

4/14/25

To The Board of Adjustment:

1. "That there are special circumstances applicable to the property, which may include circumstances related to the property's size, shape, topography, location, or surroundings" (Town Code Section 2-5-3(C)4)

This corner lot is constrained by the cul-de-sac in the northwest corner when applying for the 40' side setback with frontage. The primary yard is located on Meadowlark Lane and the side street with frontage is the cul-de-sac on 66th Place. If the street was a traditional pass through without the turn around cul-de-sac then the intended accessory structure would fit in the 40' side yard setback. We would like to request a variance for a 30' setback due to the shape of the lot. See updated site plan revised

2. "That the special circumstances applicable to the property were not self-imposed or created by the property owner" (Town Code Section 2-5-3(C)4)

The indentation of the cul-de-sac bulb into the lot is inherent to the property at the cul-de-sac and was not created by the owner.

3. "That the strict application of the Zoning Ordinance will deprive the property of privileges enjoyed by other property of the same classification in the same zoning district" (Town Code Section 2-5-3(C)4)

Applying the 40' side yard setback with frontage to the cul-de-sac turnaround will result in restrictions to the buildable area in the northwest corner. Many other homes on corner lots with cul-de-sac turnarounds have garages, covered parking structures, or the primary residence within the 40' setback. These other homes feature the same R-43 zoning. By allowing a 30' setback at the cul-de-sac turnaround, the property owner can improve and enjoy their property like his neighbors.

The following design changes have been made to significantly reduce the requested setback variance from the March presentation.

Design Updates

1. Square Footage: The original request was for 365.7 sq ft and has since been reduced to 124 sq ft. Reducing the variance request by 66%.
2. Shape Design and Length: The original design featured a rectangular box that was 36'7" long from North to South. The design has since been revised to be more mindful of the west setback by shortening the northwest corner 4' to further reduce encroachment into the setback. The west side has been reduced to only 27' long and the east side has been reduced to 31'.
3. Width: The southwest corner of the original design met the 40' setback. However, in an effort to reduce the north portion of the garage in the setback, the homeowner has reduced the width from 26' to 20'.
4. Location: The applicant has moved the garage as far South as possible without blocking the approach of the existing garage. This has increased the North setback from the minimum 20' to 24'1" benefiting the north neighboring property.
5. The original design requested a side setback with frontage at 23'. The new design requests a 30' side-setback with frontage at the narrowest location.

