



# Town of Paradise Valley

6401 E Lincoln Dr  
Paradise Valley, AZ 85253

## Meeting Notice and Agenda Board of Adjustment

*Chair Eric Leibsohn  
Boardmember Ken Barnes  
Boardmember Joseph Contadino  
Boardmember James Kuykendall  
Boardmember Hope Ozer  
Boardmember Bill Petsas  
Boardmember Quinn Williams*

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Wednesday, December 3, 2025

5:30 PM

Council Chambers

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### 1. CALL TO ORDER

### 2. ROLL CALL

*Notice is hereby given that members of the Board of Adjustment will attend either in person or by telephone conference call, pursuant to A.R.S. §38-431(4).*

### 3. EXECUTIVE SESSION

*The Board of Adjustment may convene into an executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03.A.3.*

### 4. STUDY SESSION ITEMS

*Work/Study is open to the public however the following items are scheduled for discussion only. The Board of Adjustment will be briefed by staff and other Town representatives. There will be no votes and no final action taken on discussion items. The Board of Adjustment may give direction to staff and request that items be scheduled for consideration and final action at a later date. The order of discussion items and the estimated time scheduled to hear each item is subject to change.*

### 5. PUBLIC HEARINGS

*The Board of Adjustment may take action on this item.*

- A. [25-264](#) **5712 E Glen LLC Variance - 5712 E. Glen Drive (APN 169-55-026A)  
Discussion and Possible Action on Variance to allow setback,  
height, and hillside encroachments for a new single-family  
residence. Case No. BA-25-09**

**Staff Contact:** George Burton, 480-348-3525

**Attachments:** [A. Staff Report](#)  
[C. Application](#)  
[D. Narrative Plans & Documents](#)  
[E. Notification Materials](#)  
[F. Hillside Building Committee Minutes](#)  
[G. Applicant Presentation](#)  
[H. Staff Presentation](#)

## 6. ACTION ITEMS

*The Board of Adjustment may take action on this item.*

## 7. CONSENT AGENDA

*All items on the Consent Agenda are considered by the Public Body to be routine and will be enacted by a single motion. There will be no separate discussion of these items. If a Commissioner or member of the public desires discussion on any item it will be removed from the Consent Agenda and considered separately.*

- A. [25-259](#) **Approval of November 5, 2025 Board of Adjustment Minutes.**

**Staff Contact:** Cherise Fullbright, 480-348-3539

**Attachments:** [2025-11-05 BOA Draft Minutes](#)

## 8. STAFF REPORTS

## 9. PUBLIC BODY REPORTS

## 10. FUTURE AGENDA ITEMS

## 11. ADJOURNMENT

### *AGENDA IS SUBJECT TO CHANGE*

*\*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 Planning 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.*

*The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation to participate in the Planning Commission meeting.*



# Town of Paradise Valley

6401 E Lincoln Dr  
Paradise Valley, AZ 85253

## Action Report

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**File #:** 25-264

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**AGENDA TITLE:**

**5712 E Glen LLC Variance - 5712 E. Glen Drive (APN 169-55-026A)**

**Discussion and Possible Action on Variance to allow setback, height, and hillside encroachments for a new single-family residence. Case No. BA-25-09**

**STAFF CONTACT:**

**TOWN**  
*Of*  
**PARADISE VALLEY**



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**STAFF REPORT**

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**TO:** Chair and Board of Adjustment

**FROM:** Chad Weaver, Community Development Director  
Paul Michaud, Planning Manager  
George Burton, Senior Planner

**DATE:** December 3, 2025

**DEPARTMENT:** Community Development Department/Planning Division  
George Burton, 480-348-3525

**AGENDA TITLE:**

**5712 E Glen LLC Variance – 5712 E. Glen Drive (APN 169-55-026A)  
Discussion and Possible Action on Variance to allow setback, height, and  
hillside encroachments for a new single-family residence. Case No. BA-25-09**

This application is a variance request to allow setback, height, and hillside variances to accommodate a new single-family residence and new retaining walls. Staff recommends approval of this variance request due to the site's special circumstances and associated property hardships.

**RECOMMENDATION**

Motion For Approval:

It is recommended that the Board of Adjustment [**approve**] Case No. BA-25-09, a request by 5712 E Glen LLC, property owner of 5712 E. Glen Drive; for variances from the Zoning Ordinance, Article XXII, Hillside Development Regulations and Article X, Height and Area Regulations, to allow: 1) retaining walls and a raised outdoor patio area to encroach into the front yard setback and exceed the height limit, 2) allow a new single-family residence to exceed the height limit, 3) modify and maintain a nonconforming spill slope, and 4) allow portions of a new single-family residence to encroach into the side yard and rear yard setbacks.

Reasons For Approval:

Staff find that the triangular shape of the lot, location of the adjoining City of Phoenix water tank, the location of the existing pad, and the slope of the lot create property hardships that warrant the variance requests.

**BACKGROUND/DISCUSSION**

Scope of Request

The applicant requests four variances:

1. New single-family residence. The applicant requests a variance to allow one portion of the house (i.e. part of a covered patio) to exceed the 24-foot height limit (measured above natural grade).
2. New single-family residence. The applicant requests a variance to allow portions of the house to encroach into the 20-foot east/side yard setback and encroach into the 40-foot north/rear yard setback.
3. Retaining Walls. The applicant requests a variance to allow retaining walls over 3 feet tall (measured from natural grade) to encroach into the 40-foot front yard setback and allow portions of the retaining walls to extend more than 6 inches above the material they retain.
4. Maintain and modify the existing spill slope. The applicant requests a variance to maintain the existing nonconforming spill and to modify/reduce it by 24-percent.

Variance 1

Single Family Residence (SFR) Height Encroachment. Section 2207.II.A of the Zoning Ordinance limits the height of the primary residence to a maximum height of 24-foot above and parallel to the natural grade. A portion of the front covered patio (adjoining the home office) will extend 3 feet 2 inches above the height limit (with a total of 40 square feet encroaching beyond the height encroachment). The slope of the lot increases northwards (towards the top of the hillside/mountain). Below is a comparison of the Zoning Ordinance requirement and the proposed house.

<b>Single Family Residence Height</b>	
Zoning Ordinance	New SFR
24' Height Limit (Above/parallel to natural grade)	<b>27'2"</b> – Covered Patio (3'2" above limit with 40 sq ft of encroachment)

Variance 2

Single Family Residence (SFR) Setback Encroachment. Section 1001 of the Zoning Ordinance limits the primary residence to a 20-foot side yard setback and a 40-foot rear yard setback.

The proposed home encroaches 2 feet into the east side yard setback to accommodate a portion of the guest bedroom and a portion of the roof overhang. This part of the house is approximately 24 feet 4 inches tall (measured from finished grade) with approximately 37 square feet of the bedroom and 22 square feet of the roof overhang located in the side yard setback.

The proposed home will also encroach 20 feet into the north/rear yard setback to accommodate the guest bedrooms, part of the living area, and roof overhang. This part of the house is approximately 24 feet 4 inches tall (measured from finished grade) with approximately 643 square feet of encroachment on the lower level/floor

and approximately 1,516 square feet of encroachment on the upper/main floor (1,151 square feet of footprint and 365 square feet of roof overhang). The total rear yard encroachment is approximately 2,159 square feet. Below is a comparison of the Zoning Ordinance requirements and the proposed house.

<b>Single Family Residence Setbacks</b>	
Zoning Ordinance	New SFR
40' Front	40' Front
40' Rear	<b>20' Rear</b> (2,159 sq ft total encroachment)
20' East Side	<b>18' Side</b> (59 sq ft of total encroachment)
20' West Side	300' (+/-)

### Variance 3

Retaining Walls. Section 2207.VI of the Zoning Ordinance requires retaining walls to meet the setback and height requirements outlined in Article XXIV and requires retaining walls not to extend more than 6 inches above the material they retain. As a result, retaining walls are limited to a 3-foot height between the 10-foot and 40-foot front yard setback and an 8-foot height at and beyond the 40-foot front yard setback. The only exception is that driveway retaining walls may go to the front property line and cannot exceed a height of 8-foot tall.

Due to drainage requirements, site stability, and water management, the applicant is placing several retaining walls in the front of the house (located within the 40-foot front yard setback). However, portions of these retaining walls exceed the 3-foot height limit and portions of these retaining walls exceed the 6-inch limit above the material they retain.

A total of approximately 8 lineal feet of retaining wall exceeds the 3-foot height limit (at a height of 5-foot 6-inches tall) and a total of approximately 38 lineal feet of retaining wall extends more than 6 inches above the material it retains. Below is a comparison of the Zoning Ordinance requirements and the proposed front yard retaining walls.

<b>Retaining Walls</b>	
Zoning Ordinance Setback	Retaining Walls
3' Height at 10' Setback from Front Property Line	<b>5'6"</b> tall at 32' Setback from Front Property Line (8 Lineal Feet)
8' Height at 40' Setback from Front Property Line	8' tall beyond 40' Setback
6" Max Extension Above Material it Retains	<b>38 Lineal Feet</b> above 6" Limit <b>2' to 5'</b> above 6" limit

### Variance 4

Maintain and modify the existing spill slope. Section 2207.V.C of the Zoning Ordinance

limits veneered rock slopes to a maximum slope of one to one (or 45 degrees). The applicant is proposing to maintain and modify the existing nonconforming spill slope. A majority of the existing spill slope exceeds the 45-degree limit. The existing spill slope is unvegetated and is 10,600 square feet in area. Also, the applicant will remove approximately 2,200 square feet of the existing spill to lower the existing building pad an additional 12 feet. The remaining spill slope will be enhanced with native vegetation. Although portions of the remaining spill slope will still exceed 45 degrees, it will have an average slope between 30 degrees to 34 degrees. Below is a comparison of the Zoning Ordinance requirements and the modified spill slope.

<b>Spill Slope</b>	
Zoning Ordinance	Modified Slope
Veneered Slope	Veneered & Vegetated Slope
1 to 1 (or 45 degree) Max Slope	Majority of existing areas exceed 45-degree slope. <span style="color: red;">24%</span> of area removed. Remaining slope modified & revegetated Average slope between 30 – 34 degrees.

Lot History

The subject property is in Tract A of the Club Estates 2 subdivision. The subdivision was platted in 1960 and annexed into the Town in 1961. The following is a chronological history of the property:

July 17, 1973	Grading permit issued
October 29, 1973	Building permit for a single-family residence
October 30, 1974	Building permit for a single-family residence

All three permits are labeled as “expired.” Via historical aerial photos, it appears that a house was never constructed. Also, a pad was created on the east side of the lot; however, it is difficult to discern from the historical aerial photos when that pad was created (possibly created in the late 1970’s to mid-1980’s).

Also, on May 3, 2017, the Board of Adjustment approved Variance Case BA-16-6 which allowed a single-family residence to encroach into the rear yard setback (with portions of the house at a rear setback of 20’ and 35’) to a previous property owner.

Then, the property was purchased by a new owner, who expanded upon approved variance BA-16-6 and requested several more variances. On November 3, 2021, the Board of Adjustment approved Variance Case BA-21-11 which incorporated the setback encroachment from Variance Case BA-16-6 and allowed: 1) a raised outdoor living area/patio to encroach into the front yard setback and exceed the 8’ height limit measured from natural grade, 2) allow a new single-family residence to exceed the height limit, 3) modify and maintain a nonconforming spill slope, and 4) allow a portion of the new single-family residence to encroach into the side yard setback.

Due to the site conditions, this variance and the previous two variances have been very similar: with setback encroachment in the rear and east side, partial height



encroachments for the house, height and setback encroachments for front yard retaining walls/decks and improving the existing nonconforming spill slope.

Due to the multiple variances on this property, staff recommends that if the Board of Adjustment is inclined to approve this application, that the Board stipulates this variance Case BA-25-09 will supersede and void previous variance Case Numbers BA-16-6 and BA-21-11.

Also, this proposal received conceptual review by the Hillside Building Committee (HBC) on September 17, 2025. The Hillside Committee was generally favorable of the proposed improvements, and a copy of the HBC meeting minutes are enclosed for reference.

### Lot Conditions

The property is zoned R-43 Hillside and is 44,786 square feet in size (1.03 acres). The property is triangular in shape, a corner lot (with Glen Dr adjoining the south and north property lines) and is situated around an existing water tank (near the middle of the lot). Staff finds the shape, topography, and dual frontage of the lot create a hardship and is supportive of the house setback and height encroachments, the front yard retaining wall encroachments, and maintaining and modifying the existing spill slope. If the variance is granted, the improvements will finish the hillside review process.

## **DISCUSSION ITEMS**

### Variance Criteria:

Town Code and Arizona Revised Statutes set criteria an applicant must meet before a Board of Adjustment may grant a variance request. If the Board finds an applicant meets all of these criteria, the Board may grant the variance. However, if the Board finds the applicant does not meet all of the criteria, the Board may not grant the variance. The following is the staff's analysis regarding the 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).

### Staff Analysis:

**SFR Height Encroachment.** The property is steep with a building pad slope at 36.1%. Due to the steep slope and the desire to utilize the existing building pad, a small portion of the front covered patio penetrates the 24-foot height limit (measured from the pre-development/natural grade). Since the patio is not enclosed, the 40 square feet of roof encroachment should have little to no impact on neighboring property.

**SFR Side & Rear Yard Setback Encroachments.** Staff recommends approval of this variance request since the shape and topography of the lot create a restrictive building envelope. The shape of the lot limits development to the

eastern half of the property and the buildable area is further reduced since the existing hillside/cut encompasses approximately one third of the building envelope. As a result, only a third of the lot is buildable and is limited to the eastern portion of the property. Under current Town platting requirements, the property would have been 205 feet deep (instead of its current depth of 120 feet deep) and would have been 4.4 acres on size (instead of its current size of 1.03 acres). To mitigate these property hardships, the applicant is placing most of the setback encroachment in the rear adjoining the hillside cut (which should reduce the visibility of this part of the house).

**Front Yard Retaining Walls.** The shape and topography of the lot create a restrictive and difficult building envelope. The shallow depth and steep slope of the lot (with a building pad slope of 36.1%) limits development to the eastern part of the property. The applicant is trying to utilize the existing pad and is placing retaining walls in the front of the house to help with drainage and site stability. The applicant redesigned the retaining walls to further reduce the amount of height encroachment, with approximately 8 lineal feet of retaining wall exceeding the 3-foot height limit and approximately 38 lineal feet of retaining wall extending more than 6 inches above grade.

**Maintain and Modify the Existing Spill Slope.** The steep slope and shape of the lot are unique circumstances limit the amount and location of buildable area and the reduction in the nonconformity of the existing spill slope meets the intent of the Zoning Ordinance. Utilizing, reducing, and vegetating the existing spill slope helps the spill slope to blend in with the surrounding hillside and reduces the amount of nonconformity (which results in an average spill slope of 30 degrees to 34 degrees).

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).

Staff Analysis:

The shape and steep slope of the lot create a restrictive building envelope that warrant these variance requests and are the result of how the property was platted by Maricopa County in 1960. The applicant is trying to limit the amount of disturbance and impact to the hillside by utilizing the existing site conditions and existing building pad.

Also, this is the third variance request for this property. Although the design has changed with each owner, the variance requests have been very similar due to property hardships created by the size, shape, and topography of the lot.

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).

Staff Analysis:

The steep slope, odd shape, and shallow depth of the lot prohibit compliance with some setbacks and height for the house and retaining walls. The applicant is trying to utilize the existing pad to limit the amount of disturbance to the hillside. Also, the reduction and vegetation of the existing nonconforming spill slope reduce the amount of nonconforming spill and helps it blend in with the surrounding hillside (which meets the intent of the Hillside Code).

