| <b>July 2, 1963</b>      | Building permit for Patio  |
| <b>July 6, 1976</b>      | Building permit to Enclose Garage                                  |
| <b>July 21, 1993</b>     | Building permit for Fence Walls                                    |
| <b>April 8, 2008</b>     | Building permit for Fence Wall Revision                            |
| <b>May 2018, 2010</b>    | Building permit for Additional Fence Walls                         |
| <b>February 10, 2021</b> | Building permit for New Single-Family Residence Remodel            |
| <b>February 6, 2024</b>  | Building permit for a Spa  |
| <b>August 27, 2024</b>   | Building permit for Ramada Structure <i>(In Process - On Hold)</i> |

# SCOPE OF REQUEST

- Allow pool ramada to exceed the maximum floor area ratio (FAR) limit of 25%
- Requested FAR: 25.7%
- 169 sq ft ramada (4,847 sq ft total)
- 24.76% FAR without ramada (4,676 sq ft)
- 124.5 sq ft overage
- 11 feet tall from grade
- Setbacks: 11'5" from north PL (side),  $\pm 61'$  from east PL (rear),  $\pm 71'$  from west PL (front) &  $\pm 95'$  from south PL (side)

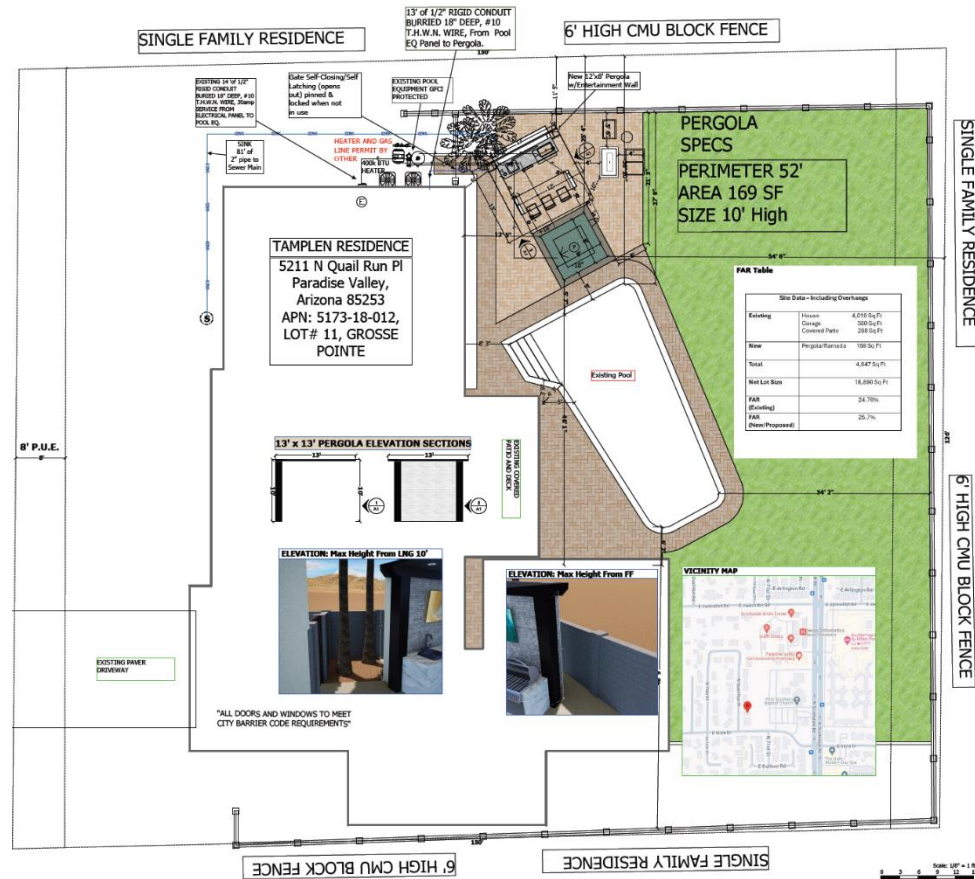
| Site Data – Including Overhangs |                |              |
|---------------------------------|----------------|--------------|
| Existing                        | House          | 4,010 Sq Ft  |
|                                 | Garage         | 380 Sq Ft    |
|                                 | Covered Patio  | 288 Sq Ft    |
| New                             | Pergola/Ramada | 169 Sq Ft    |
| Total                           |                | 4,847 Sq Ft  |
| Net Lot Size                    |                | 18,890 Sq Ft |
| FAR (Existing)                  |                | 24.76%       |
| FAR (New/Proposed)              |                | 25.7%        |