Alternative Design Options – Proposed at March Meeting

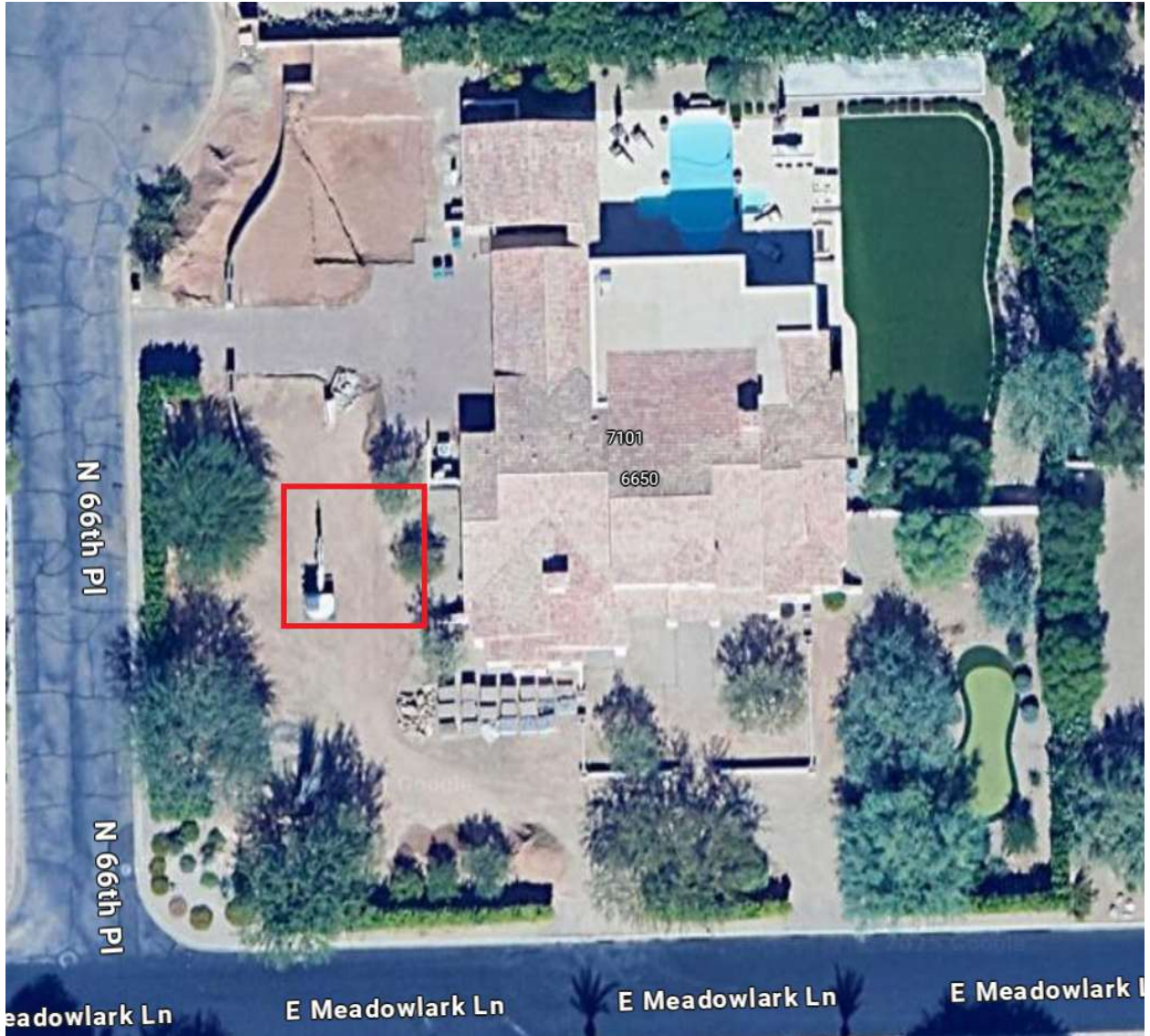
1. 1 Car Garage: The applicant received feedback about changing the proposed garage to a 1 car garage to stay within the setback requirements. The zoning requires 10' distance between accessory buildings. To accommodate the 10' distance then the proposed garage could only be 8' wide on the North portion. A single car garage should not be narrower than 10'.
2. Attached Garage: Another alternative was to attach the proposed garage to the existing primary residence or casita. Unfortunately, the exterior walls that the garage could be connected to feature the egress bedroom windows required by the fire code.

Alternative Proposed Locations

1. An alternative location for the garage was proposed by staff on the East side of the property. This location is less than ideal as it will affect the street scene and the east neighbor more than the proposed location. This location would require a 4th driveway and will only be 20' from the neighbor rather than 30' from a cul-de-sac.



2. The alternative location for the southwest corner would have a larger impact on the street scene. The southwest location would be prominent to those travelling down Meadowlark Lane since the homeowner could increase the length and width and still meet the required setbacks.



Street Scene and Precedence

1. The existing neighbor directly across the street features a 20' setback on their accessory parking structure and a 30' setback on their garage.



