

Initially submitted: 6/17/2025

Revised: 7/16/2025

RE: 6528 North Hillside Drive, Paradise Valley, AZ – Zoning Variance / Setback Relief

Dear Paradise Valley Board of Adjustment,

In addition to this narrative, the following pages include my responses to the Community Development Department Variance Criteria form discussing my property's two natural washes / topographical hardships. I am seeking relief from the zoning setback requirements to allow for reasonable land use to create a garage under an existing carport overhang, while also preserving the site's natural drainage patterns.

I recently purchased the home and am excited about the opportunity to renovate the 1962 mid-century modern home, keeping much of the original architecture intact. As part of the renovation, I have engaged a surveyor and architect to rework some of the aspects of the layout and the bridge access to the home as there are two natural washes on the site that convene on the southern part of the parcel, with the home situated right in between and unable to be meaningfully expanded beyond the current footprint.

The original home was built under Maricopa County jurisdiction and was then annexed into the Paradise Valley in 1979. This appears to be the reason why the house is not compliant with Paradise Valley's 20' side yard setback requirement.

As you'll note on the included survey, the existing carport roofline that I would like to enclose for a garage encroaches on the 20' side setback. The existing overhang and beams are 11'-11" from the property line (at their nearest point) and my intention is for these to remain and have a foundation / walls / roof modified within this existing area – my preference is to NOT demolish the existing carport structure and roof. Please see additional responses to questions posed by the city planner:

- The existing setbacks of the carport measured from the vertical plane and the overhang is 17'-7 1/2" at the northwest corner and 11'-11" at the northeast corner. The garage conversion is not intended to encroach further than the existing setbacks.
- The square footage of the garage conversion is 520 SF and the square footage of the garage which will encroach into the side yard setback is 114 SF.
- The existing height of the carport roof structure is not intended to be modified or changed.
- The existing carport can accommodate two (2) cars and my desired garage conversion will accommodate two (2) cars.
- The existing carport roofline is 22'-8" x 24' 8" and the proposed garage conversion would be 21'-0" x 24'-8"
- The property is on septic and will have a new aerobic system installed as part of my renovation. I have included a survey markup (File: 6528 N Hillside - sealed - septic map) of where the septic contractor is intending to install a new system, as you can tell the site's hardships make a traditional septic impossible to install given the washes and required

setbacks. Please note that the reason for the new septic system is that the existing leach field had a structure built on top of it and thus it did not pass the inspection.

- Criteria 1 – the property is a 38,086 SF irregularly shaped semi-rectangular lot that becomes pie shaped in the SE corner. The property is encumbered by two natural washes that traverse the site north to south on the front and rear and then convene at the southern portion of the lot. These hardships limit the usable and build-able area to the north/middle of the parcel where the existing structure is located. The presence of these two washes greatly restricts any modifications or additions to the existing structure and provide no other viable areas to build a garage on the site. These limitations are not design-related hardships as there are no alternative places on the parcel to construct a garage that would adhere to zoning regulations.
- Criteria 3 – it does not appear that the neighboring homes have setback encroachments. Based on the assessor's map, the nearest point on the structure to the south appears to be 32.4' from my property line. The nearest point on the structure to the north appears to be 79.6' from my property line.

The attached site plan includes responses to the following questions in addition to more detail below:

- Per the assessor, the parcel is 39,114 SF; Per the surveyor, the parcel is 38,036 SF. The existing and proposed square footages are 2,897 SF and 3,029 SF, respectively. The existing and proposed floor area ratios are 14.6% and 15.0%, respectively (including accessory structures). The amount/square footage of existing carport encroachment is 114 SF and the amount/square footage of the new garage setback encroachment is 114 SF.
- The dimensions of the proposed garage conversion are 21'-0" x 24'-8".
- Setbacks of the proposed garage conversion measured from the vertical plane and overhangs from the north and northeast corners: 17'-7 1/2" at the northwest corner and 11'-11" at the northeast corner.
- Illustrate the location and boundaries of the washes (File: 6528 N Hillside - sealed - wash outline); I also have commissioned a grading and drainage report that I should have back shortly.
- The property requires a new septic due to a structure being built over the existing leach field, the previously mentioned attachment shows where the septic contractor intends to install a new aerobic system.