**REQUIRED ACTION**

The Board of Adjustment must consider the facts and determine if the variance request meets all three variance criteria. The Board of Adjustment may take the following action:

1. Approval is subject to the following stipulations:
  - a. The improvement shall comply with the submitted plans and documents:
    - i. Pages 8 – 36 of the applicant variance packet titled “Variance Request 5712 E Glen Drive Paradise Valley, Arizona” and prepared by Kendle Design Collaborative.
  - b. The applicant must obtain the required Hillside Building Committee approval and must obtain all required building permits and inspections from the Town’s Building Division.
  - c. Variance Case BA-25-09 will supersede and void previous variance Case Numbers BA-16-6 and BA-21-11.
2. Deny the variance request(s).
3. Continue the application for further review.

**COMMENTS**

Neighborhood notification was completed in accordance with the Town requirements. Staff received no comments or inquires.

**COMMUNITY IMPACT:** None.

**CODE VIOLATION:** None.

**ATTACHMENTS**

- A. Staff Report
- B. Vicinity Map & Aerial Photo
- C. Application
- D. Narrative Plans & Documents
- E. Notification Materials
- F. Hillside Building Committee Minutes
- G. Applicant Presentation
- H. Staff Presentation



## COMMUNITY DEVELOPMENT DEPARTMENT VARIANCE APPLICATION GUIDE

Town of Paradise Valley • 6401 East Lincoln Drive • Paradise Valley, Arizona 85253 • Phone: (480) 348-3692

### APPLICANT & CONTACT INFORMATION

Project Name: \_\_\_\_\_

Date: \_\_\_\_\_ Zoning: \_\_\_\_\_ Acreage (Net Acres): \_\_\_\_\_

Property Address: \_\_\_\_\_

Assessor's Parcel Number: \_\_\_\_\_

Name of Subdivision & Lot Number: \_\_\_\_\_

A PORTION OF THE SW 1/4 OF THE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 4, T.2N, R.4E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

E-mail address: \_\_\_\_\_

Signature: \_\_\_\_\_

(Or provide a separate letter of authorization)

Applicant/Representative: \_\_\_\_\_

Company Name (if Applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

E-mail address: \_\_\_\_\_

Signature: \_\_\_\_\_

THE ABOVE APPLICANT HEREBY APPLIES FOR A VARIANCE AS INDICATED IN THE SUBMITTED NARRATIVE, PLANS, AND DOCUMENTS IN ACCORDANCE WITH SECTION 2-5-3 OF THE TOWN CODE AND IN ACCORDANCE WITH THE TOWN ZONING ORDINANCE.

### FOR DEPARTMENTAL USE ONLY

Variance-App.#: \_\_\_\_\_ Submittal Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_



## Agent Authorization Letter

An Authorization Letter is required when the work is valued at \$25,000 or more and the owner wishes to use an agent.

Date: 10/3/25

Job Site Address: 5712 East Glen Drive

Owner's Name: 5712 E Glen Drive LLC

Owner's Address: 15610 E Sierra Madre Dr Fountain Hills AZ USA 85268

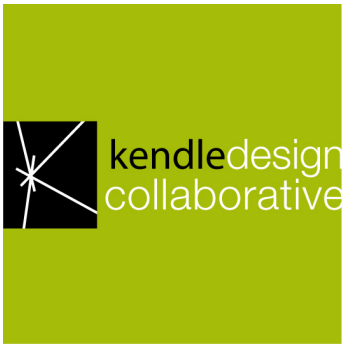
Agent's Name: Brent Kendle / Richard van Horne

Agent's company name (if applicable): Kendle Design Collaborative

- Type of construction:
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Single Family Residence | <input type="checkbox"/> Guest House    |
| <input type="checkbox"/> Detached Accessory Structure       | <input type="checkbox"/> Remodel        |
| <input type="checkbox"/> Demolition                         | <input type="checkbox"/> Addition       |
| <input type="checkbox"/> Fence                              | <input type="checkbox"/> Retaining Wall |
| <input type="checkbox"/> Swimming Pool (> 18" deep)         | <input type="checkbox"/> Spa            |
| <input type="checkbox"/> Pond (< 18" deep)                  |   |
| <input type="checkbox"/> Water Fountain                     | <input type="checkbox"/> Water Feature  |
| <input type="checkbox"/> Mailbox                            |   |
| <input type="checkbox"/> Barbeque                           | <input type="checkbox"/> Bench Seat     |
| <input type="checkbox"/> Fireplace                          | <input type="checkbox"/> Firepit        |
| <input type="checkbox"/> Tennis Court                       | <input type="checkbox"/> Batting Cage   |
| <input type="checkbox"/> Basketball Hoop Stanchion          |   |
| <input type="checkbox"/> Other: _____                       |   |

I hereby certify that the above information is true and accurate. I further certify that I authorize the agent named above to obtain demolition and/or building permit(s) on my behalf for the work specified above.

**OWNER'S SIGNATURE**



## Variance Request Narrative

### Project Data Summary

**Property:** 5712 East Glen Drive, Paradise Valley, AZ

**Zoning:** R-43 Hillside

**Parcel Size:** ±1.03 acres (44,786 SF)

### Proposed Residence

- **Livable Area:** 5,724 SF
- **Garage:** 941 SF
- **Mechanical / Unconditioned:** 288 SF
- **Total:** 7,042 SF

### Pad Elevation

- **Existing Pad Elevation:** 1,662'
- **Proposed Pad Elevation:** 1,650'
- **Proposed FFE (Pad Cut):** 12' reduction

### Existing Spill Slope

- **Total Area:** 10,600 SF
- **Proposed Spill Slope Removal:** 2,508 SF
- **Proposed Spill Slope Restoration:** 8,092 SF

### Building Pad Slope

- **Vertical Elevation Change:** 39'
  - **Horizontal Length:** 108'
  - **Calculated Slope:** 36%
  - **Top of Cut 1679. Bottom Pad height 1649.50=29.50**
-

## Introduction & Site History

This variance request comes from new ownership with a vision to create a home that celebrates the desert and restores a site scarred for over fifty years. The proposed residence is inspired by Mummy Mountain—its architecture follows the natural contours of the hillside with sloping rooflines and materials drawn from the surrounding landscape.

From above, the home will blend seamlessly into its setting, featuring ballasted roof surfaces, integral concrete and masonry inspired by native stone, and muted metals that complement the desert palette. Deep overhangs provide shade, privacy, and glare control, while the overall design reduces visible massing.

Importantly, the project includes the **reduction and restoration of the long-visible spill slope**, stabilizing it with natural boulders and native vegetation. The result is a home that both fits the neighborhood in scale and quality and repairs and honors the hillside environment.

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## Variance History

This parcel has a long history of recognized hardships, reflected in previous variances:

### **2017 – Case No. BA-16-5**

Approved for portions of a proposed home encroaching into the rear setback and a front patio extending above grade within the front setback under then-current hillside standards.

### **2021 – Case No. BA-21-11**

Approved for:

- A raised outdoor living area encroaching into the front setback and exceeding 8' above grade.
- A residence exceeding the 24' height limit.
- Modification and maintenance of a nonconforming spill slope.

- Encroachment into the side setback.

The current proposal builds directly on these precedents—further **reducing site disturbance** and **improving hillside conditions**.

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### **Requested Variances**

1. Retaining walls exceeding 3'-0" in height within the 40' front setback.
2. A new single-family residence exceeding the 24' sloping height limit.
3. Enhancement and restoration of the existing spill slope with natural boulders and desert vegetation.
4. Encroachment of the residence into the 20' side yard setback.
5. Encroachment into the 40' rear yard setback.

These variances will allow a home consistent with neighboring hillside residences while **minimizing new disturbance** and **improving the visual and environmental quality** of the site.

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### **Criterion 1 – Special Circumstances Applicable to the Property**

*“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).*

### **Undersized Lot Dimensions (R-43 Standards)**

- **Lot Depth:** Required 205'; existing 120' — undersized by 85'.
- **Lot Area:** Required 4.4 acres (191,664 SF); existing 44,786 SF — undersized by 146,878 SF.
- **Lot Diameter:** Required 165'; existing 120' — undersized by 45'.



### Limited Envelope – Rocky Cliff & Spill Slope

Historic grading created a cliff face and unstable spill slope, resulting in major buildable-area loss:

- 47.98% of the building envelope is rocky cliff (unbuildable).
- 12.67% is affected by the spill slope.
- Only **39.35% (≈ 6,085 SF)** remains buildable.

### Irregular Shape & Historical Pad

The existing building pad, created in the 1970s, is irregular and significantly undersized, limiting usable building area to ≈ **6,085 SF**. The hardship stems from an undersized, irregularly shaped lot and a historical building pad established prior to adoption of the Hillside Ordinance. All grading and construction predate current hillside regulations, rendering the existing conditions **legally nonconforming**.

### Steep Slopes

The lot descends steeply from north to south, with an average building pad slope of **36.1%**. Under current hillside standards, a lot with this slope would require **4.4 acres (191,664 SF)**. The existing parcel, at **44,786 SF**, is therefore undersized by **146,878 SF**, emphasizing its nonconforming condition.

### Utility Booster Station

The unsightly booster station bisects the lot, restricting access between the two resulting portions. It further isolates the northwest area—rendering it effectively unbuildable—and severely limits opportunities for driveway placement and site circulation.

### Summary:

The combination of **substandard dimensions, steep topography, natural rock face, and existing infrastructure** creates exceptional conditions that severely limit reasonable development consistent with the R-43 district.

## Criterion 2 – Special Circumstances Not Self-Imposed

*“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).*

### **Pre-Existing Lot Configuration**

The property was platted prior to adoption of the R-43 and Hillside standards, resulting in a **substandard 44,786 SF (≈ 1.03-acre)** parcel. Under current hillside criteria, a **36.1% slope** would require a **4.4-acre lot**, a deficiency of **146,878 SF**.

### **Historic Pad and Spill Slope**

Created in the 1970s by a prior owner, these conditions predate the Hillside Ordinance and are legally non-conforming.

### **Public Utility Booster Station**

A booster station bisects the lot, isolating the northwest portion and limiting circulation—an external, non-owner condition.

### **Natural Topography and Rock Face**

The steep terrain and exposed cliff are natural features of the site, not owner-created conditions.

### **Current Owner Mitigation Efforts**

The current owner is improving the existing disturbance by implementing several restorative measures intended to reduce visual and physical hillside impacts:

- **Lowering the existing pad by approximately 13 feet**, primarily within the historic spill slope.
- This reduction **minimizes visible scarring** and creates a more natural transition along the hillside.
- The lowered pad **provides a reasonable and compliant building area** consistent with current hillside standards.
- The new home and landscape design will **effectively screen and restore the existing scar**, blending the site into the natural terrain.

- **Restoring and stabilizing the hillside** with native boulders and vegetation, improving both the appearance and ecological health of the slope.
- **Reclaiming the hillside** with natural materials and re-vegetation to reestablish its original desert character.

These actions collectively **lessen existing impacts, enhance slope stability, and improve environmental quality**, demonstrating that the hardship is **inherited—not self-imposed**.

Without increasing the historic pad depth, the home would require **substantial new hillside disturbance** and result in a structure positioned **higher and more visually imposing** on the mountain—contrary to the Town’s hillside preservation goals.

### Criterion 3 – Deprivation of Privileges

*“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).*

Strict application of zoning would deprive this property—**APN 169-55-026A (44,786 SF / 1.03 acres)**—of reasonable development privileges enjoyed by other R-43 Hillside lots.

### **Comparable Context**

The comparable properties illustrate that homes in the immediate neighborhood—particularly those built in recent years—reflect a consistent relationship between **lot size and livable square footage**. This demonstrates that the proposed design aligns closely with current development patterns in both **scale and proportion**.

In contrast, the **subject parcel (44,786 SF / 1.03 acres)** supports a proposed home of **5,724 SF**, with a **12.8% coverage ratio**. This shows that the residence is **modest in scale and well within the character of surrounding hillside**

**properties**, despite the lot’s greater physical constraints related to slope, shape, and topography.

Parcel	Year Built	Lot Size (SF)	Home Size (SF)	Acres	Livable Home/Lot Ratio
169-55-017	2022	42,987	7,186	0.99	16.7%
169-55-933	2022	87,248	6,515	2.00	7.5%
169-55-020	2015	40,077	7,041	0.92	17.6%
169-55-015	2013	52,714	7,701	1.21	14.6%
<b>Subject Lot (169-55-026A)</b>	—	<b>44,786</b>	<b>5,724 (proposed)</b>	<b>1.03</b>	<b>12.8%</b>

Despite having a similar lot size to neighboring parcels, the subject property is uniquely constrained by its **steep 36.1% slope, rock formations, and a booster station**, leaving only **≈ 6,085 SF of buildable area**. These conditions make the requested variances **essential to allow for a home comparable in scale and quality to surrounding hillside residences**.

**Specific Limitations**

- **Height Limits:** Strict adherence would force new disturbance into untouched hillside.
- **Setbacks:** With 120 feet of depth, front and rear setbacks as assigned are infeasible for development to suoding standards. Several Nearby homes also encroach into the setbacks for retaining walls as well as their houses.
- **Retaining Walls:** A minimal increase in height is requested to allow safe access tor guest parking, vehicles and egress from the home; taller walls are common in the area.
- **Spill Slope Restoration:** The existing spill slope presents

---

## Conclusion

The requested variances arise from **long-standing, non-self-imposed conditions** that severely restrict reasonable development of the property at **5712 East Glen Drive**. These include **undersized lot dimensions**, a **steep 36.1% average slope**, **rocky cliff formations**, a **historic spill slope**, and the presence of a **Town-owned booster station** that divides the site and eliminates a portion of the buildable area.

As a result, in its current state, only **limited buildable area** remains. Without variance relief, the property could not accommodate a residence of comparable **size, scale, or quality** to surrounding R-43 hillside homes.

The proposed **5,724 SF single-level residence (livable conditioned space)** is consistent with recent hillside developments and demonstrates that the home is **modest in proportion** and **harmonious with the established character** of nearby residences.

Rather than intensifying disturbance into the hillside, the design **reduces visible scarring** by working within the existing pad limits and **lowering the pad approximately 12 feet**, **revegetating the hillside**, and **stabilizing slopes with native boulders and desert vegetation**. These measures **restore the natural form of the mountain** and transform a long-visible scar into a **stable, integrated landscape feature**.

The resulting architecture is **low-profile, desert-appropriate, and environmentally restorative**, using materials that blend with the surrounding terrain and rooflines that follow the natural contours of Mummy Mountain. The project therefore not only **minimizes new disturbance**, but actively **enhances the visual and ecological quality of the site**.

Approval of the requested variances will allow for a **home that is environmentally sensitive, contextually appropriate, and fully aligned with the Town's Hillside Development goals—restoring the land** while providing the property with the same **reasonable development privileges** afforded to neighboring hillside residences.