Proposed Design - Highlights

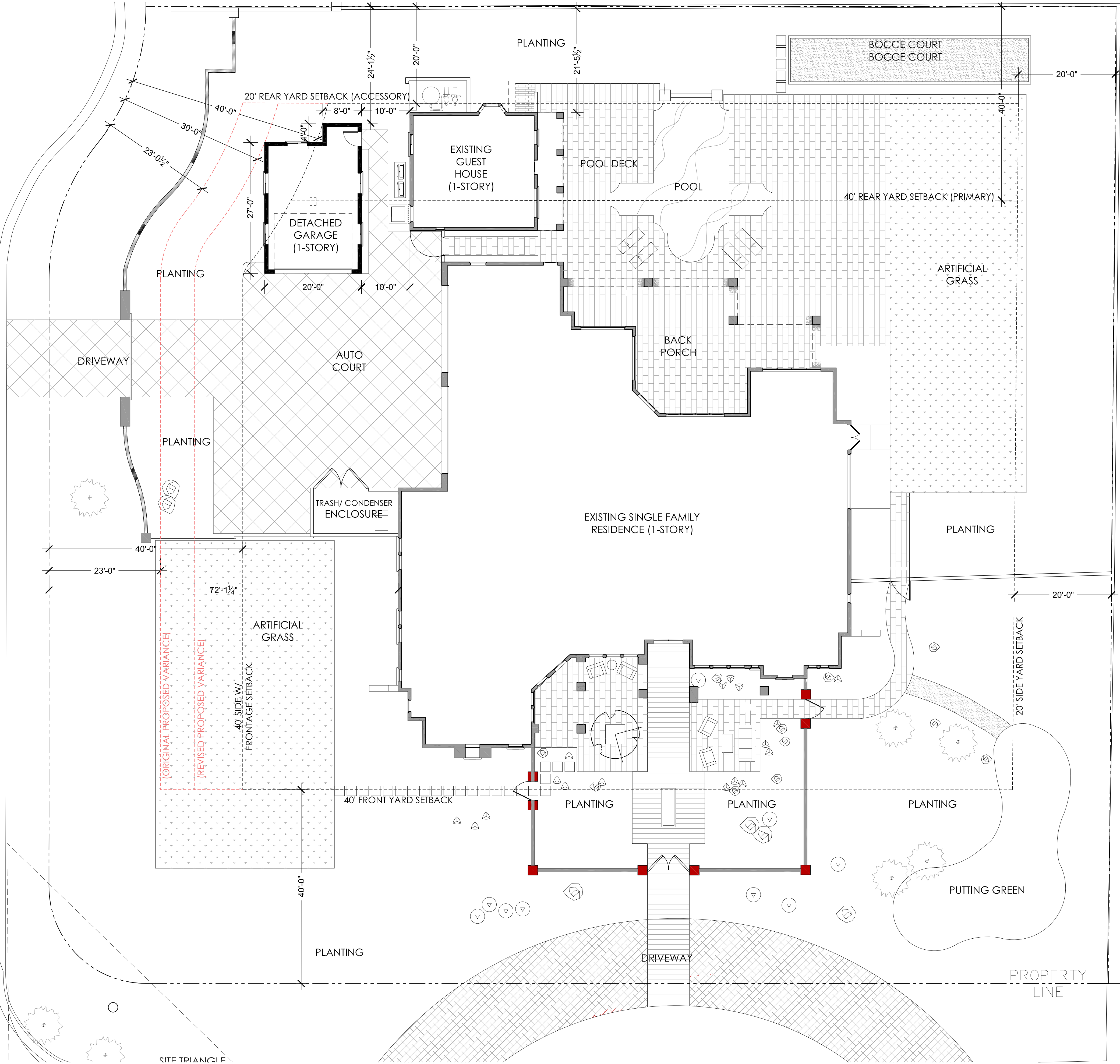
1. The garage is proposed to be 1.5' lower than the street to minimize the view from the street.
2. The garage has been designed with identical finishes to the primary residence to provide a continuous aesthetic.

In summary, the homeowner is using good faith to design and place a garage that will be appealing to the street scene, increase the value of his property, and to accommodate vehicles of a certain size. Feedback from staff, the board, and neighbors have been considered. He believes this proposed location is the best use of his property and the street scene.