Please see subsequent pages for the requested photos and elevations.

Additionally, I am including a letter from my neighbor to the north approving my desire to build to the existing roofline to create the garage. His property would be negligibly impacted by the side setback variance given no change from the existing roofline, and as he notes he would prefer the structure remain in its current form as much as possible.

Please let me know if anything additional is needed at this time.

Thank you,

Maury Vanden Eykel / 

COMMUNITY DEVELOPMENT DEPARTMENT VARIANCE CRITERIA

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; and” (Town Code Section 2-5-3(C)4).

6528 North Hillside Drive is a 38,086 SF irregularly shaped semi-rectangular lot that becomes pie shaped in the SE corner. The property is encumbered by two natural washes that traverse the site north to south on the front and rear and then convene at the southern portion of the lot. Altogether, these hardships limit the usable and build-able area to the north/middle of the parcel where the existing structure is located. The property was constructed in 1962 and did adhere to the site-specific constraints of the washes. The presence of these washes greatly restricts any modifications to the existing structure and limits necessary modifications to the original home that are not design-related hardships.

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

The topographical constraints imposed on the property by the two natural washes are unique to this parcel and were not self-imposed or created by the property 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).

The strict application of the Zoning Ordinance will deprive the property of the ability to have a garage, a development consistent with neighboring properties, as a result of current code setbacks and new building limitations due to the two natural washes. These hardships restrict the as-built property's location and any modifications or additions that are necessary for reasonable usage are further limited by current building setbacks.

Exterior building elevations showing what the garage will look like (e.g. north, west, and east elevations) and heights measured from the lowest natural grade (LNG) below the house or the lowest un-restored excavated grade (LUEG) next to the house, whichever is lower.

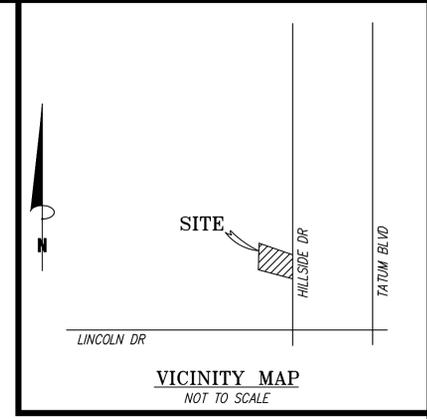
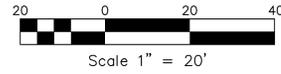
- **Please see enclosed elevations package for what the garage conversion will look like and all of the corresponding height measurements.**

Photos of the north, west, and east sides of the existing carport to compare existing conditions with the proposed garage improvements.

<p>North</p>	 A photograph showing the north side of a carport. A white SUV is parked under the red metal structure. The background features a clear blue sky, some trees, and distant mountains.
<p>West</p>	 A photograph showing the west side of the carport. A green metal gate is closed, blocking access to the white SUV parked inside. The area is surrounded by trees and a clear sky.
<p>East</p>	 A photograph showing the east side of the carport. The white SUV is parked under the red structure. A brick wall is visible on the left, and trees are on the right. The ground is dirt and gravel.

TOPOGRAPHIC SURVEY

LOT 34, PARADISE HIGHLANDS ESTATES, A SUBDIVISION LOCATED IN
SECTION 7 TOWNSHIP 2 NORTH, RANGE 4 EAST,
GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.



