TOWN OF PARADISE VALLEY

Case BA-25-12
7062 E Belmont Avenue
Trellis Setback Variance

Board of Adjustment
January 7, 2026

TODAY'S GOAL

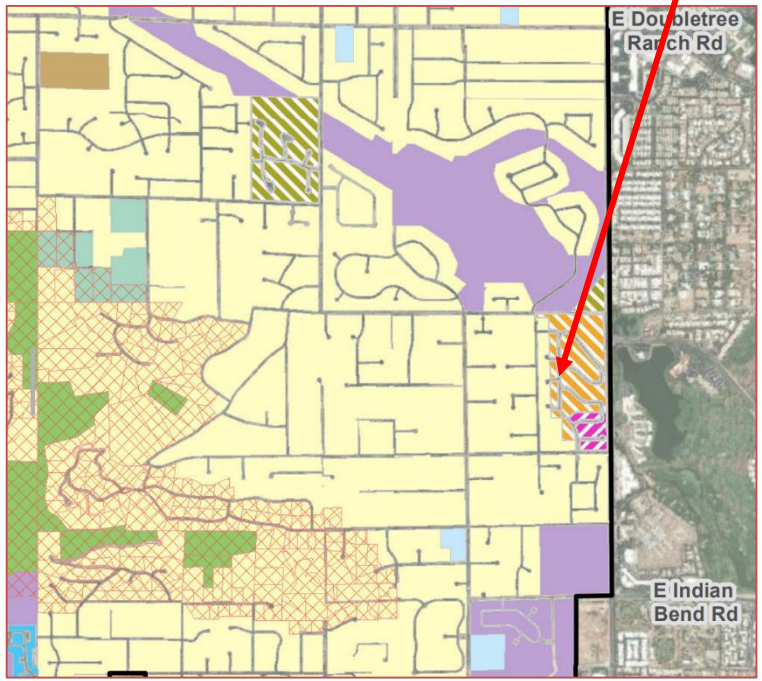
- Review and take action on variance request:
  - Allow an unpermitted detached trellis to remain and encroach into the side yard with frontage setback requirement found within Article X.

AGENDA

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

VICINITY MAP

Subject Property



SITE CONDITIONS

- Zoned R-35CP
- Corner Lot
- Lot 62 of the Cheney Estates subdivision
- 23,393 SF (±0.53 acres)
- Lot rectangularly shaped
- 164’ deep (190’ min. depth for R-35 lot)
- 150’ wide (150’ min. width for R-35 lot)
- Home built in 1993
- Lot at 24.9% FAR without trellis

HISTORY

October 6, 1993	Building permit for new residence
May 13, 1994	Building permit for new pool
June 29, 1994	Building permit for new fence walls
July 21, 2020	Building permit for main residence interior remodel
February 10, 2025	Building permit for detached structure in rear yard
May 5, 2025	Code violation for unpermitted trellis structure *(open)*