# Variance Request 5712 East Glen Drive Paradise Valley, Arizona

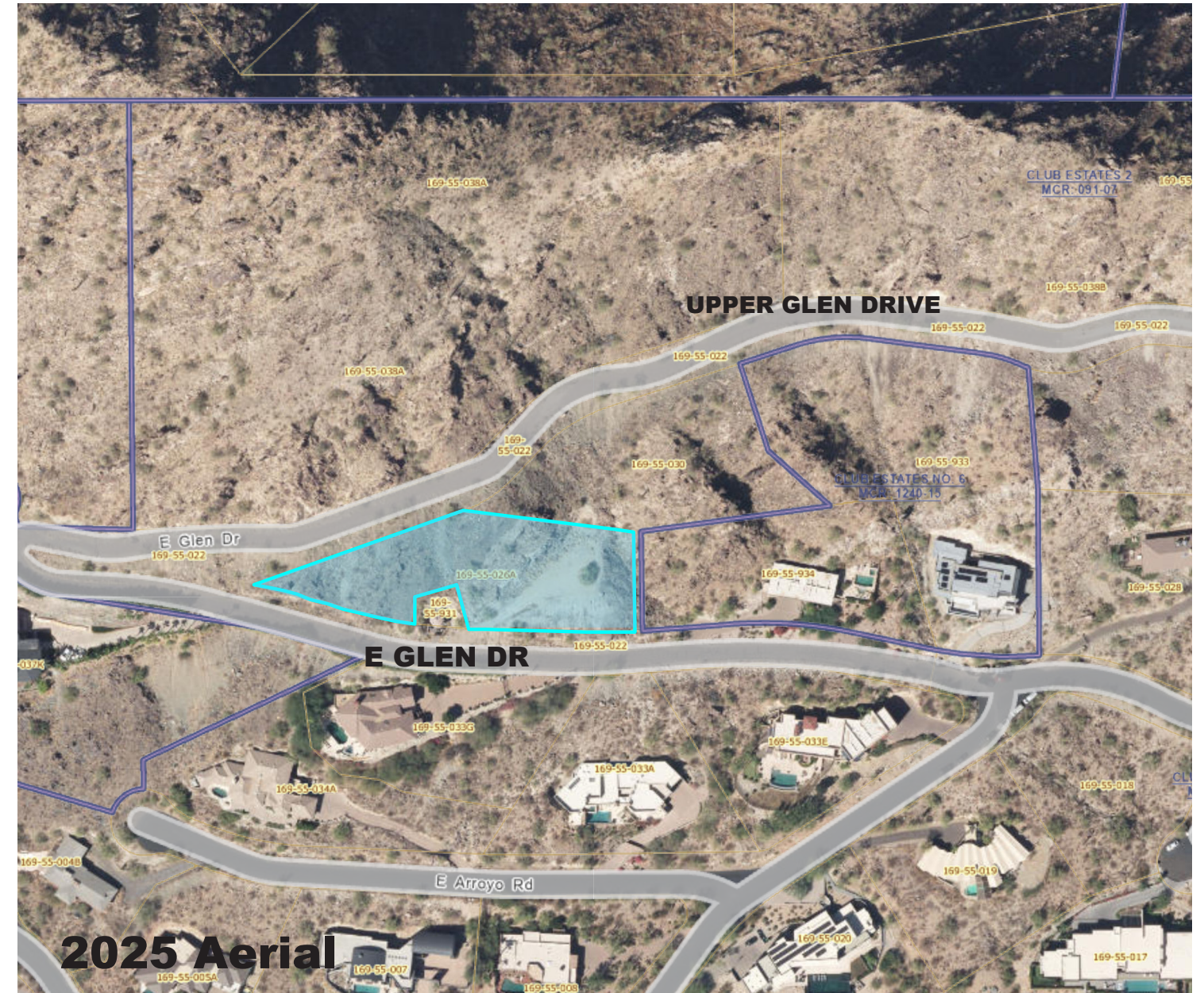
## Site Location

The property at 5712 East Glen Drive (APN 169-55-026A) is located on the south side of Mummy Mountain, visible from much of Paradise Valley and Camelback Mountain to the south. The site measures approximately 1.03 acres (44,786 SF).



## Site History

The lot was originally graded in the early 1970s, as shown by 1976 aerial photography, creating the existing building pad and spill slope. This pad has remained undeveloped for nearly 50 years, standing as a visible scar on the hillside.







# Property Hardships

## Hardship 1 – Irregular Lot & Building Pad

The parcel's small, irregularly shaped building pad severely reduces the viable area for siting a residence.

## Hardship 2 – Steep Slopes

The lot drops steeply from north to south. No home could reasonably be constructed here without reliance on the existing graded pad.

## Hardship 3 – Rocky Cliff Face

A rocky cliff face, enlarged with the creation of the spill slope in the 1970s, further restricts opportunities for siting and orienting a home. 47% of the building envelope.

## Hardship 4 – Booster Station

A large utility booster station bisects the lot, limiting circulation, restricting driveway location, and isolating the northwest portion of the site as unbuildable.

## Hardship 5 – Non-Conforming Lot

### Non-Conforming Lot Area:

The minimum required lot size for property with a 36% slope is 4.4 acres (191,664 square feet). The subject property contains only 44,786 square feet, resulting in a deficiency of 146,878 square feet. This substantial shortfall creates a hardship by limiting build able area and design flexibility while still requiring compliance with hillside and zoning regulations intended for much larger lots.

### Non-Conforming Lot Depth:

The standard R-43 lot depth is 205 feet. The subject property measures only 120 feet in depth, making it 85 feet shallower than required. This restricts building placement, grading design, and compliance with required setbacks.

### Non-Conforming Lot Diameter:

The standard R-43 lot diameter is 165 feet, whereas the subject property measures only 120 feet, resulting in a 45-foot deficiency. This reduced diameter further constrains the build able envelope, limiting opportunities for reasonable development consistent with surrounding hillside properties.

## Hardship 6 – Existing Spill Slope

The man-made spill slope, created in the 1970s, remains a visible scar on the landscape, clearly apparent from both Mummy Mountain and Camelback Mountain. Portions of the slope are steeper than 1:1. Full removal would be cost-prohibitive and environmentally damaging; however, stabilization and enhancement with native boulders and vegetation are proposed to improve and restore the hillside.

**Hardship 5**

**Non-Conforming Lot Size (Area)**

Minimum R-43 lot size for 36% slope=4.4 acres. 191,664sf

Lot size= 44,786 sf.

Undersized by 146,878 sf.

**Hardship 5: undersized lot depth**

Standard R-43: 205'

Subject Property: 120'

Result: Undersized by 85'-0"

**Hardship 1** – Irregular Lot & Pad

**Hardship 2** – Steep Slopes

**Hardship 3** – Rocky Cliff Face

**UNBUILDABLE PORTION  
OF LOT**

**Hardship 5 Non conforming lot diameter**

Standard R-43 = 165'

VS. OUR LOT = 120'

= 45'-0" Undersized

**Existing spill slope**

205' Minimum' lot depth

120' lot depth. 85' shallower

**Hardship 4 – Booster Station**

GLEN DR

# Building Envelope With A Cliff Face And Spill Slope - Calculations



Building Envelope 12,124 SF.

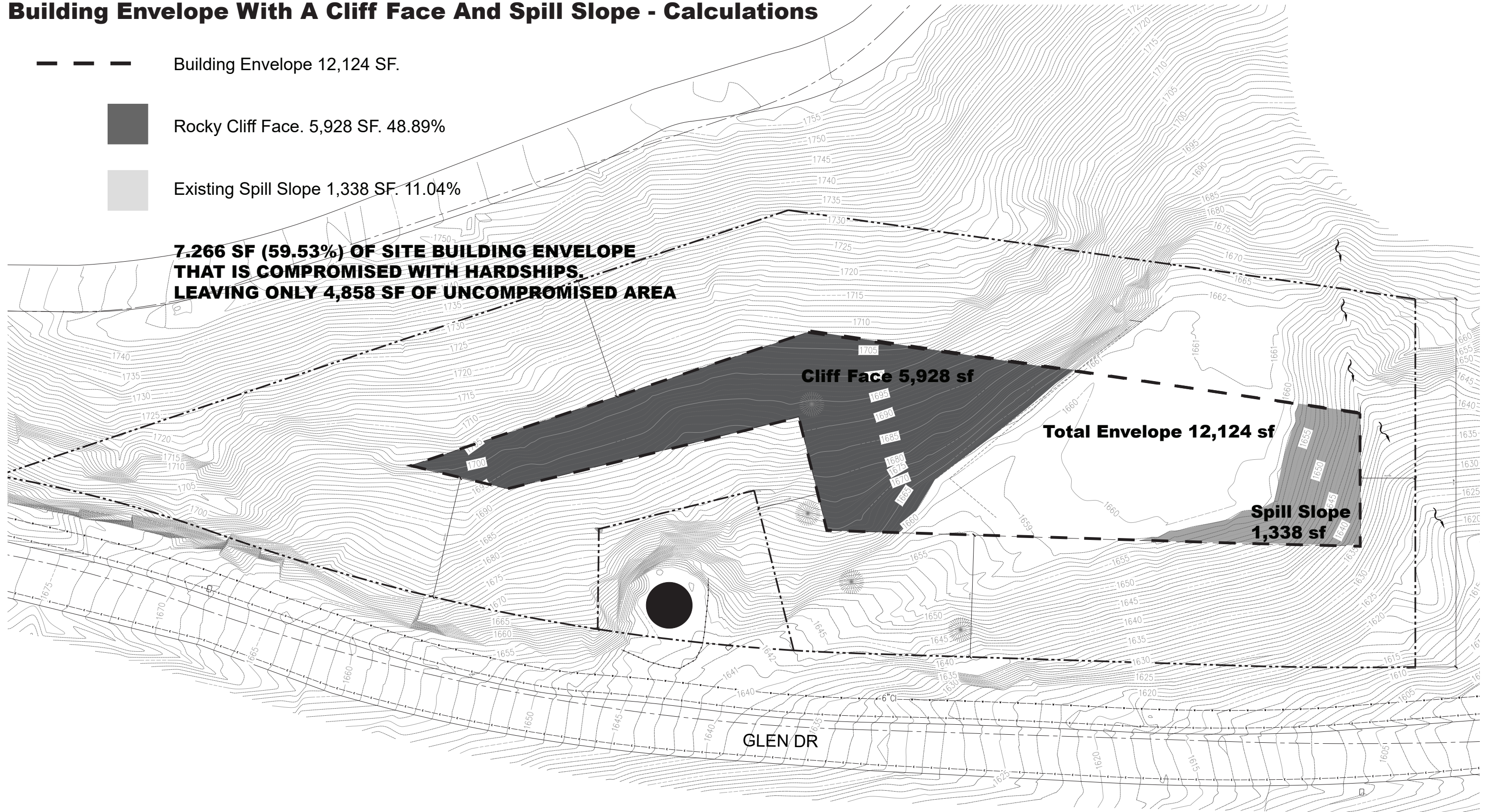


Rocky Cliff Face. 5,928 SF. 48.89%



Existing Spill Slope 1,338 SF. 11.04%

**7.266 SF (59.53%) OF SITE BUILDING ENVELOPE THAT IS COMPROMISED WITH HARDSHIPS, LEAVING ONLY 4,858 SF OF UNCOMPROMISED AREA**



# Historically Approved Variances

This property has a long history of approved variances, each recognizing the site's unique hardships. The record of past approvals and the lot's lack of prior development highlight the complexity of the site and confirm that these challenges are not self-imposed but inherent to the property.

## 2017 – Case No. BA-16-5

### Approved to allow:

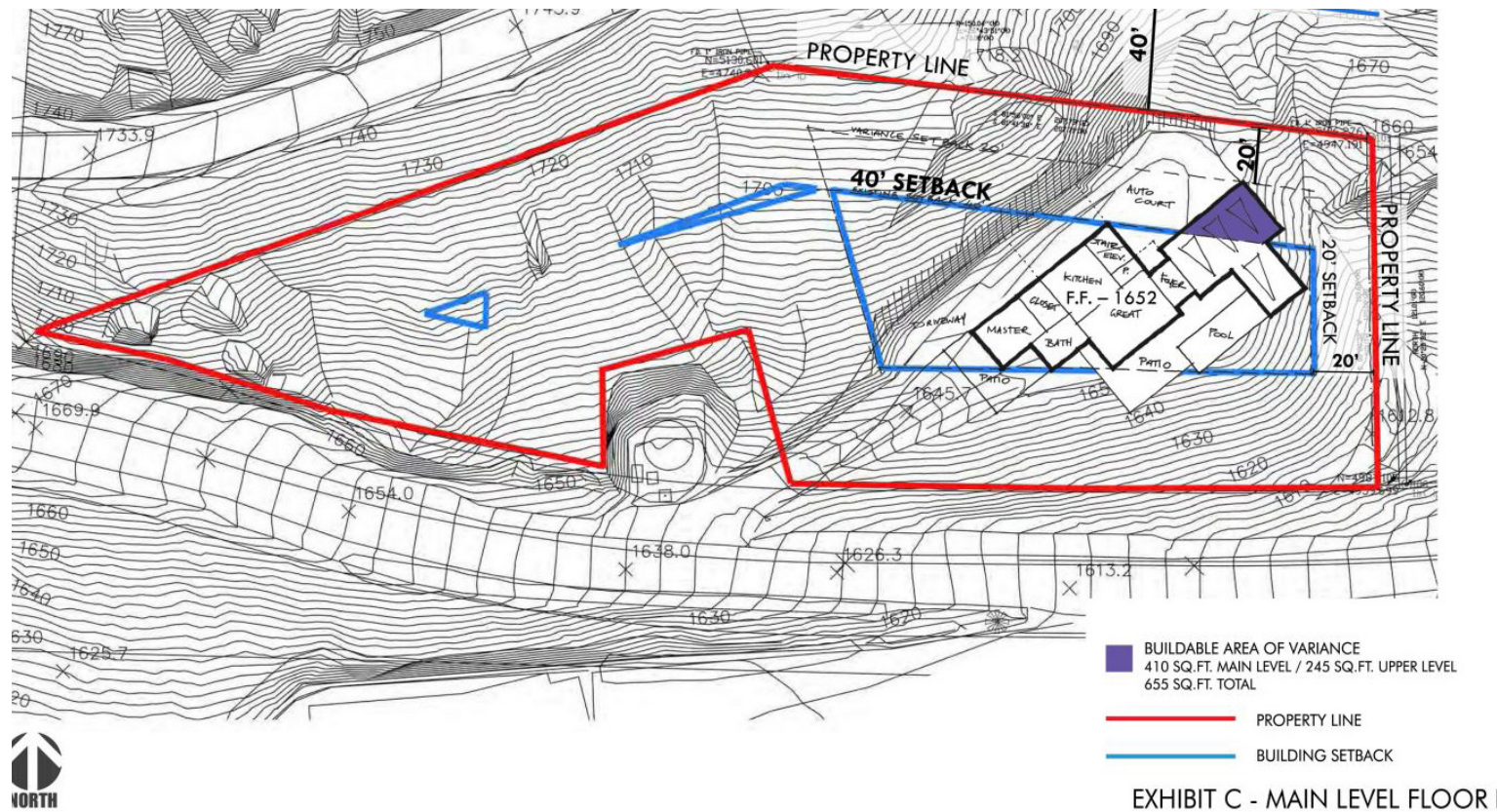
- 1.) Portions of a proposed home to encroach into the rear 40' setback. This variance showed a front patio extending beyond the front setback at an elevation 9' above natural grade, which was permissible under the hillside standards in effect then.