LEGEND

- | | | | |
|---|--------------------|-----|------------------------------|
| ● | FOUND 1" IRON PIPE | --- | PUBLIC UTILITY EASEMENT LINE |
| ○ | FOUND REBAR | --- | SETBACK LINE |
| ⊕ | WATER METER | --- | MONUMENT LINE |
| ⊙ | CABLE RISER | --- | PROPERTY LINE |
| ⊞ | TELEPHONE RISER | --- | ADJOINING LOT LINE |
| ⊠ | IRRIGATION BOX | PUE | PUBLIC UTILITY EASEMENT |
| ⊡ | ELECTRIC METER | R/W | RIGHT OF WAY |
| □ | ELECTRIC BOX | BSL | BUILDING SETBACK LINE |
| ⊞ | GAS METER | MCR | MARICOPA COUNTY RECORDER |
| ⊞ | AIR CONDITIONER | MCA | MARICOPA COUNTY ASSESSOR |
| ✱ | LIGHT POLE | CMU | CONCRETE MASONRY UNIT |
| ⊙ | GAS VALVE | —P— | ELECTRIC BLUESTAKE |
| ✱ | PALM | —S— | SEWER BLUESTAKE |
| ✱ | PALO VERDE | —W— | WATER BLUESTAKE |
| ✱ | MESQUITE | —G— | GAS BLUESTAKE |
| ✱ | TREE | | |
| ✱ | BARREL CACTUS | | |
| ✱ | OCOTILLO | | |
| ✱ | SAGUARO | | |



BENCHMARK

GDAC PID: 24533-16

DESCRIPTION: FD CPS

ELEVATION: 1,367.50' (NAVD '88)

PROVIDED BY MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION

NOTES

THIS SURVEY WAS ACCOMPLISHED WITHOUT BENEFIT OF A TITLE REPORT. ONLY THE EASEMENTS SHOWN ON THE PLAT ARE SHOWN HEREON. NO OTHER DOCUMENTS WERE REVIEWED OR CONSIDERED.

IF THE LOCATION OF ANY VEGETATION ON THIS PROPERTY BECOMES CRITICAL IT SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.

THIS SURVEY REFLECTS ABOVE-GROUND INDICATIONS OF UTILITIES. AN UNDERGROUND SURVEY WAS NOT PERFORMED. DESIGN PROFESSIONALS ARE RESPONSIBLE FOR PUBLIC RECORD RESEARCH. ARIZONA SURVEYORS, INC. TAKES NO RESPONSIBILITY IN THIS MATTER.

BOUNDARY SHOWN HEREON IS MEASURED FROM MONUMENT TO MONUMENT UNLESS OTHERWISE NOTED.

SETBACKS SHOWN HEREON ARE THIS SURVEYOR'S INTERPRETATION OF THE INFORMATION PROVIDED BY THE TOWN OF PARADISE VALLEY PLANNING & ZONING DEPARTMENT. ZONED R-43, SETBACKS ARE: FRONT=40', REAR=40' & SIDE=20' AND ARE SUBJECT TO CHANGE DEPENDENT UPON INDIVIDUAL LOT SPECIFICATION. ALL ZONING AND SETBACKS MUST BE VERIFIED WITH THE PROPER GOVERNING AGENCY PRIOR TO DESIGN OR CONSTRUCTION. DUE TO POSSIBLE ZONING CHANGES AND VARIANCES IN SETBACKS, ARIZONA SURVEYORS, INC., TAKES NO RESPONSIBILITIES IN THIS MATTER.

TRACTS, EASEMENTS AND RIGHT OF WAYS SHOWN HEREON ARE RECORD PER 70-27 MCR.

SITE INFORMATION

OWNER OF RECORD: MAURICE VANDEN II

SITE ADDRESS: 6528 N HILLSIDE DR, PARADISE VALLEY, AZ 85253

APN: 169-46-034

ZONING: R-43

AREA: 38,086 SF±

PROPERTY DESCRIPTION

PER DEED 2025-0209668 MCR
LOT 34, PARADISE HIGHLAND ESTATES, ACCORDING TO BOOK 70 OF MAPS,
PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA.



ARIZONA SURVEYORS, INC.