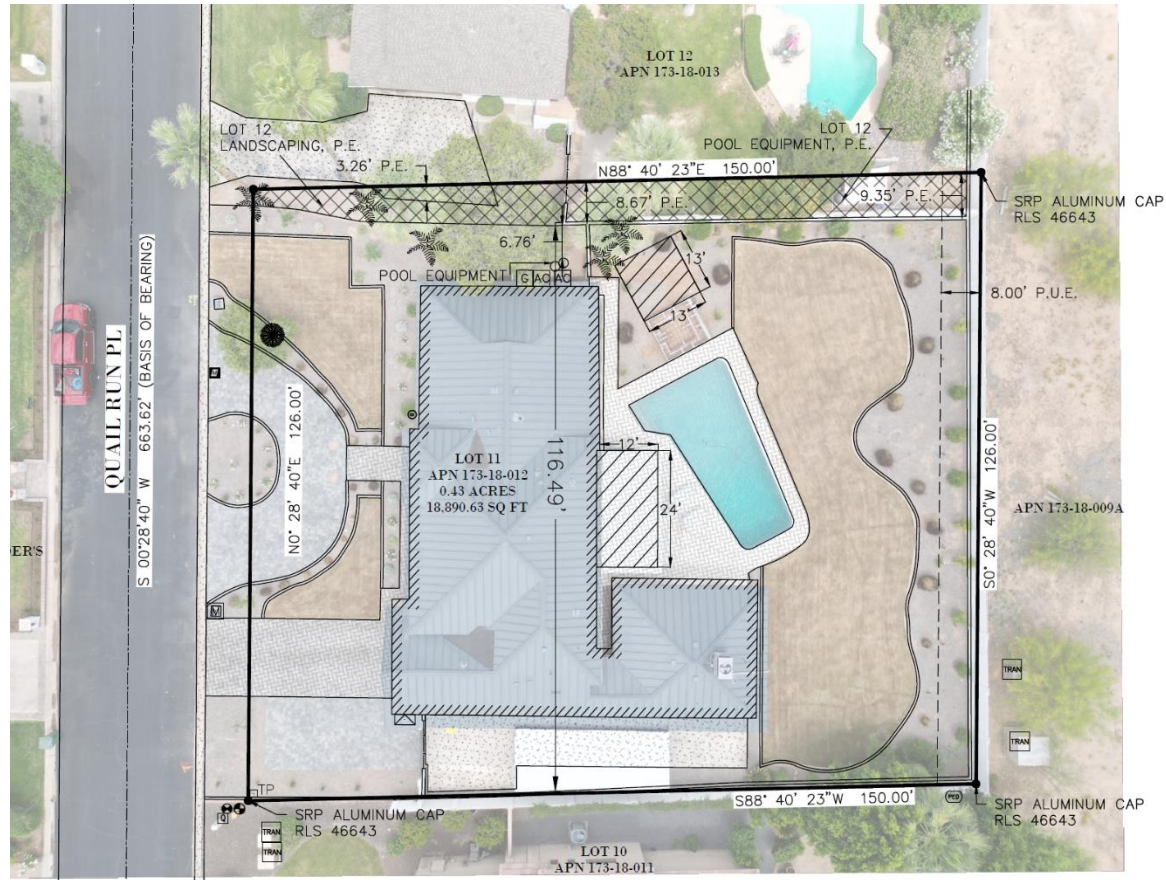
# SCOPE OF REQUEST (CONT.)

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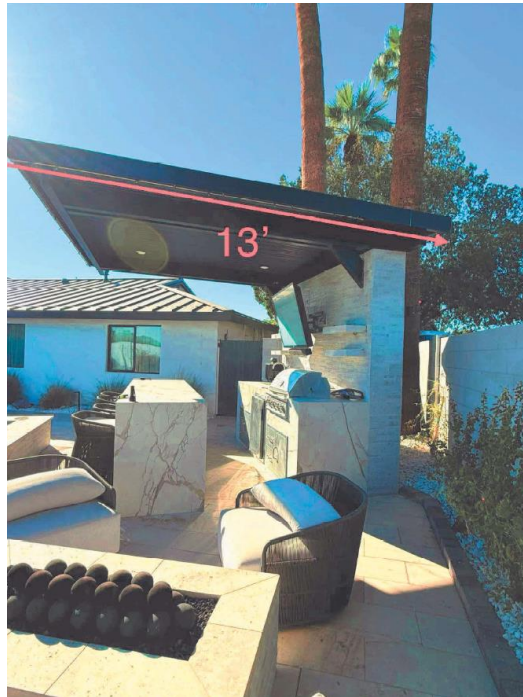
| Detached Accessory Structures (R-18A) |   |
|---------------------------------------|---|
| Zoning Ordinance                      | Proposed  |
| 25% Maximum FAR                       | 25.7% FAR   |
| 60' Front Setback                     | ±71' Front Setback  |
| 10' Rear Setback                      | ±61' Rear Setback   |
| 10' Side Setbacks                     | 11'5" Side Setback (North) /<br>±95' Side Setback (South) |
| 15' Height from LNG                   | 11' from LNG  |