## 2021 – Case No. BA-21-11

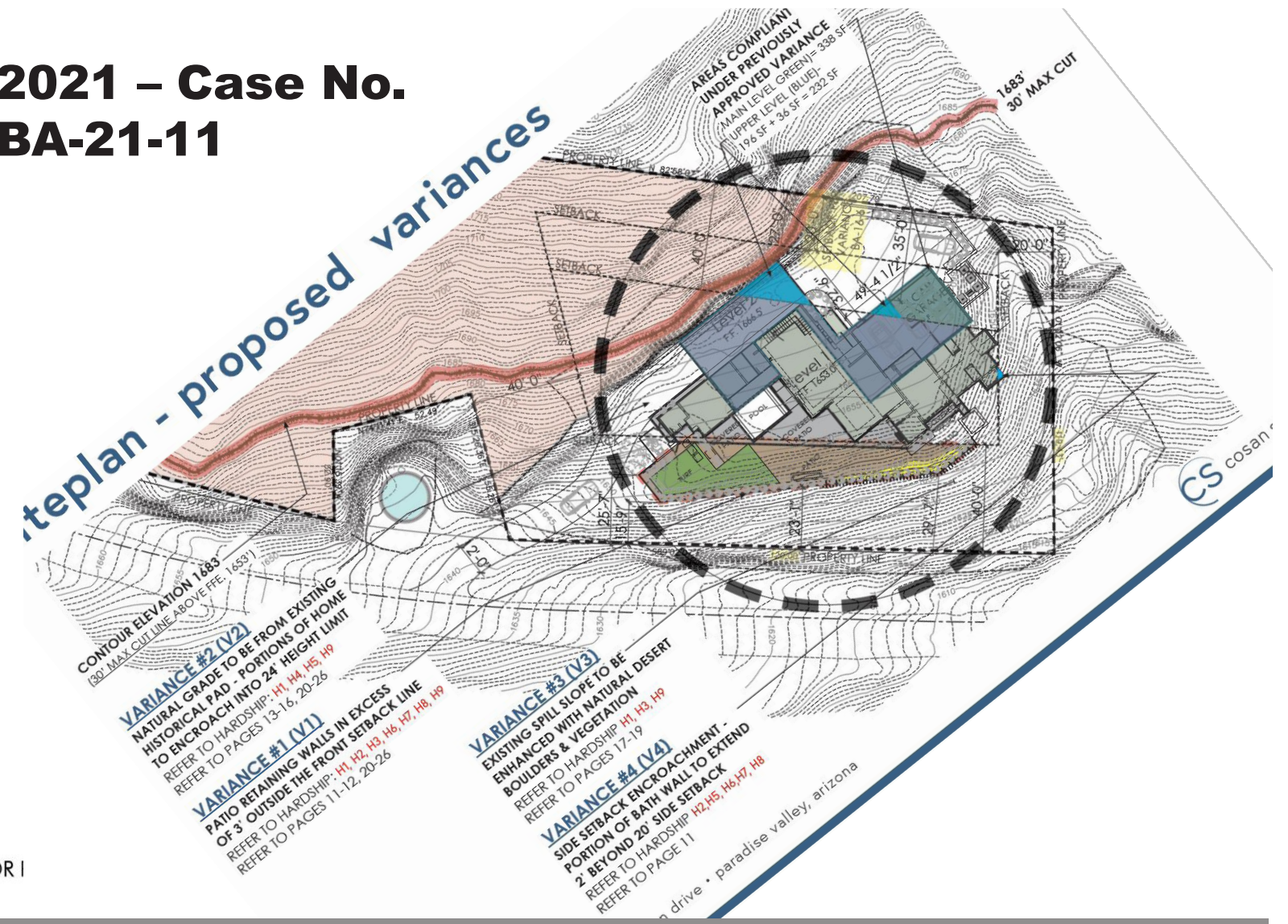
### Approved to allow:

- 1.) A raised outdoor living area/patio to encroach into the front yard setback and exceed the 8' height limit measured from natural grade.
- 2.) A new single-family residence to exceed the height limit.
- 3.) Modification and maintenance of a nonconforming spill slope.
- 4.) A portion of the new single-family residence to encroach into the side yard setback.

## 2017 – Case No. BA-16-5



## 2021 – Case No. BA-21-11



## Variance Request Overview

The variance request pertains to an approximately 1.028-acre (parcel located at 5712 East Glen. The property presents several unique challenges, including its steep slope, irregular shape, undersized lot area, shallow depth, an existing water booster station, and a rocky cliff face with a spill slope created around 1975.

To allow the current owners to construct a new home consistent in size and quality with neighboring residences, we are requesting the following variance approvals (all of which have been historically approved per their respective design):

**Variance 1: Retaining walls exceeding 3'-0" in height, located within the 40' front setback.**

**Variance 2: Allow a new single-family residence to exceed the 24' sloping height limit.**

**Variance 3: Enhancement of the existing spill slope with natural desert boulders and vegetation.**

**Variance 4: Allow a portion of the new single-family residence to encroach into the 20' side yard setback.**

**Variance 5: Allow portions of a proposed home to encroach into the rear 40' setback.**

Approval of these variances would allow a reasonably scaled new home to be built on the existing historical pad (lowered 10' from its current elevation), which has been in place since at least 1976. This approach minimizes further site disturbance while making thoughtful use of the previously developed area.

Due to the property's highly unique conditions and the presence of the long-established pad, it is nearly impossible to accommodate even a modest home, three-car garage, outdoor barbecue, and limited outdoor living space without approval of the requested variances.

## SITE DATA AND EXISTING/PROPOSED SITE CALCULATIONS

### SITE DATA

APN:	169-55-026A
ADDRESS:	5712 E GLEN DR., PARADISE VALLEY, AZ 85253
ZONING:	R-43 (HILLSIDE)
LOT AREA:	44,786 S.F. (1.028 AC.)
QS #:	23-41
AREA SUMMARY	
<u>MAIN LEVEL:</u>	
LIVABLE:	1,635 S.F.
MECH./UNCONDITIONED:	377 S.F.
GARAGE/STORAGE:	941 S.F.
TOTAL:	2,953 S.F.
<u>UPPER LEVEL:</u>	
LIVABLE:	4,089 S.F.
TOTAL:	4,089 S.F.
<u>TOTAL ENCLOSED AREA:</u>	<u>7,330 S.F.</u>
TOTAL AREA UNDER ROOF:	6,958 S.F.
LOT COVERAGE:	15.54% < 25%
DISTURBED AREA:	15,427 S.F. (0.354 AC.)

### DISTURBED AREA CALCULATIONS

EXISTING LOT AREA:	44,786 S.F. (1.028 AC.)
TOTAL AREA UNDER ROOF:	6,958 S.F.
FLOOR AREA RATIO: (AREA UNDER ROOF/AREA OF LOT)	15.54% < 25%
BUILDING PAD SLOPE:	36.11%
VERTICAL:	39 FT
HORIZONTAL:	108 FT
ALLOWABLE NET DISTURBED AREA:	10.1%
ALLOWABLE NET DISTURBED AREA:	4,523.4 S.F.
EXISTING GROSS DISTURBED AREA:	58.98%
EXISTING GROSS DISTURBED AREA:	26,414 S.F.
PROPOSED NEW DISTURBED AREA*:	15,427 S.F. (34.44%)

### Pad Elevation / Cut

- Existing Pad Elevation: 1,662'
- Proposed Pad Elevation: Pad 1649.50 FF:1,650'
- Proposed FFE (Pad Cut): 12' reduction
- Top of Cut 1679. Bottom Pad height 1649.50=29.50

### Existing Spill Slope

- Total Area: 10,600 SF
- Proposed Spill Slope Removal: 2,508 SF
- Proposed Spill Slope Restoration: 8,092 SF

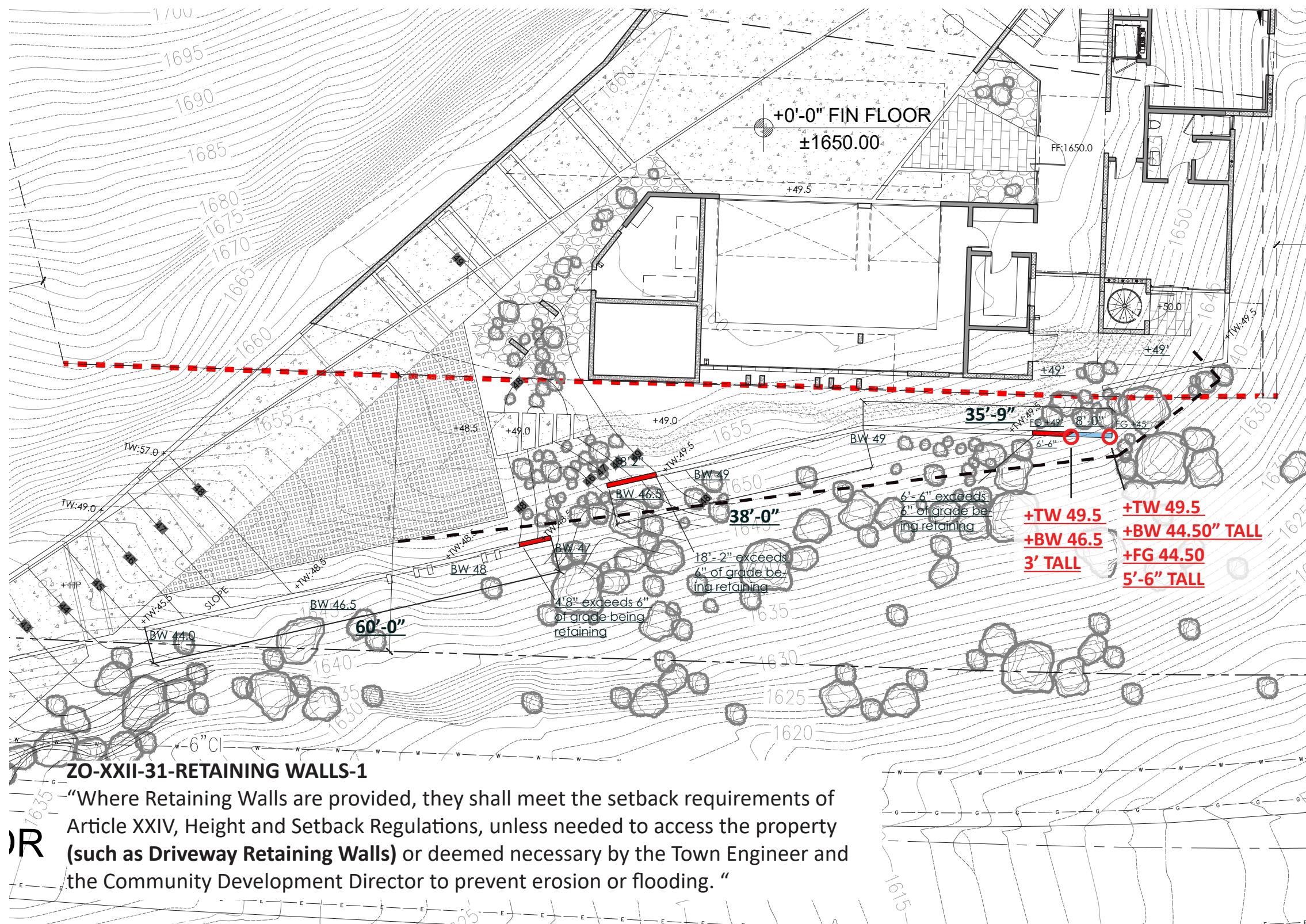
### Building Pad Slope

- Vertical Elevation Change: 39'
- Horizontal Length: 108'
- Calculated Slope: 36%

### Encroachment:

- Side yard: 59 sf. (22 sf is roof overhang)
- Rear yard: Lower level 643 sf, Main Level 1,151sf overhang 365
- **Total: 2,159 sf of floor area.**

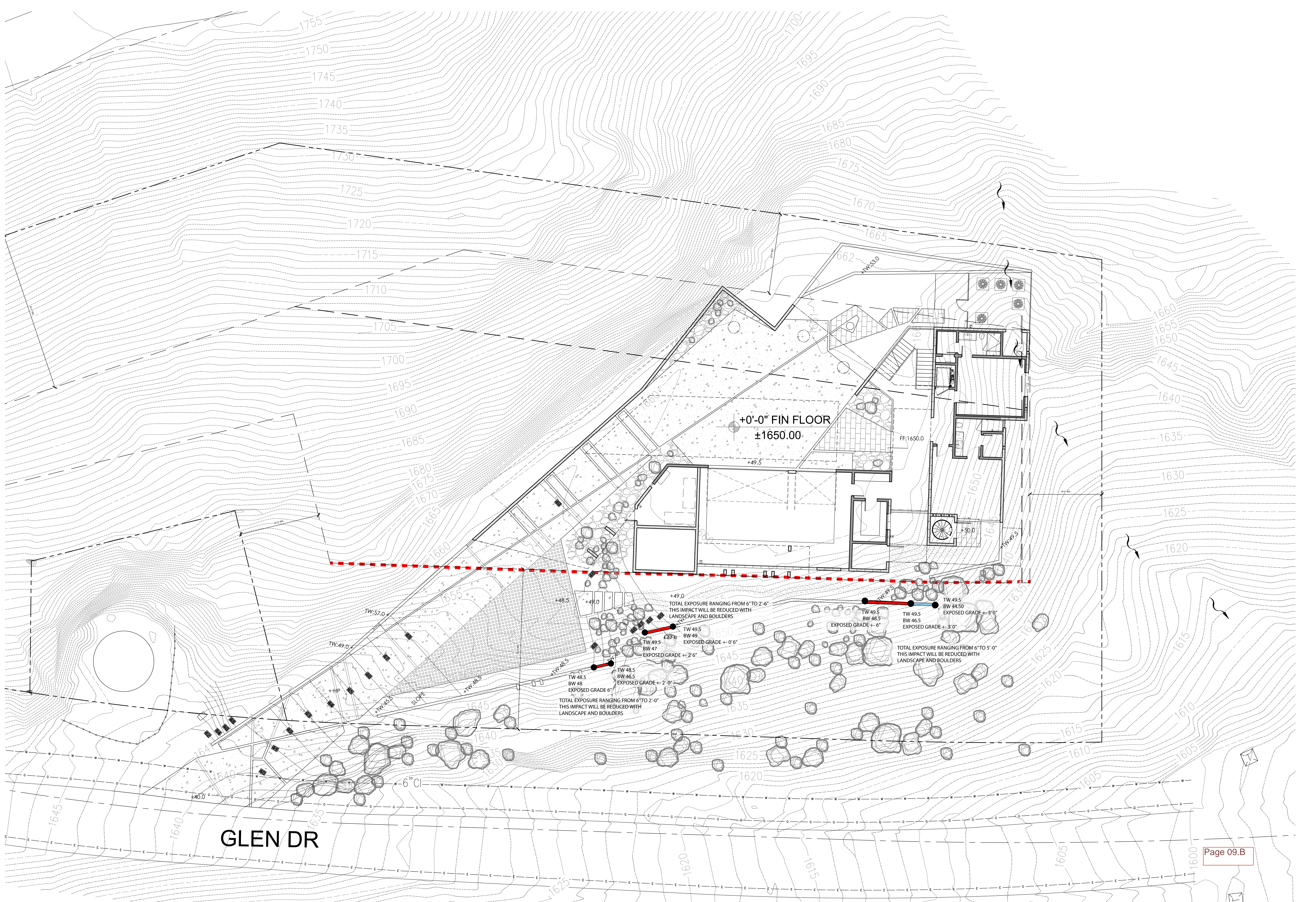
# Variance 1: Retaining Walls Exceeding 3' and 6" above grade it is retaining.



- 40' Front yard set back [Red dashed line]
- Previously approved BA-21-11 Location of retaining walls in excess 3' [Black dashed line]
- Portion of Retaining walls in excess of 3' within the front yard setback line and 6" above the grade its retaining. 8' total [Blue square]
- Portion of Retaining walls in excess of 6" above the grade its retaining within the front yard setback. These walls are below the 3' height limit. Approximately 37'-4" of retaining wall extends more than 6 inches above the material it retains. This condition is necessary to provide proper drainage, maintain a stable slope, and ensure effective water management and erosion control. Only 8 linear feet of this wall section exceeds the 3-foot allowable height limit. [Red square]
- Retaining wall height control points [Red circle]

## ZO-XXII-31-RETAINING WALLS-1

"Where Retaining Walls are provided, they shall meet the setback requirements of Article XXIV, Height and Setback Regulations, unless needed to access the property (such as Driveway Retaining Walls) or deemed necessary by the Town Engineer and the Community Development Director to prevent erosion or flooding."