11445 EAST VIA LINDA SUITE 2-447
SCOTTSDALE, ARIZONA 85259-2638
PHONE - (480) 816-9773
E-MAIL: jwazrls@gmail.com
WEBSITE:
www.arizonasurveyors.com

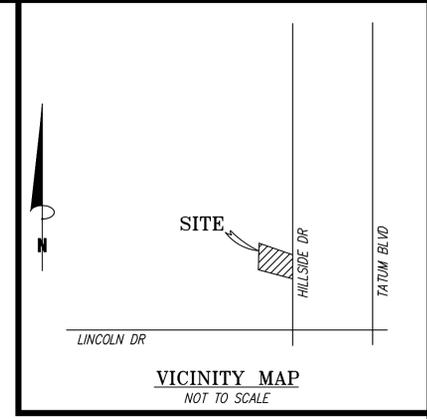
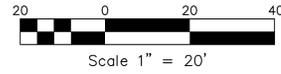
TOPOGRAPHIC SURVEY

DRAWN: RE	JOB NO: 6528 N HILLSIDE	DATE: 6/4/2025
CHECK: JMW	SURVEYOR: JMW	
SCALE: 1" = 20'	SHEET: 1 OF 1	

**SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

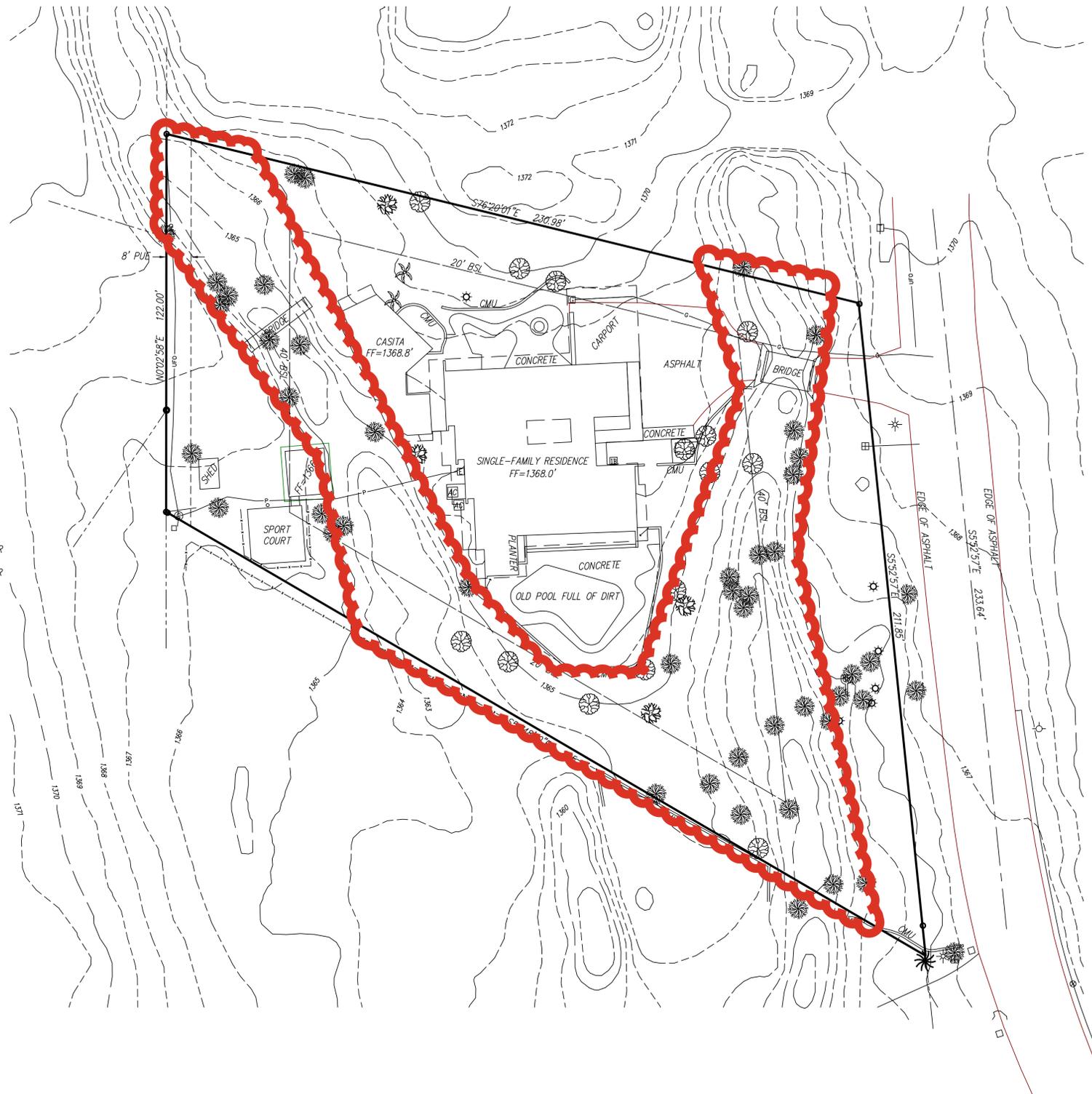
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LEGEND