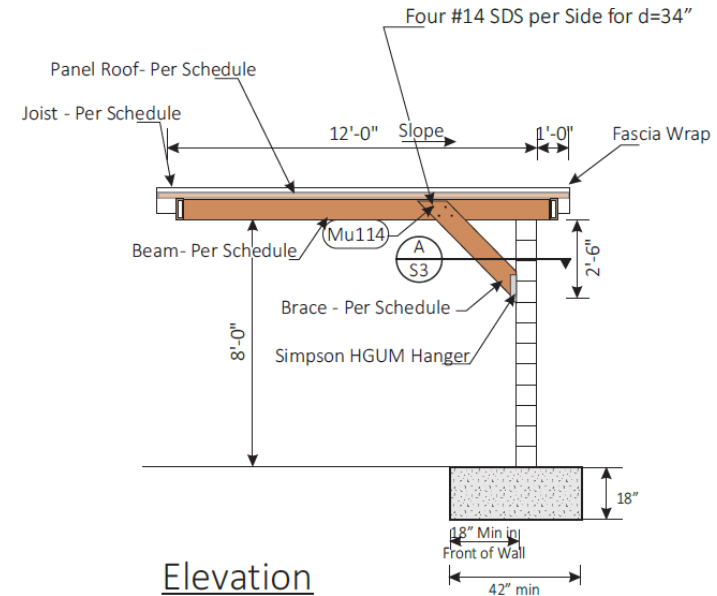
# EXTERIOR BUILDING ELEVATIONS



View From East



View From North





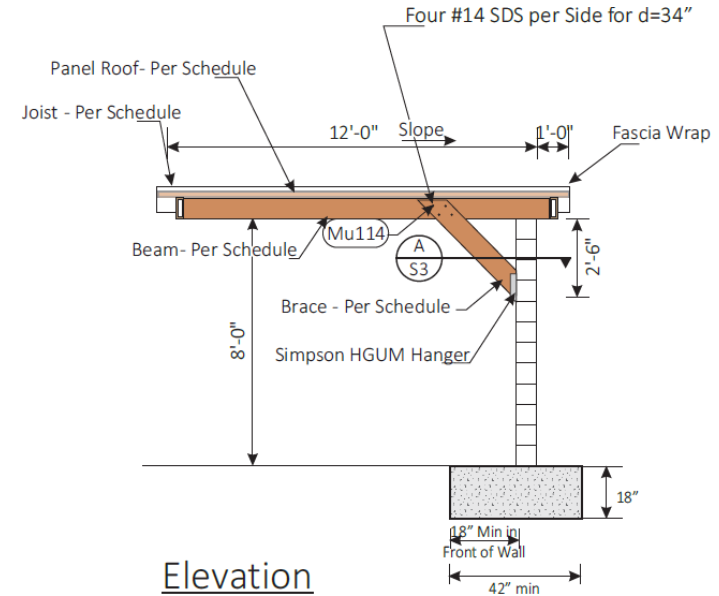
# EXTERIOR BUILDING ELEVATIONS (CONT'D)



View From South



View From West



# ANALYSIS

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- Property hardships that warrant variance:
  - No size, shape or topographical hardships exist:
    - Lot shorter than code norm but typical for area
    - Property meets shape, size, and width standards
    - Depth has no impact on FAR
  - Applicant states need for sun protection and adjacent wall residing outside a private easement. As well as the design of the original home.



# PUBLIC COMMENT/NOTIFICATION

- One letter of support from adjacent neighbor
- One neighbor opposed – citing improvement should comply with code
- Notification mailed on March 3rd
- Site posted on April 7th



# STAFF RECOMMENDATION

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## MOTION

It is recommended that the Board of Adjustment [**deny**] BA-24-05, a request by Matthew Tamplen, property owner of 5211 N Quail Run Place for a variance from Article X, Height and Area Regulations, to allow for a pool ramada to exceed the maximum floor area ratio (FAR) limit of 25%.

## REASONS FOR DENIAL

Staff finds that there are no property hardships that warrant the request for an increase in floor area ratio and staff believes that the request does not meet all three variance criteria.

# POSSIBLE ACTIONS

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1. Deny
2. Approve with stipulations:
  - a. Improvements in compliance with submitted plans and documents
  - b. Must obtain required building permits and inspections from Building Division
3. Continue for further review