GLEN DR

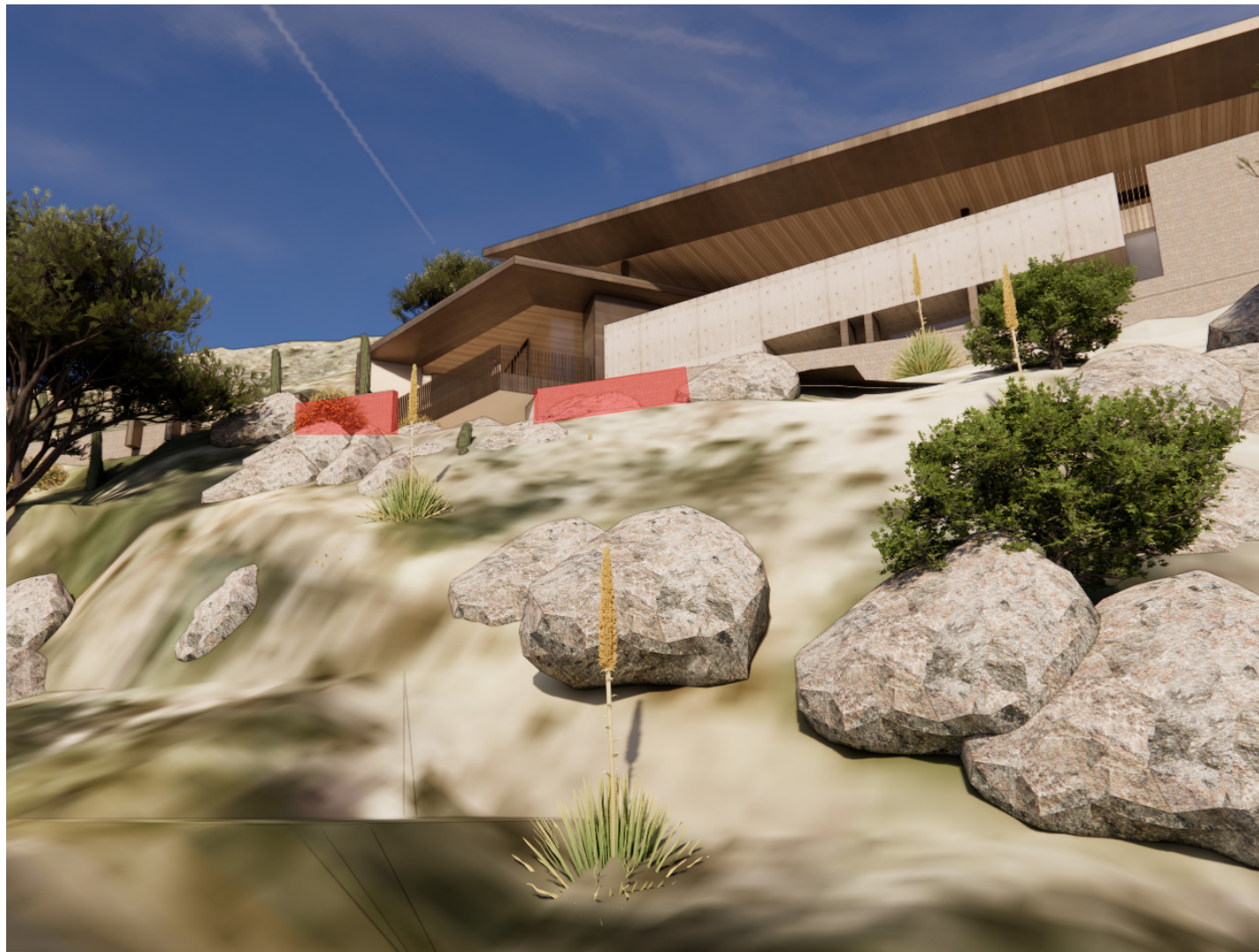


## Variance 1: Retaining Wall Exceeding 3' and 6" above the material it retains.

 Variance 1: Portion of Retaining Wall Exceeding 3' in Height and Extending More Than 6" Above the Grade it Retains Within the Front Yard 40' Setback

 Variance 1: A portion of the retaining wall located within the 40-foot front yard setback extends more than 6 inches above the grade it retains. Importantly, these wall segments do not exceed the 3-foot maximum height limit.

The photos highlight in blue and red portions of the retaining wall that exceed the 3' height limit and 6" above grade retaining. Both walls are set back from the street and are designed to retain only what is necessary for site stability. In coordination with the landscape architect, these areas will be screened with boulders and plantings to reduce visual impact and blend the walls into the natural setting.



## **Variance 2: Allow a Portion of the Residence to Exceed the 24' Sloping Height Limits**

We are requesting a variance for one portion of the home to exceed the 24' sloping height limits. This request is necessary due to the site's limited build able footprint, the steep rock face to the west (which we intend to preserve), and the need to avoid further disturbance of the site. In addition, the property's drastic topography further restricts the building envelope, making compliance with the height limit especially challenging.

As part of the design solution, we propose reducing the existing spill slope pad by 10', removing an unstable area of dirt and loose soil that was previously built up and has become a visual blight. The result is a more compact footprint that minimizes disturbance, reduces the spill slope, and creates a building pad consistent with current hillside development standards.

### **Previously Approved Variance – Case No. BA-21-11 (2021)**

In 2021, Case No. BA-21-11, a variance was granted allowing four portions of a residence—including parapet walls, the roof, a chimney, and roof deck railing—to exceed the 24' above natural grade height limit.

That variance cited the same site hardships present here: a limited build able footprint, existing cuts, and challenging topography.

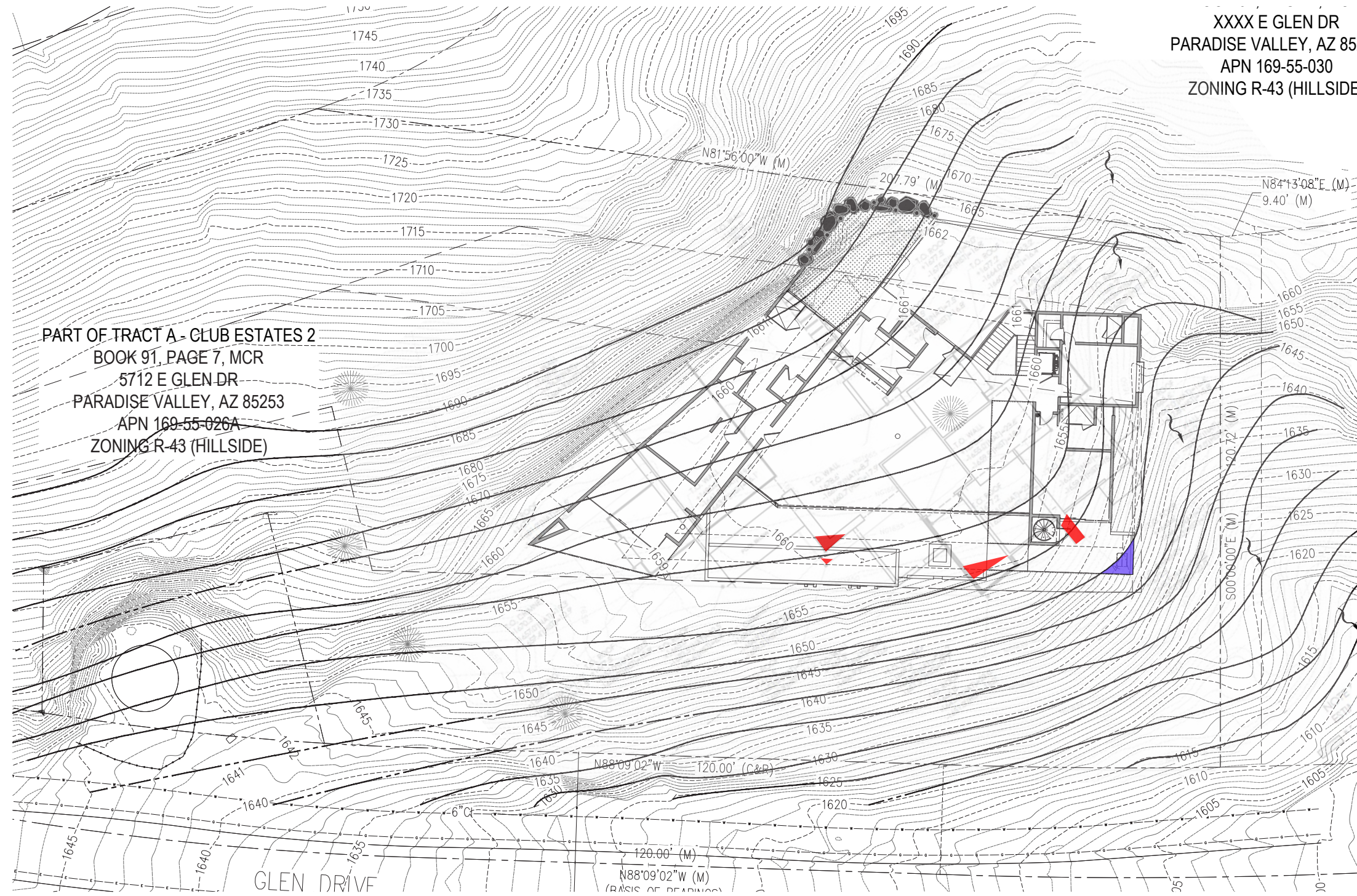
### **Comparison:**

BA-21-11: Approved relief for four portions of a residence.

Current Request: Relief for only one portion, similar in location and scale to those previously approved.

In summary: Granting this variance will allow the home to be sensitively integrated into the hillside, minimize future disturbance, remove an existing site scar, and remain consistent with prior approvals for this property.

# Variance 2: Portions of Roof to Exceed 24' Height Limit – Overlay of Requested vs. Previously Approved (BA-21-11)



XXXX E GLEN DR  
 PARADISE VALLEY, AZ 852  
 APN 169-55-030  
 ZONING R-43 (HILLSIDE)

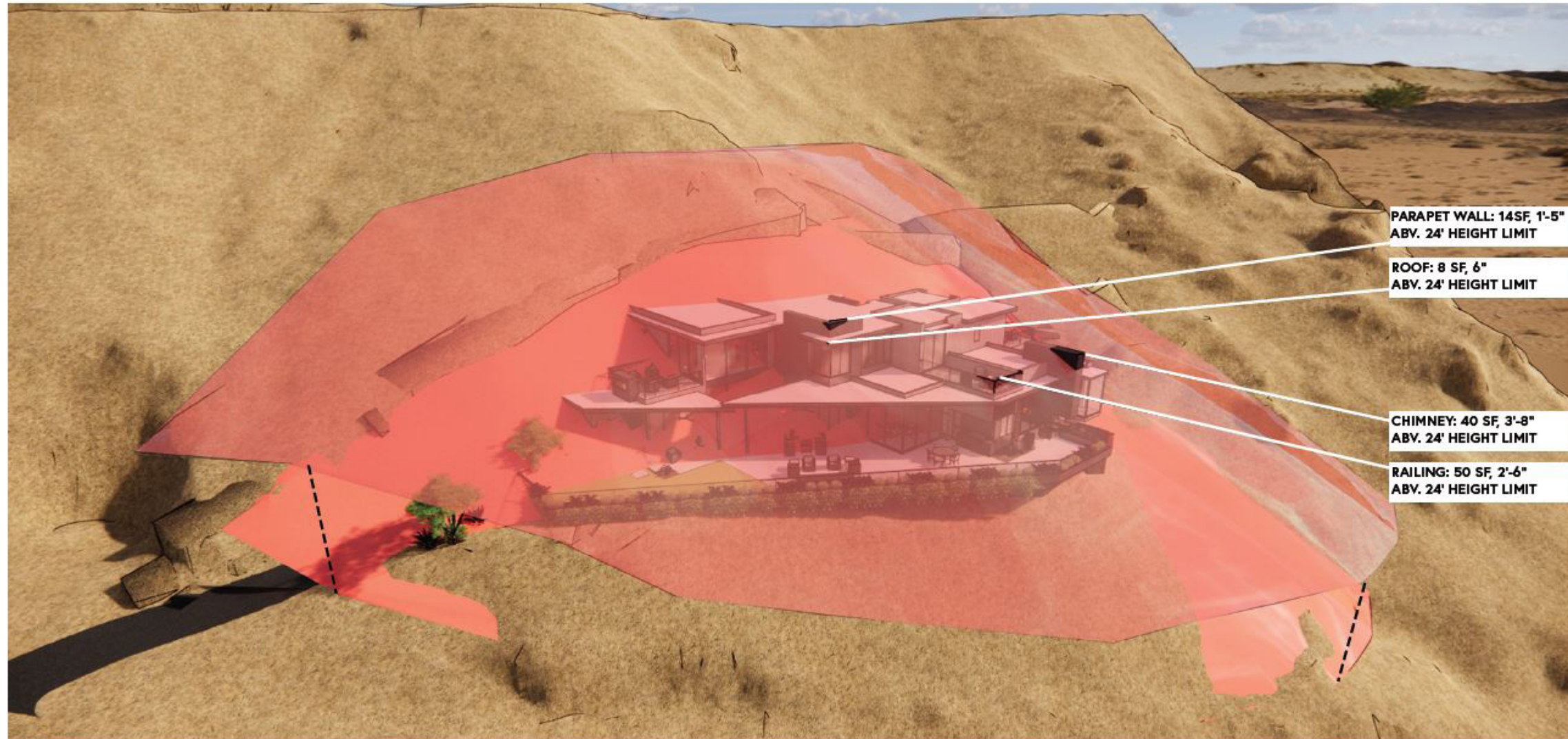
PART OF TRACT A - CLUB ESTATES 2  
 BOOK 91, PAGE 7, MCR  
 5712 E GLEN DR  
 PARADISE VALLEY, AZ 85253  
 APN 169-55-026A  
 ZONING R-43 (HILLSIDE)

**Requested Portions of roof  
 Exceeding the 24' height limit.** ■

**BA-21-11 Approved portions of  
 roof exceeding the 24' height limit.** ■

See the next two pages for area  
 breakdown and elevation call outs.

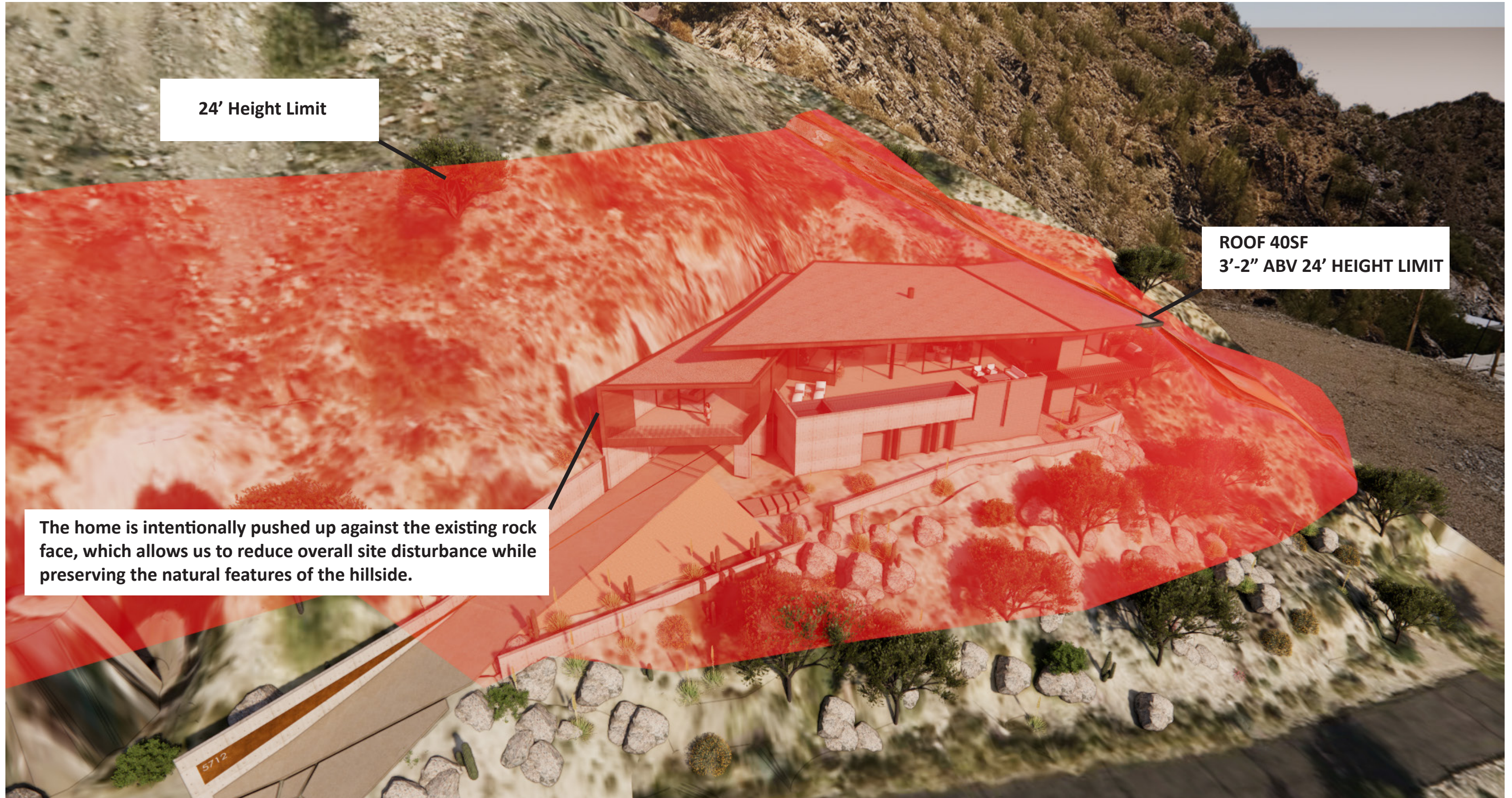
**variance 2:** portions of structure over 24' natural grade height overlay



13 variance request • 5712 east glen drive • paradise valley, arizona



**Variance 2: Proposed Design – Portion of Roof Over 24'**



### **Variance 3: Existing Spill Slope to Be Reduced and Enhanced with Native Boulders & Vegetation**

The homeowner respectfully requests approval to stabilize and enhance the existing historical spill slope on the lot using natural desert boulders and vegetation, allowing the slope to blend seamlessly with its surroundings. At present, the slope remains in its original “spill slope” condition, a practice no longer permitted under current Paradise Valley hillside regulations.