- | | | | |
|---|--------------------|-----|------------------------------|
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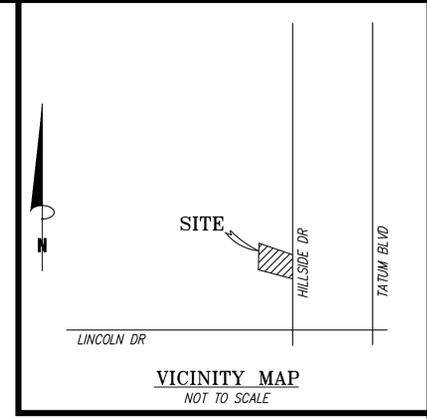
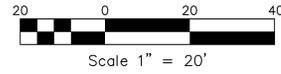
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SCALE: 1" = 20'	SHEET: 1 OF 1	

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LEGEND

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John M. Ware

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date	layout
JOB :	-----
SHEET DESCRIPTION:	SITE PLAN
DATE:	JULY 23, 2025

SITE INFORMATION

OWNER:
MAURICE VANDEN EYKEL II
2780 SHERIDAN RD.
EVANSTON, IL 60201

SITE ADDRESS:
6528 N. HILLSIDE DR.
PARADISE VALLEY, AZ 85253

APN.:
169-46-034

ZONING:
R-43

LOT AREA:
38,036 SQ.F.T

CARPORT TO GARAGE CONVERSION:
520 SQ. FT.

GARAGE FOOTPRINT ENCROACHMENT:
114 SQ. FT.

EXISTING CARPORT O.H. FOOTPRINT:
22'-8"x24'-8"

PROPOSED GARAGE FOOTPRINT:
21'-0"x24'-8"

EXISTING MAIN RESIDENCE FOOTPRINT:
A/C SPACE: 2,897 SQ. FT.
COVERED SPACE: 1,489 SQ. FT.

PROPOSED MAIN RESIDENCE FOOTPRINT:
A/C SPACE: 3,029 SQ. FT.
GARAGE SPC: 520 SQ. FT.
COV. SPC.: 969 SQ. FT.