Sincerely,
Applicant & Homeowner

© 2012 Use of these plans & specifications shall be restricted to the original site for which they were prepared & no alteration thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. This is the plans & specifications remain with the architect without prejudice. Visual contact with these plans & specifications shall constitute prima facie evidence of the acceptance of these restrictions.

66TH PLACE



PROJECT NAME: Fish Residence Garage and Pavilion.
PROJECT TYPE: Addition of Accessory Garage
PROJECT ADDRESS: 6650 EAST MEADOWLARK LANE
PARADISE VALLEY, AZ 58252

BUILDING CODES: 2018 International Building Code (IBC)
2018 International Residential Code (IRC)
2018 International Mechanical Code (IMC)
2018 International Plumbing Code (IPC)
2018 Uniform Plumbing Code (UPC)
2018 International Energy Conservation Code (IECC)
2018 International Existing Building Code (IEBC)
2012 International Green Construction Code (IGCC)
2017 National Electrical Code (NEC)
2018 Phoenix Fire Codewith Ordinance G-6854

CONSTRUCTION TYPE : TYPE V - B
SPRINKLER PROTECTION: No
OCCUPANCY TYPE: Single Family Residential Dwelling
GROSS FLOOR AREA:

Building Area	Existing SF	Proposed SF
First Level	7,187	7,187
Guest House	753	753
New Garage	-	571
Total Lot Coverage	7,940	8,511

PARCEL NUMBER: 174-51-021
ZONING DISTRICT: R-43
PROPERTY USE: Single Family Residential
NO. OCCUPIED FLOORS: 1
HISTORIC DESIGNATION: Not Historic
LOT AREA: 44,453 SQFT / 1.02AC
BUILDABLE AREA: 22,250 SQFT
LOT COVERAGE: ALLOWED 25%/ 11,113 SQFT PROPOSED 19.3%/ 8,819 SQFT
ACCESSORY TO PRIMARY STRUCTURE AREA (50% MAX) (753+879)/7,187 = 22.7%
BUILDING HEIGHT ALLOWED 16' (ACCESSORY) PROPOSED 16' (ACCESSORY)
BUILDING STORIES ALLOWED 2 (PRIMARY) 1 (ACCESSORY) PROPOSED 1 (PRIMARY) 1 (ACCESSORY)

*NOTE SETBACKS ARE FOR BOTH PRIMARY AND ACCESSORY STRUCTURES U.N.O.