Approximately 24% of the spill slope will be removed as part of lowering the existing building pad. The remaining 76% will be restored and enhanced in full compliance with hillside code requirements and will be subject to review by the Hillside Building Committee.

Complete removal of the 45-year-old spill slope is impractical and undesirable. Due to its size, steepness, and location—directly above neighboring homes—full removal would be prohibitively expensive, unsafe, and highly disruptive, while further scarring the fragile desert landscape. Additionally, because the Natural Grade beneath the slope has been buried for more than four decades, it is impossible to determine with certainty the depth and extent of the fill materials versus the natural substrate to remain.

### **Previously Approved Variance for a Spill Slope — Case No. BA-21-11**

In Case No. BA-21-11, the Town granted a variance to “modify and maintain a nonconforming spill slope.” Our current design builds upon this precedent by restoring the area previously approved, while also removing an additional 308 square feet of spill slope. To ensure consistency with the Town’s prior approval and the hillside design standards, we have engaged the same landscape architect—Greedy Pickett—to oversee the restoration and enhancement. This will help ensure that our request aligns with the intent of the earlier variance while providing further improvement to the site conditions.

### **Spill Slope Area Breakdown**

Existing spill slope area ~10,600 sf

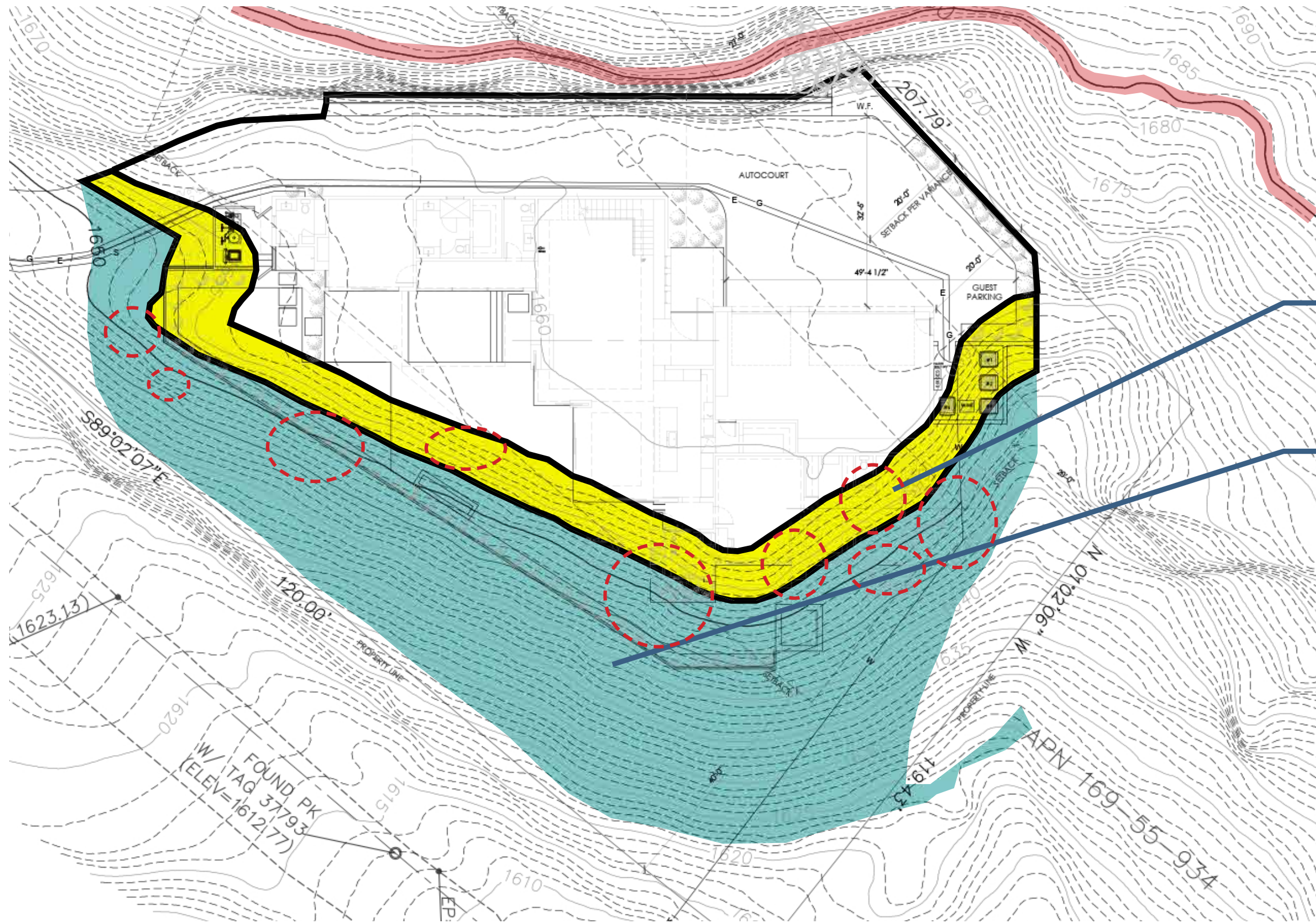
- Spill slope to be removed with 11’ cut ~ 2,508 sf
- Remaining spill slope to be enhanced / restored ~ 8,092 sf

Spill Slope Angle

- Portions of the spill slope are greater than 1:1 or 45 degrees
- The avg. Spill slope is 1:1.5 or 34 degrees

\* Average slope of Natural Grade below the proposed spill slope to remain is Estimated at 1:1.7 to 1:1.5 (Between 30 - 34 degrees).

# Variance 3: Previously Approved Variance Exhibit – Spill Slope (Case No. BA-21-11)



1683'

**TOTAL SPILL SLOPE ~ 10,600SF**

± 2,200 SF OF EXISTING PORTION OF SPILL SLOPE TO BE REMOVED FOR NEW BUILDING PAD ENLARGEMENT.

± 8,400SF OF EXISTING SPILL SLOPE TO BE RESTORED. REFER TO LANDSCAPE EXHIBIT FOR RESTORATION PLAN. AVG. SLOPE = 1:1.5 OR 34 DEG.

AVG. SLOPE OF NATURAL GRADE (ESTIMATED) = 1:1.7 (30 DEG.) TO 1:1.5 (34 DEG.)

PORTION OF SPILL SLOPE WITH SLOPE GREATER THAT 1:1 OR 45 DEG.

# Variance 3: Proposed Spill Slope Removal and Restoration – Diagram



## TOTAL SPILL SLOPE ≈ 10,600

(±) 2,508 SF OF EXISTING PORTION OF SPILL SLOPE TO BE REMOVED FOR NEW BUILDING PAD ENLARGEMENT.



(±) 8,092 OF EXISTING SPILL SLOPE TO BE RESTORED. REFER TO LANDSCAPE EXHIBIT FOR RESTORATION PLAN. AVG SLOPE- 1:1.5 OR 34 DEG.



AVG. SLOPE OF NATURAL GRADE (Estimated) = 1=1.7 (30 DEG.) TO 1:1.5 (34 DEG.)

PORTION OF SPILL SLOPE WITH A SLOPE GREATER THAN 1:1 OR 45 DEG.





# Variance 3: Proposed Spill Slope Restoration – Exhibit

- NATIVE DESERT/REVEG LIST**  
 BURSAGE = 70 % OF EXISTING NATURAL SURROUNDING AREAS
- CREOSOTE
  - JOJOBA
  - PINK FAIRY DUSTER
  - GLOBE MALLOW
  - BRITTLE BUSH
  - FISHHOOK BARREL
  - OCOTILLO
  - CHOLLA
  - PRICKLY PEAR CACTUS

**NOTE:** CONTAINER PLANT MATERIAL TO BE DRIP IRRIGATED. TEMPORARY POP UP ROTARY HEAD SPRINKLERS TO BE INSTALLED TO PROMOTE GROWTH FROM SEEDS.

**NOTE THIS EXHIBIT IS NEARLY IDENTICAL TO THE PREVIOUSLY APPROVED BA-21-11 VARIANCE. WHILE THE ARCHITECTURE HAS CHANGED THE DESIGN INTENT AND GOALS OF THE SITE RESTORATION REMAIN THE SAME. NO ADDITIONAL ENCROACHMENT ON THE SLOPE IS PROPOSED.**



Slope Restoration Section  
 Scale: NTS

Glen Residence  
 Paradise Valley, AZ

## Slope Restoration Exhibit

GREY PICKETT  
 1"=10'-0" Oct 01, 2025

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## Variance 3: Spill Slope Restoration – Examples



**BEFORE**  
5135 E Valle Vista Way  
Paradise Valley, AZ

**AFTER**

**BEFORE**  
4700 E Moonlight Way  
Paradise Valley, AZ

**AFTER**

NOTE THIS EXHIBIT IS IDENTICAL TO THE PREVIOUSLY APPROVED BA-21-11 VARIANCE. WHILE THE ARCHITECTURE HAS CHANGED THE DESIGN INTENT AND GOALS OF THE SITE RESTORATION REMAIN THE SAME.

Glen Residence

Slope Restoration Examples

GREY|PICKETT  
09-08-2025

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## **Variance 4: Side Setback Encroachment**

We respectfully request approval for a minor encroachment in which a portion of the guest bedrooms and associated roof overhang extends 0' to 2' feet beyond the required 20-foot side setback.

The floor plan has been carefully organized to maximize the limited build able area of this small and irregularly shaped lot. To achieve this, the design already pushes further into the rock face on the western edge of the property, while still seeking to balance the home sensitively within the site.

### **Several restrictive site conditions create unique challenges that limit the placement of the residence:**

**Undersized lot** – At 44,786 SF, the property falls below the standard R-43 zoning allowance for a property with a 36% slope which would be 4.4 acres.

**Booster station** – The existing utility booster station restricts the ability to shift the home east or west.

**Natural site constraints** – A rock face to the north and west and a historical spill slope to the south further constrain development.

Given these hardships, the proposed encroachment is minimal, functional, and carefully considered. It preserves the overall intent of the 20-foot side setback requirement while allowing a workable and efficient floor plan that respects the sensitive hillside conditions. Importantly, sliding the house further west to avoid the setback would require substantial additional excavation into the hillside rock face—causing greater disturbance to the site and surrounding environment than the small encroachment requested.

### **Previously approved variance for a Side Yard Setback Encroachment.**

In Case No. BA-21-11, the Town granted a variance to “**allow a portion of the new single-family residence to encroach into the side yard setback.**” Our design requests a similar encroachment into the same side yard setback, based on comparable site hardships. In an effort to minimize overall impact, the home has been carefully positioned to reduce disturbance to the west and avoid unnecessary additional grading into the hillside.

### **Side Yard setback Encroachment Comparison**

Previously approved side yard encroachment: 8 SF – representing 0.01% of the total lot area (44,786 SF).

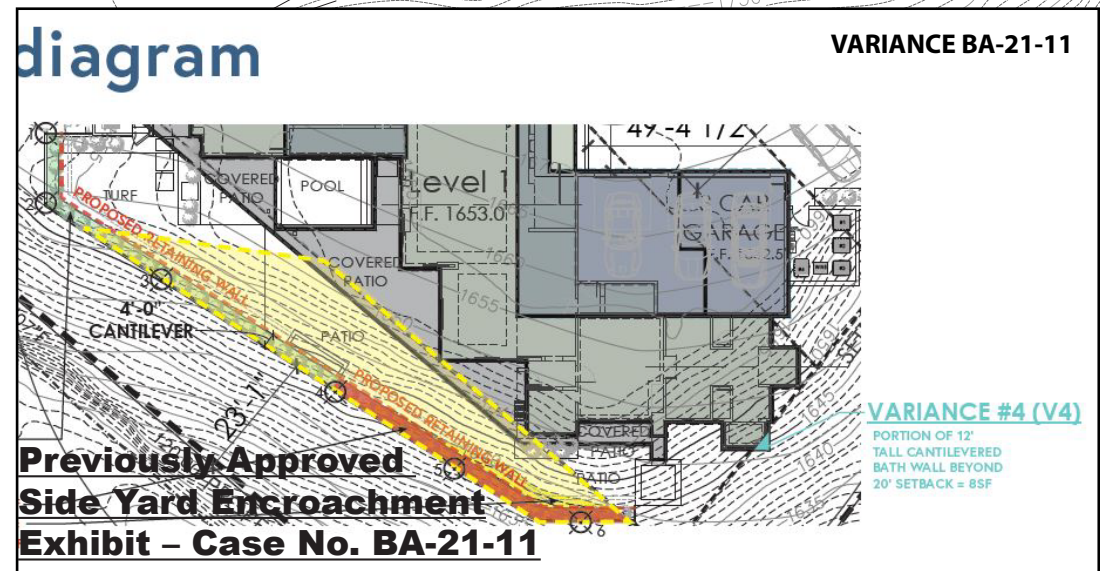
Requested side yard encroachment:

Building footprint: 37 SF – 0.08% of the total lot area.