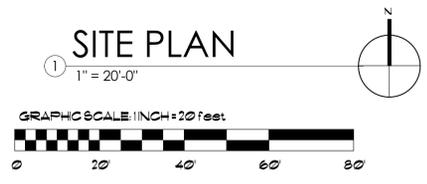
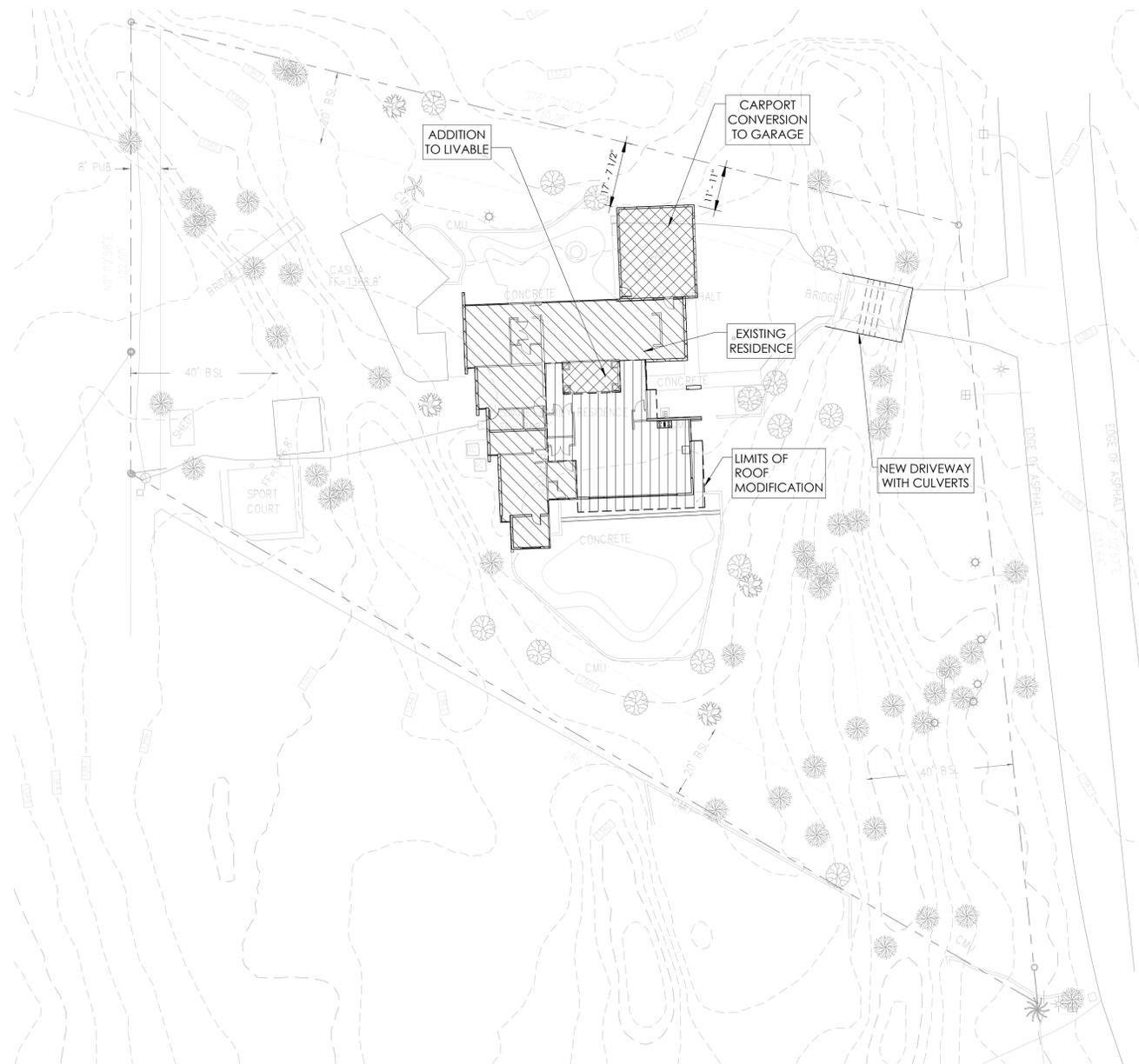
EXISTING F.A.R. :
5,570 SQ.FT. / 38,036 = 14.6%(INCLUDES ACC. STRC.'S)

PROPOSED F.A.R. :
5,702 SQ.FT. / 38,036 = 15.0%(INCLUDES ACC. STRC.'S)

AFFECTED SQUARE FOOTAGES:

EXISTING MAIN ROOF STRUCTURE:	4,386 SQ.FT.
MODIFIED ROOF STRUCTURE:	1,233 SQ.FT.
AFFECTED ROOF AREA:	28.1%

EXISTING MAIN RESIDENCE FOOTPRINT:	349'-6"
MODIFIED FOOTPRINT:	137'-8"
AFFECTED FOOTPRINT:	39.4%



A J Gieringer

[REDACTED]
Paradise Valley AZ 85253

June 17, 2025

Dear Town of Paradise Valley,

I am the neighbor of 6528 N Hillside Drive, I do not have a problem with the owner wanting to encroach into the set back on the north side of the carport out to the overhang. This lot needs a variance because of the washes, I think allowing the owner keep the existing house and remodel it is much better for everyone.

This is a classic contemporary design and I would rather look at it as opposed to another 2 story "Mc Mansion".

Thanks,



A J Gieringer

[REDACTED]