N

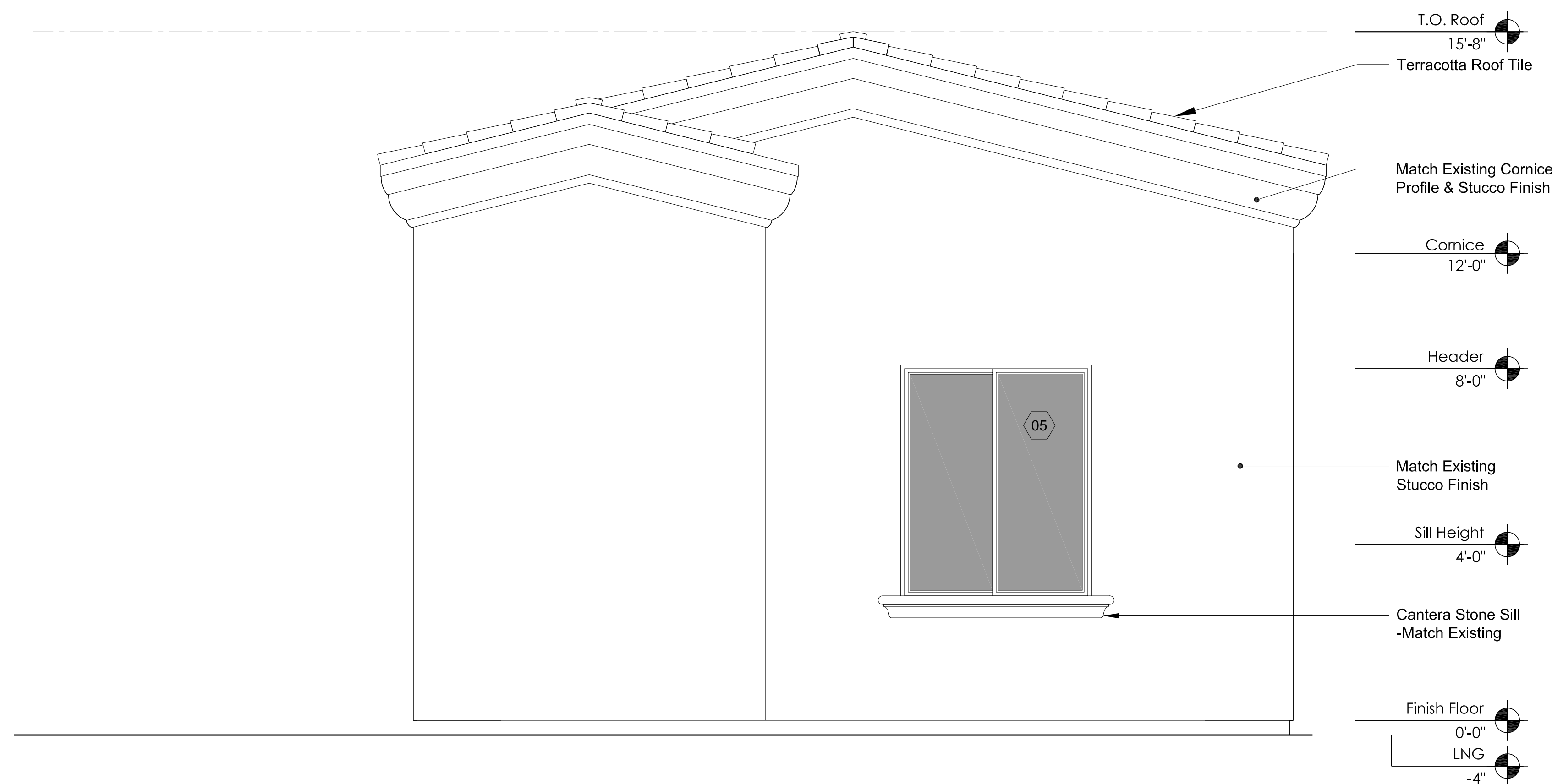
WALL LEGEND:
EXISTING WALLS
PROPOSED NEW WALLS
DEMO

REVISIONS: BY:

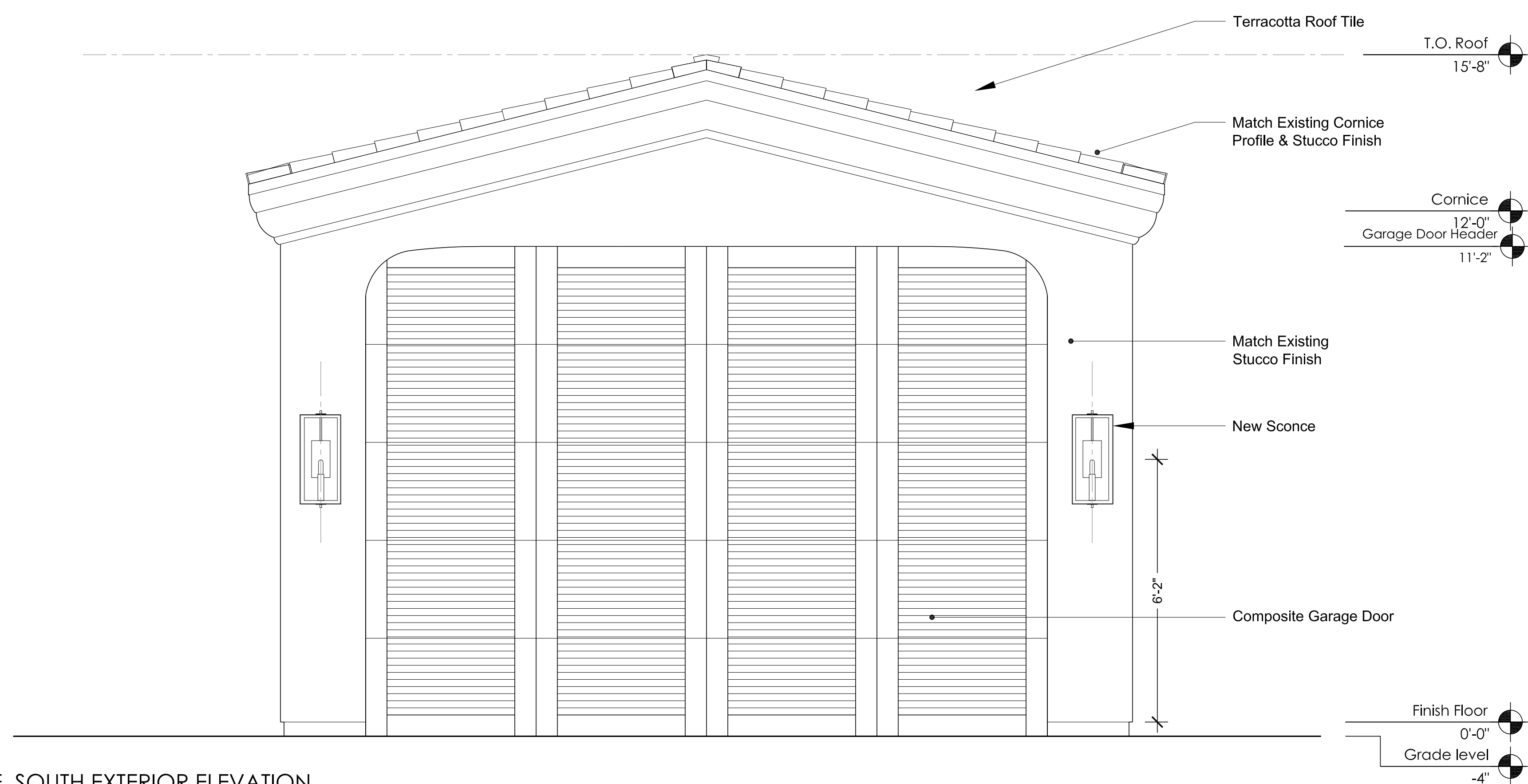
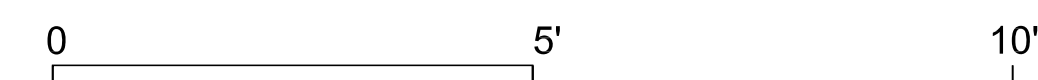
FISH RESIDENCE
6650 East Meadowlark Lane
Paradise Valley, Arizona 85282

lab design collaborative llc
4058 North 58th Street
Phoenix, Arizona 85018
480.280.2896

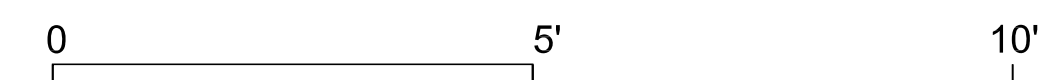
Date: 03.19.2024
Scale: 1/8"=1'-0"
Drawn: jl
Job: 2022.009
Title: SITE PLAN
Sheet: 1.0