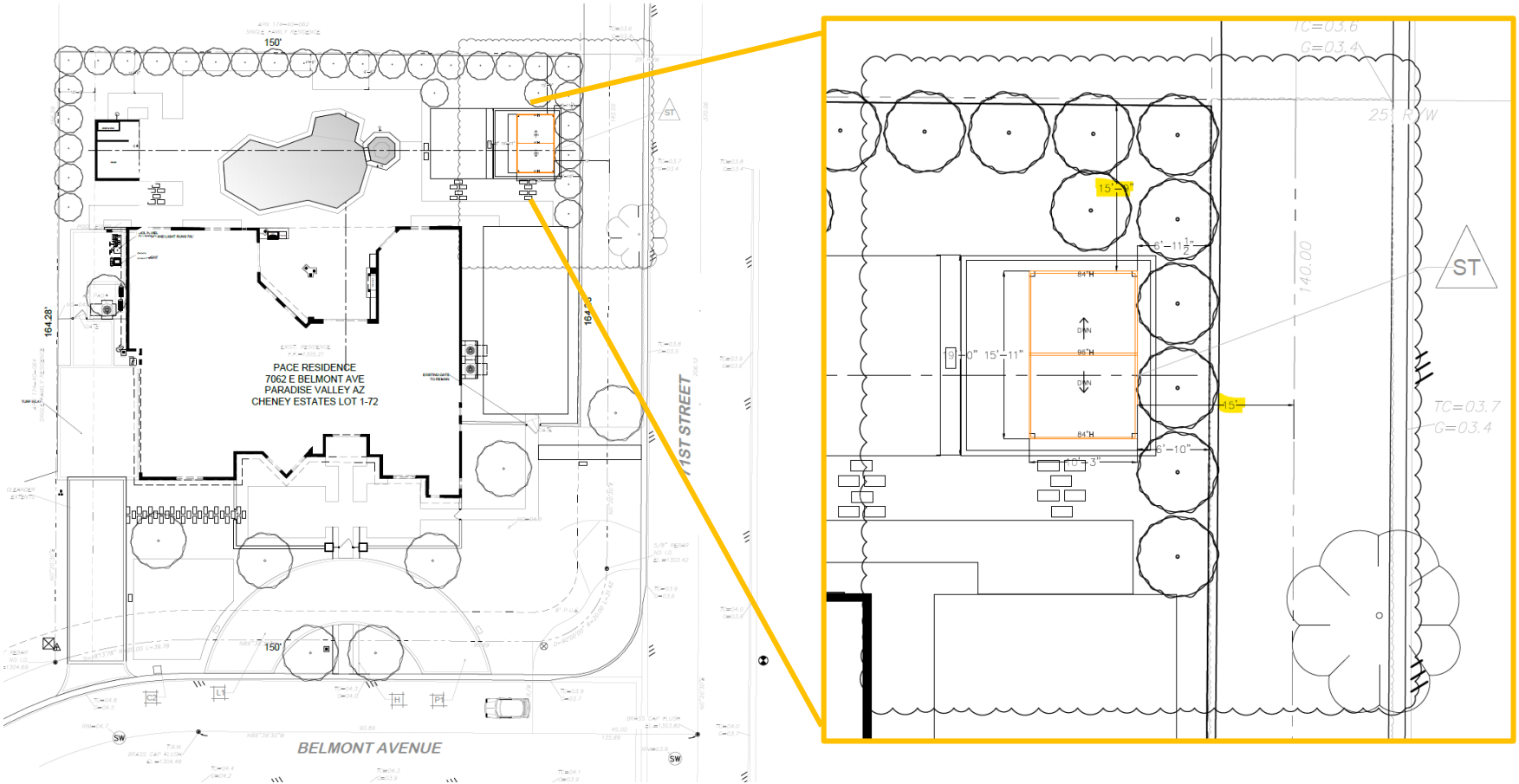
SCOPE OF REQUEST

- Un-permitted trellis to encroach into 40’ side yard with frontage setback
- Setbacks:
  - Trellis:
    - 15’ from East/Side with Frontage Property Line
    - 25’ of setback Encroachment
    - 16.5 Sq Ft in size (Floor Area, non-open-air)
    - 163 Sq Ft Total Size (163 Sq Ft Encroachment)

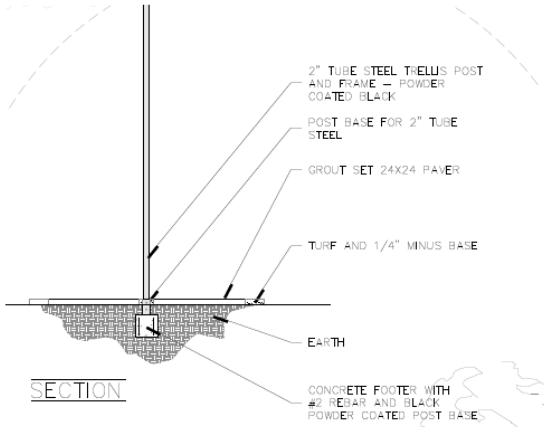
SCOPE OF REQUEST (CONT'D)