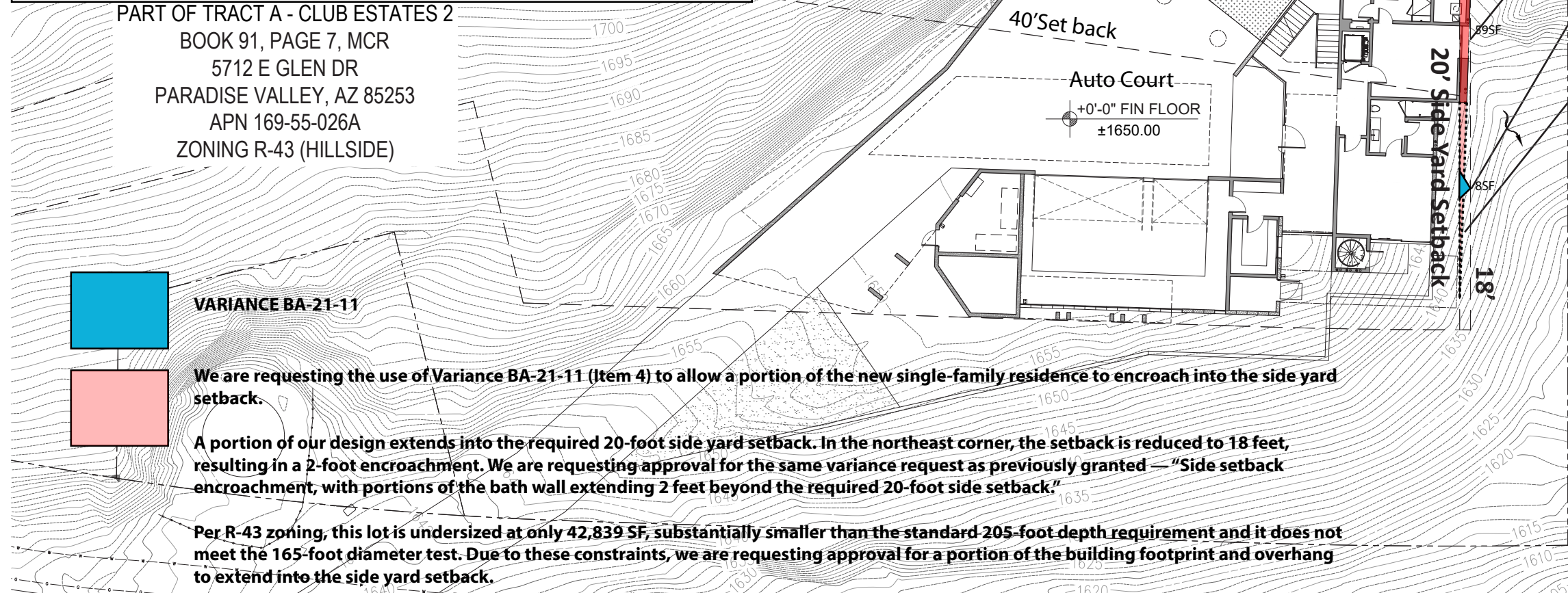
Roof overhang: 22 SF – 0.04% of the total lot area.

Total requested side yard encroachment: 59 SF – 0.13% of the total lot area.

# Variance 4: Side Setback Encroachment



PART OF TRACT A - CLUB ESTATES 2  
 BOOK 91, PAGE 7, MCR  
 5712 E GLEN DR  
 PARADISE VALLEY, AZ 85253  
 APN 169-55-026A  
 ZONING R-43 (HILLSIDE)



X)  
 PARADI:  
 A  
 ZONIN

- Requested side yard encroachment  
Building footprint 37 sf
- BA-21-11 Previously approved  
Side yard setback encroachment. 8sf
- Requested side yard encroachment  
Roof overhang 22sf.

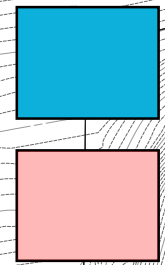
### Side Yard setback Encroachment Comparison

**Previously approved side yard encroachment:**  
 8 SF – representing 0.01% of the total lot area  
 (44,786 SF).

**Requested side yard encroachment:**  
**Building footprint:** 37 SF – 0.08% of the total lot area.

**Roof overhang:** 22 SF – 0.04% of the total lot area.

**Total requested side yard encroachment:** 59 SF  
 – 0.13% of the total lot area.



VARIANCE BA-21-11

We are requesting the use of Variance BA-21-11 (Item 4) to allow a portion of the new single-family residence to encroach into the side yard setback.

A portion of our design extends into the required 20-foot side yard setback. In the northeast corner, the setback is reduced to 18 feet, resulting in a 2-foot encroachment. We are requesting approval for the same variance request as previously granted — “Side setback encroachment, with portions of the bath wall extending 2 feet beyond the required 20-foot side setback.”

Per R-43 zoning, this lot is undersized at only 42,839 SF, substantially smaller than the standard 205-foot depth requirement and it does not meet the 165-foot diameter test. Due to these constraints, we are requesting approval for a portion of the building footprint and overhang to extend into the side yard setback.

## **VARIANCE 5 REAR YARD SETBACK ENCROACHMENT**

We are requesting a variance to allow a portion of the proposed single-family residence to encroach into the 40-foot rear yard setback.

This request is necessary due to the unique constraints of the lot, including its irregular shape, steep topography, and the location of a previously disturbed pad. The existing conditions limit the usable building envelope, and strict application of the 40-foot setback would force the home into undisturbed areas, resulting in greater grading and disturbance than the current design solution.

It is important to note that in Case No. BA-16-6, the Board previously granted a variance allowing this rear yard encroachment. A design following that approval BA21-11 was entitled to rely on the use of the variance. Our current request is consistent with that prior approvals general location while maintaining the same fundamental site constraints and conditions.

The proposed home is approximately 5,700 livable square feet, consistent with the scale and character of other homes in the surrounding community. The requested setback reduction is minimal in scope and applies only to the area directly adjacent to the existing pad, allowing the residence to be properly sited while reducing environmental impact.

Importantly, the variance will not create adverse impacts on neighboring properties. The parcel directly upslope to the east sits at a significantly higher elevation, preserving both privacy and views. The design remains harmonious with adjacent homes and maintains the intent of the zoning ordinance while addressing site-specific hardships.

In summary, granting this variance — consistent with the Town’s prior approval under Case BA-16-6 — allows the home to be appropriately integrated into the site, minimizes additional disturbance, and ensures the property can enjoy reasonable use and privileges consistent with other parcels in the R-43 zoning district.

## **Variance 5: Rear Yard Setback – Photos**

The attached photos illustrate the location of this encroachment in context. It is positioned directly against a natural rock wall, not visible from the street or from the hillside below, and will have no impact on the public perspective of the home.

The proposed finish floor elevation is 1650, while the neighboring upslope property could not reasonably be developed below elevation 1700, given the street elevation is around 1755. This places any future home on that lot approximately 50 feet above our residence, ensuring that the encroachment will not affect the privacy, views, or enjoyment of adjacent properties.

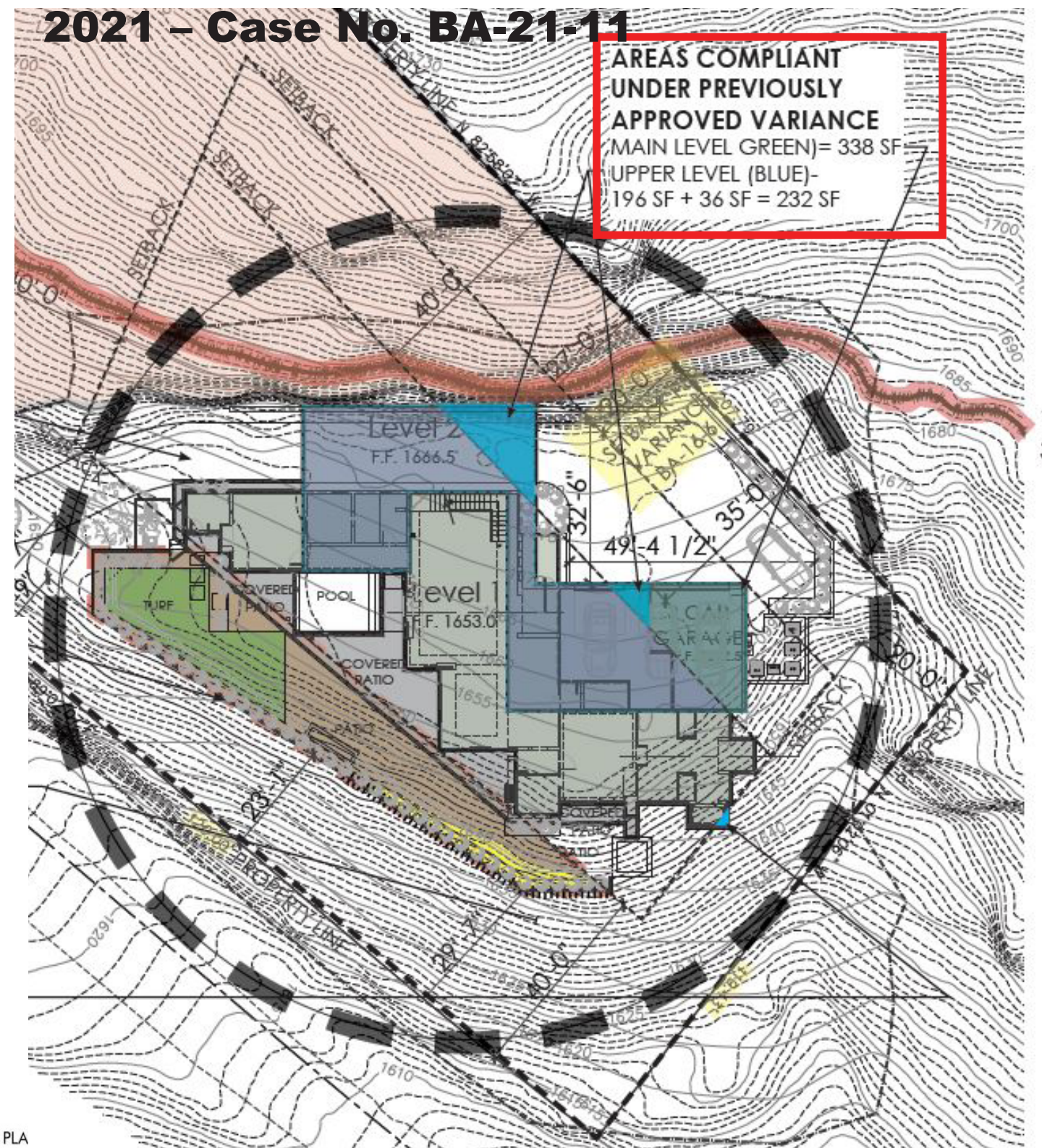
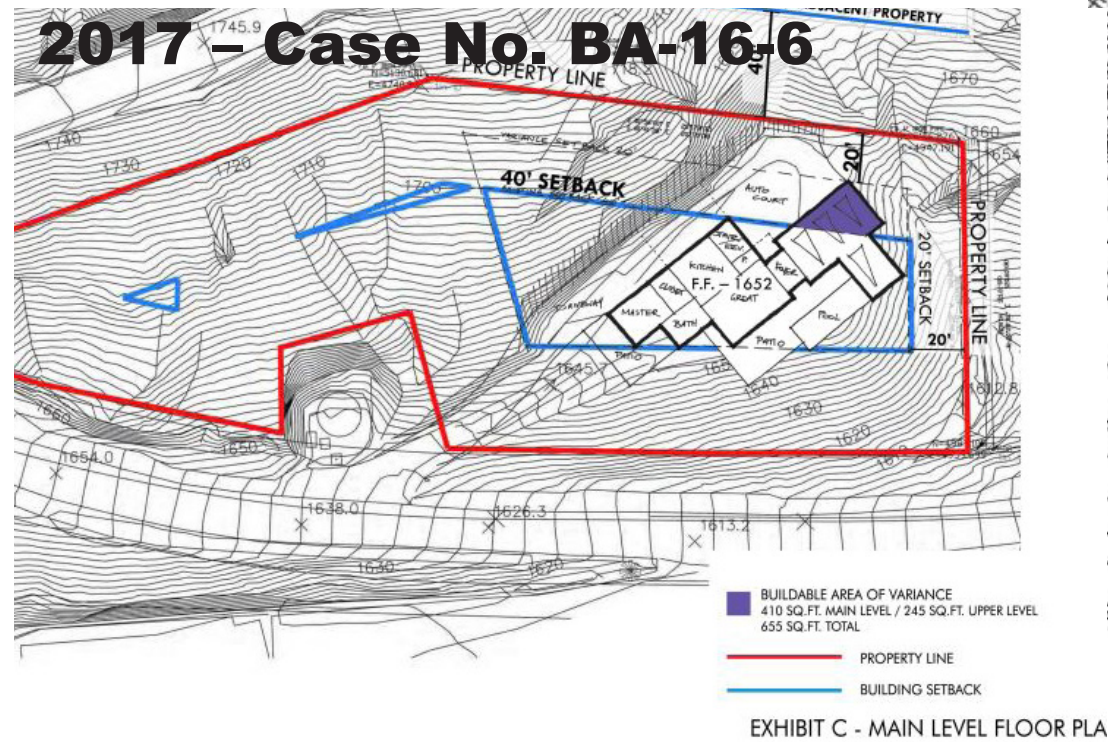
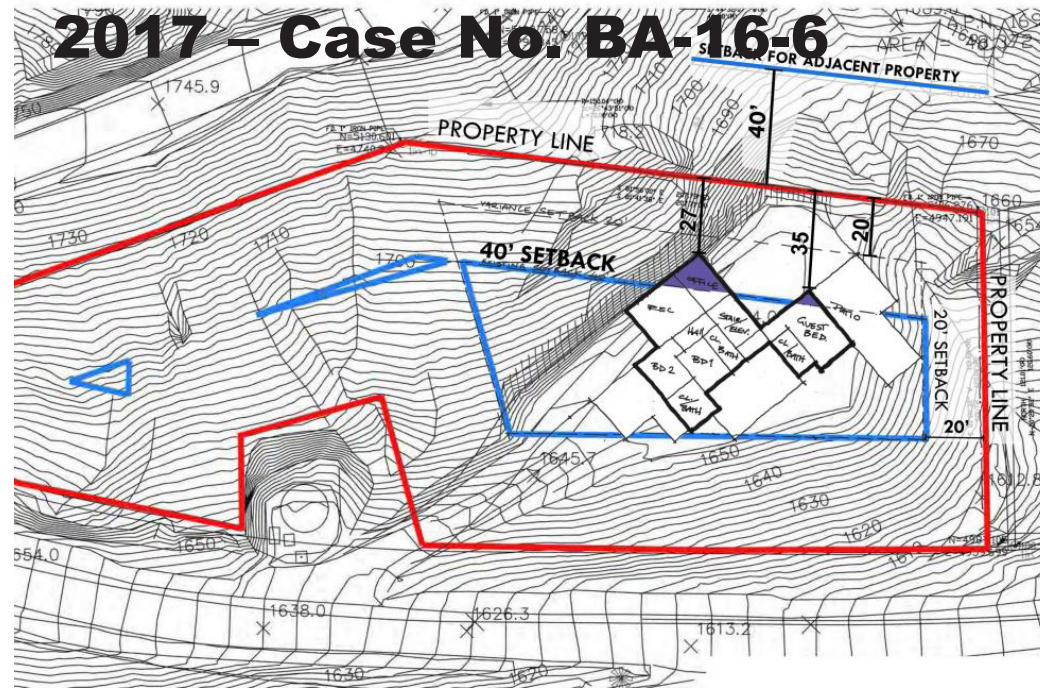
To further minimize visibility, we are also proposing a ballast roof system, which will help screen the residence from above and soften the visual impact when viewed from higher elevations.



## Variance 5: Previously Approved Rear Yard Setback Variances

In Case No. BA-16-6, the Board granted a variance permitting rear yard encroachment on this property. A later design, approved under BA-21-11, relied on that variance.

Our current request aligns with those prior approvals in both location and intent, reflecting the same site constraints and conditions previously acknowledged by the Board.