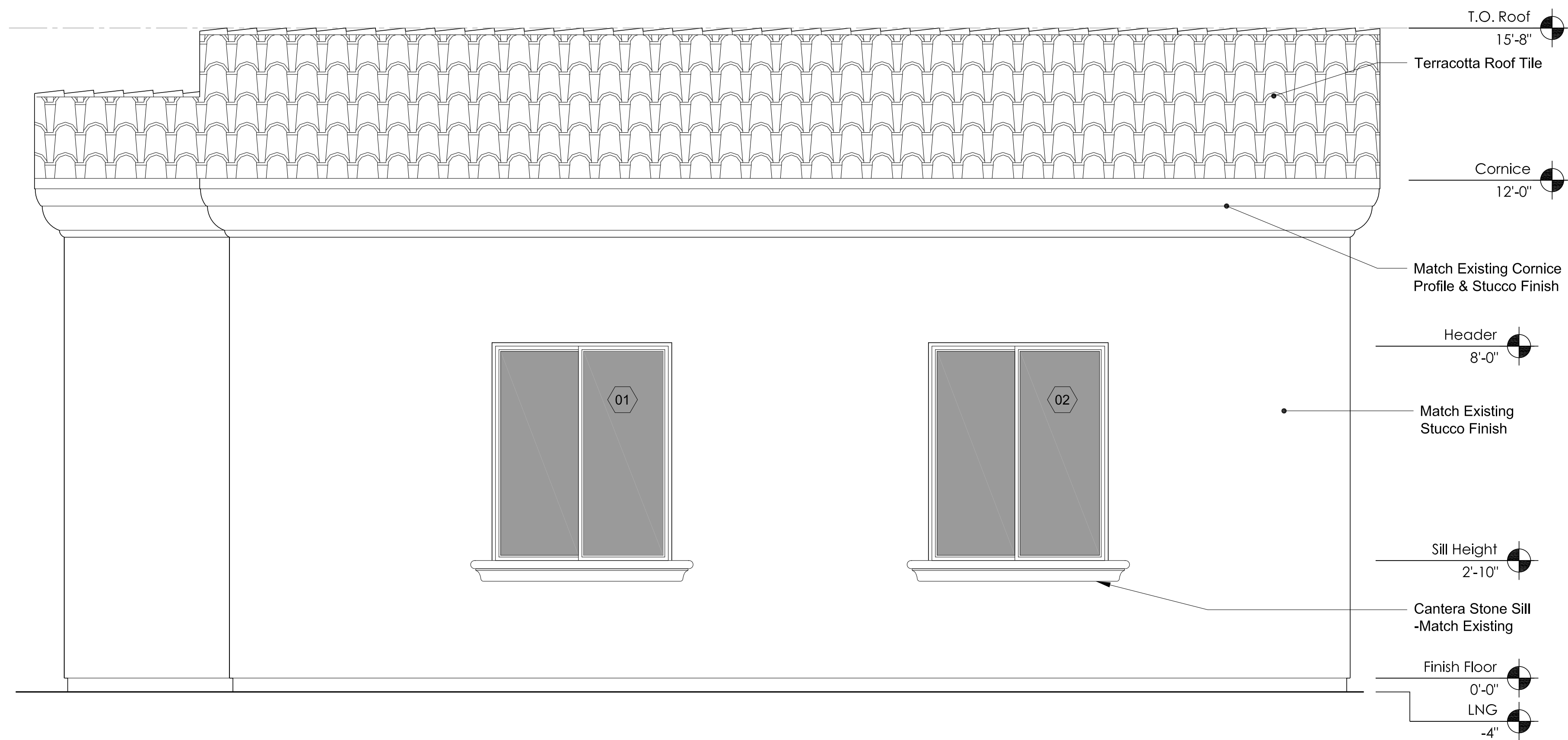


2 GARAGE NORTH EXTERIOR ELEVATION
1/2" = 1'-0"

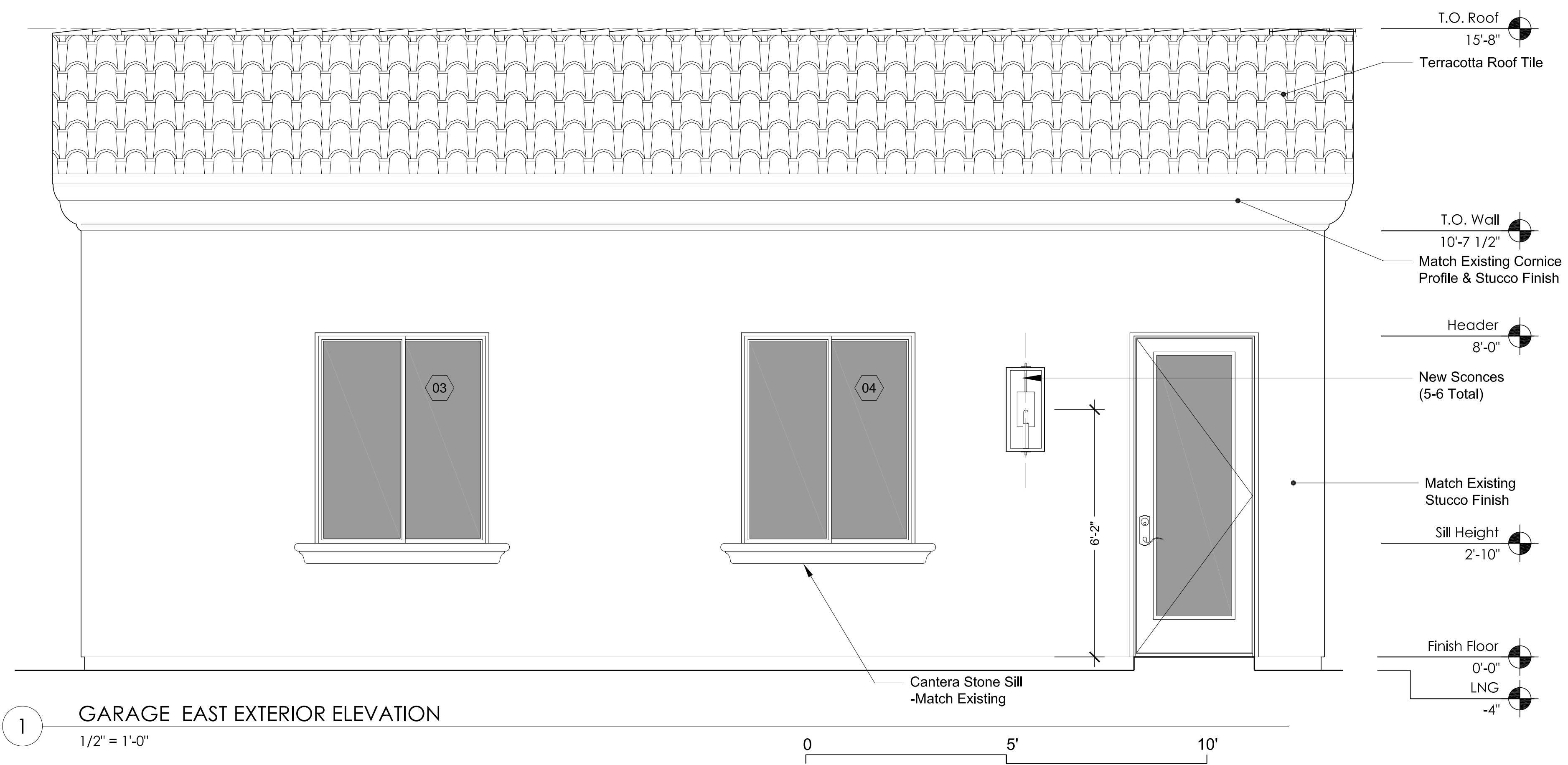


1 GARAGE SOUTH EXTERIOR ELEVATION
1/2" = 1'-0"

[illegible]



2 GARAGE WEST EXTERIOR ELEVATION
1/2" = 1'-0"



1 GARAGE EAST EXTERIOR ELEVATION
1/2" = 1'-0"

[illegible]