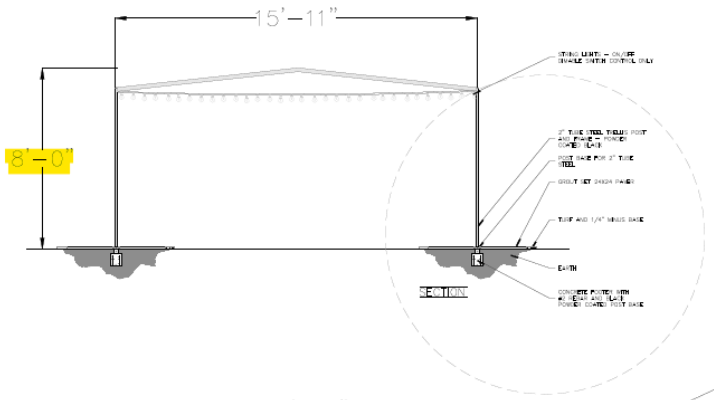
Zoning Ordinance	***Trellis***
60' Front Yard Setback	94' (+/-)
10' Side Yard Setback (West)	50'6" (+/-)
40' Side Yard with Frontage Setback (East)	**15'**
10' Rear Yard Setback	15'9" (+/-)

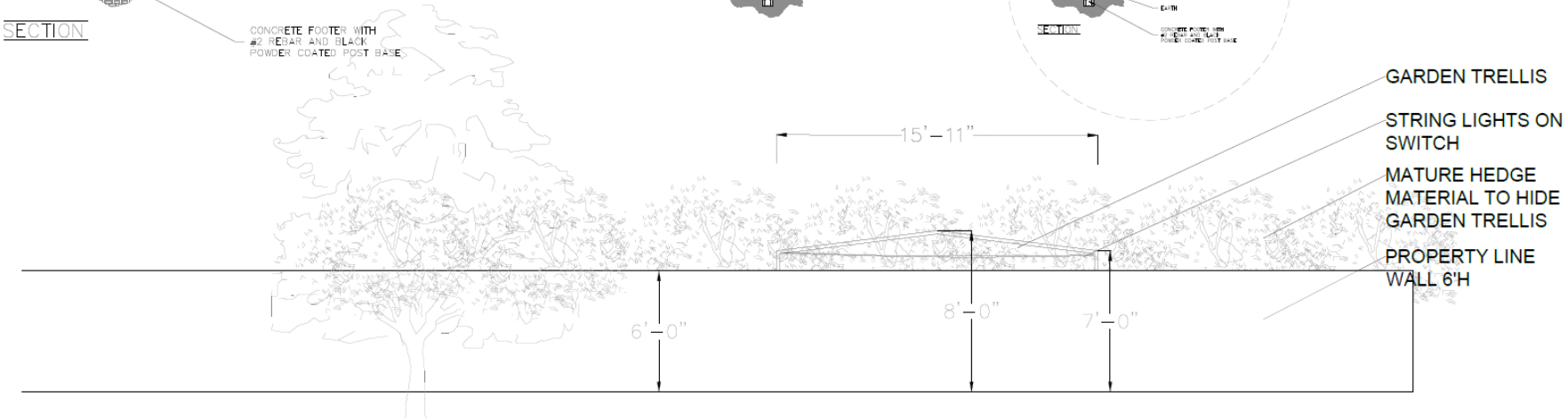
SITE PLAN


150'
164.28'
PACE RESIDENCE
7062 E BELMONT AVE
PARADISE VALLEY AZ
CHENEY ESTATES LOT 1-72
150'
BELMONT AVENUE
TC=03.6
G=03.4
25' R/W
140.00
ST
TC=03.7
G=03.4
15'
84"H
96"H
84"H
DWN
DWN
15'-0"
15'-11"
6'-10"
10'-3"

ELEVATIONS


2" TUBE STEEL TRELLIS POST AND FRAME – POWDER COATED BLACK
POST BASE FOR 2" TUBE STEEL
GROUT SET 24X24 PAVER
TURF AND 1/4" MINUS BASE
EARTH
CONCRETE FOOTER WITH #2 REBAR AND BLACK POWDER COATED POST BASE
SECTION


15'–11"
8'–0"
SECTION


15'–11"
6'–0"
8'–0"
7'–0"
GARDEN TRELLIS
STRING LIGHTS ON SWITCH
MATURE HEDGE MATERIAL TO HIDE GARDEN TRELLIS
PROPERTY LINE WALL 6'H

ANALYSIS

- Property hardships that warrant variance:
  - Shallow depth reduces amount of buildable area; however, request does not appear to be minimum need to cure property hardship
  - Property depth was specifically planned as Cluster Plat
  - Property meets standard width of 150’ it can accommodate a code compliant trellis
  - If applicant obtained building permit prior to construction, any setback encroachment would have been identified during plan review process
  - Code does not guarantee most optimal use of the property

PUBLIC COMMENT/NOTIFICATION

- Notification mailed on December 12th
- Site posted on December 8th
- Newspaper legal advertisement December 18th
- Affidavits provided
- 23 letters of support provided
- Opposition letter from Board of Directors

STAFF RECOMMENDATION

MOTION

It is recommended that Board of Adjustment **[deny]** Case No. BA-25-12, request by Benjamin Tate, on behalf of Pace Family Trust property owner of 7062 E Belmont Avenue; for variance from Zoning Ordinance, Article X, Height and Area Regulations, to allow trellis to encroach into side yard with frontage setback

REASONS FOR DENIAL

Staff finds that there are no property hardships that warrant the request for setback encroachment and staff believes that the request does not meet all three variance criteria

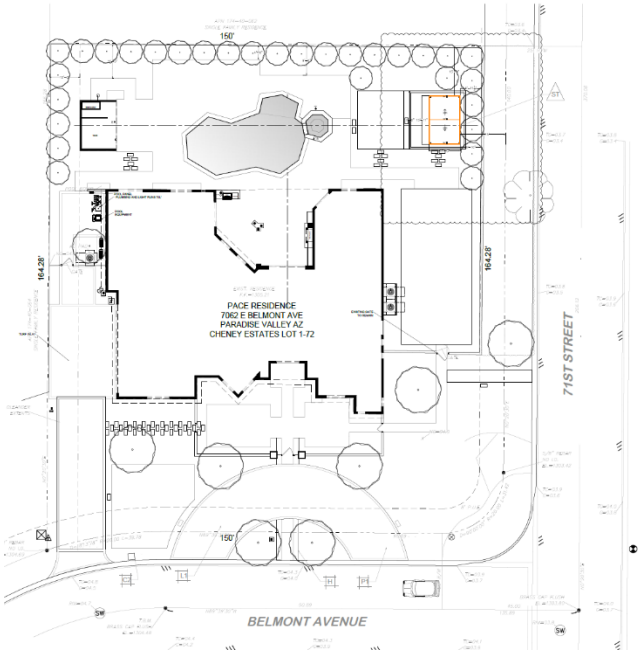
POSSIBLE ACTIONS

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
   c. Floor Area Ratio certification required with building permit approval.

3. Continue for further review

QUESTIONS?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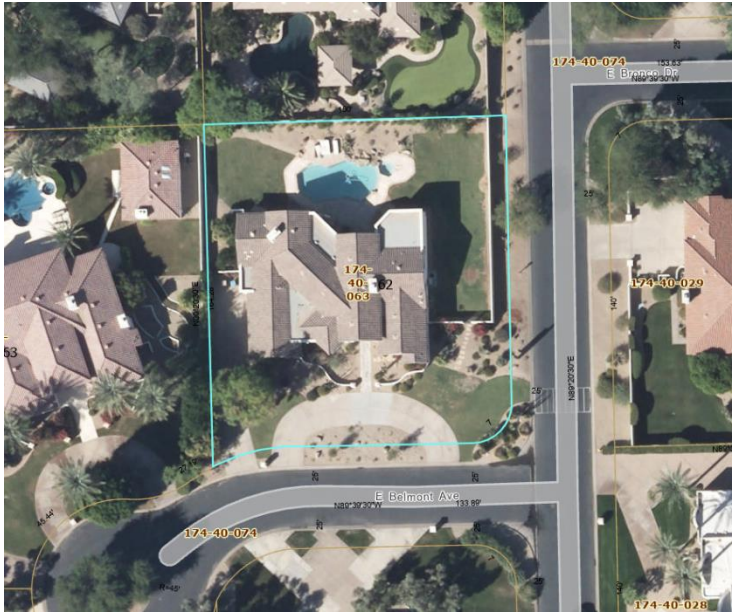
CHENEY ESTATES LOT 1-72
71ST STREET
BELMONT AVENUE


174-40-074
E Bronco Dr
174-40-063
174-40-029
E Belmont Ave
174-40-074
174-40-028