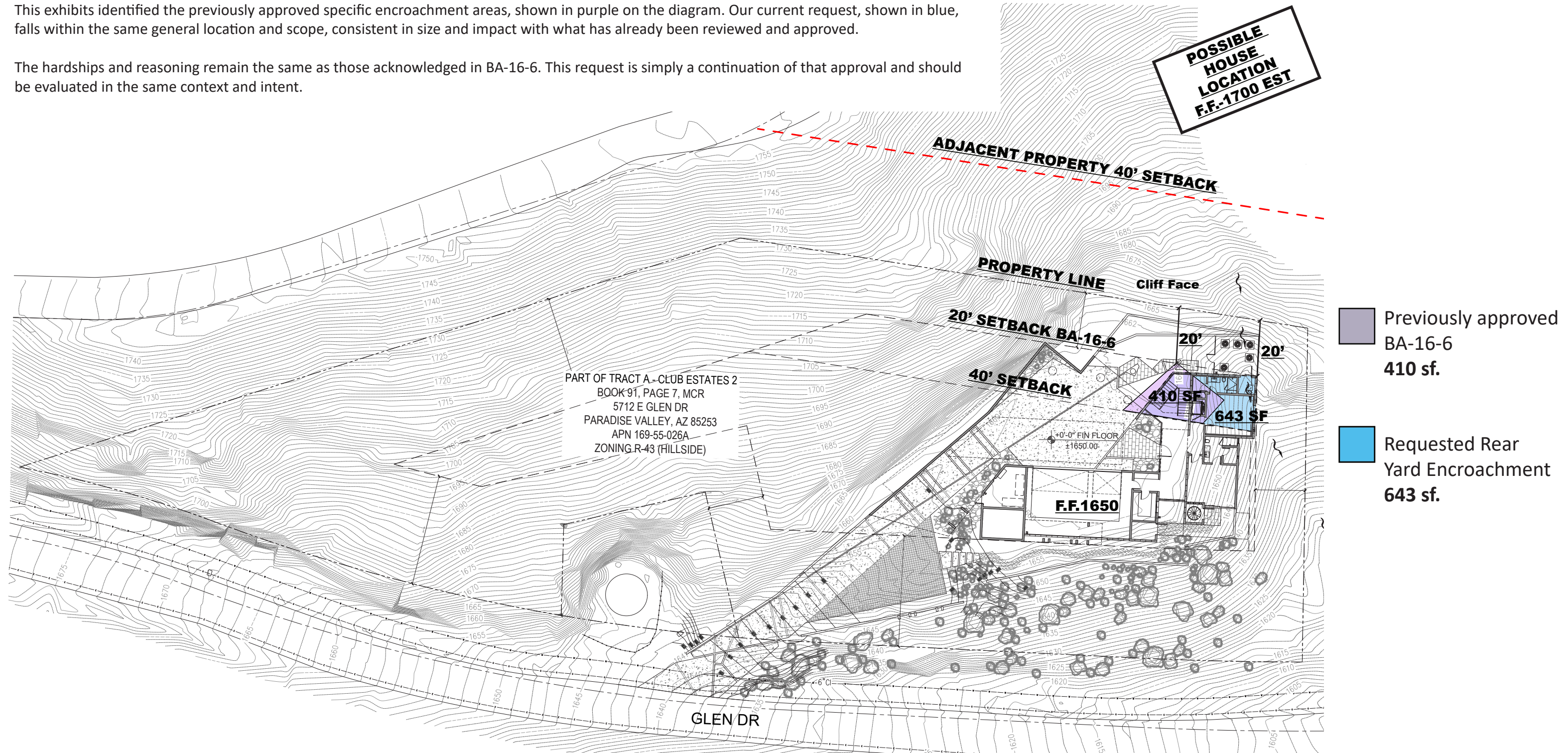


# Variance 5: Rear Yard Setback Encroachment – Lower Level - Previously Approved Overlay

A variance was granted in May 2017 under BA-16-6 allowing portions of the home to encroach into the rear yard setback. This property is undersized at 44,786 SF

This exhibits identified the previously approved specific encroachment areas, shown in purple on the diagram. Our current request, shown in blue, falls within the same general location and scope, consistent in size and impact with what has already been reviewed and approved.

The hardships and reasoning remain the same as those acknowledged in BA-16-6. This request is simply a continuation of that approval and should be evaluated in the same context and intent.



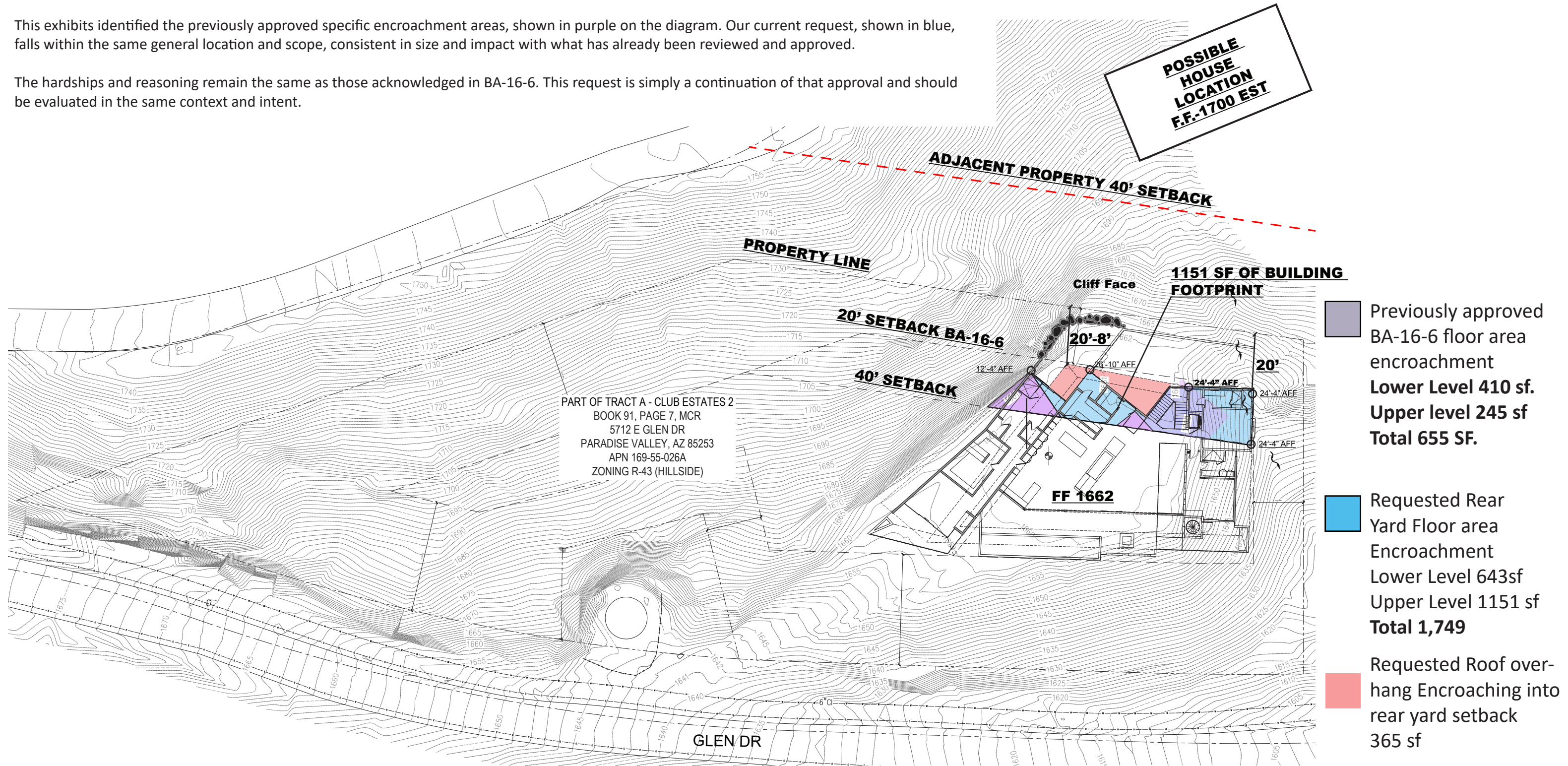


# Variance 5: Rear Yard Setback Encroachment – Upper Level - Previously Approved Overlay

A variance was granted in May 2017 under BA-16-6 allowing portions of the home to encroach into the rear yard setback. This property is undersized at 44,786 SF.

This exhibits identified the previously approved specific encroachment areas, shown in purple on the diagram. Our current request, shown in blue, falls within the same general location and scope, consistent in size and impact with what has already been reviewed and approved.

The hardships and reasoning remain the same as those acknowledged in BA-16-6. This request is simply a continuation of that approval and should be evaluated in the same context and intent.

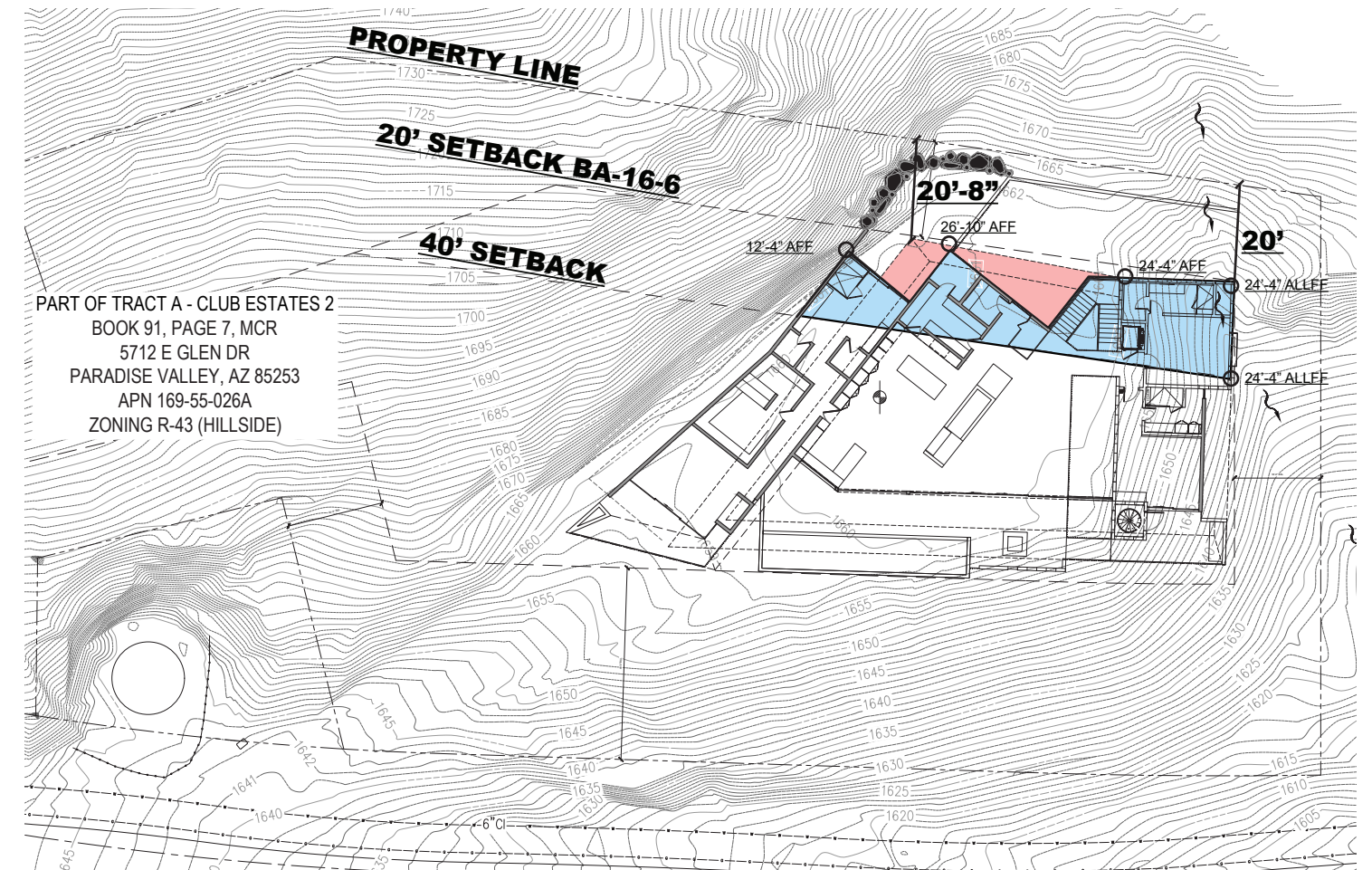
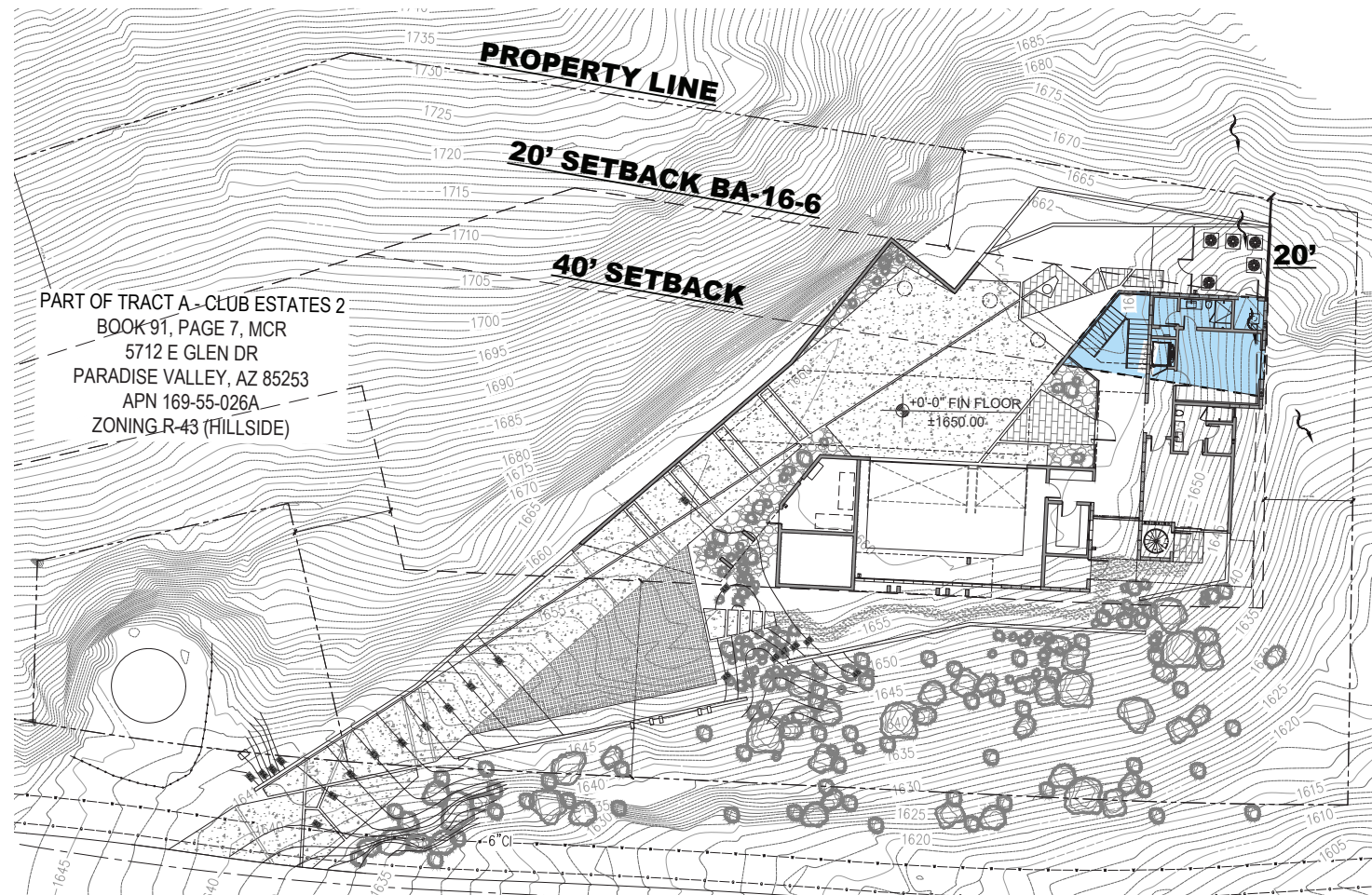


# Variance 5: Rear Yard Setback Encroachment – Requested

Rear Yard Lower Level Floor Area and Footprint Encroachment - 643 SF.  
**Total - 643 SF.**

Rear Yard Main Level Footprint Encroachment - 1,151 SF.  
 Roof Overhang Encroachment - 365 SF.  
**Total - 1,516 SF.**

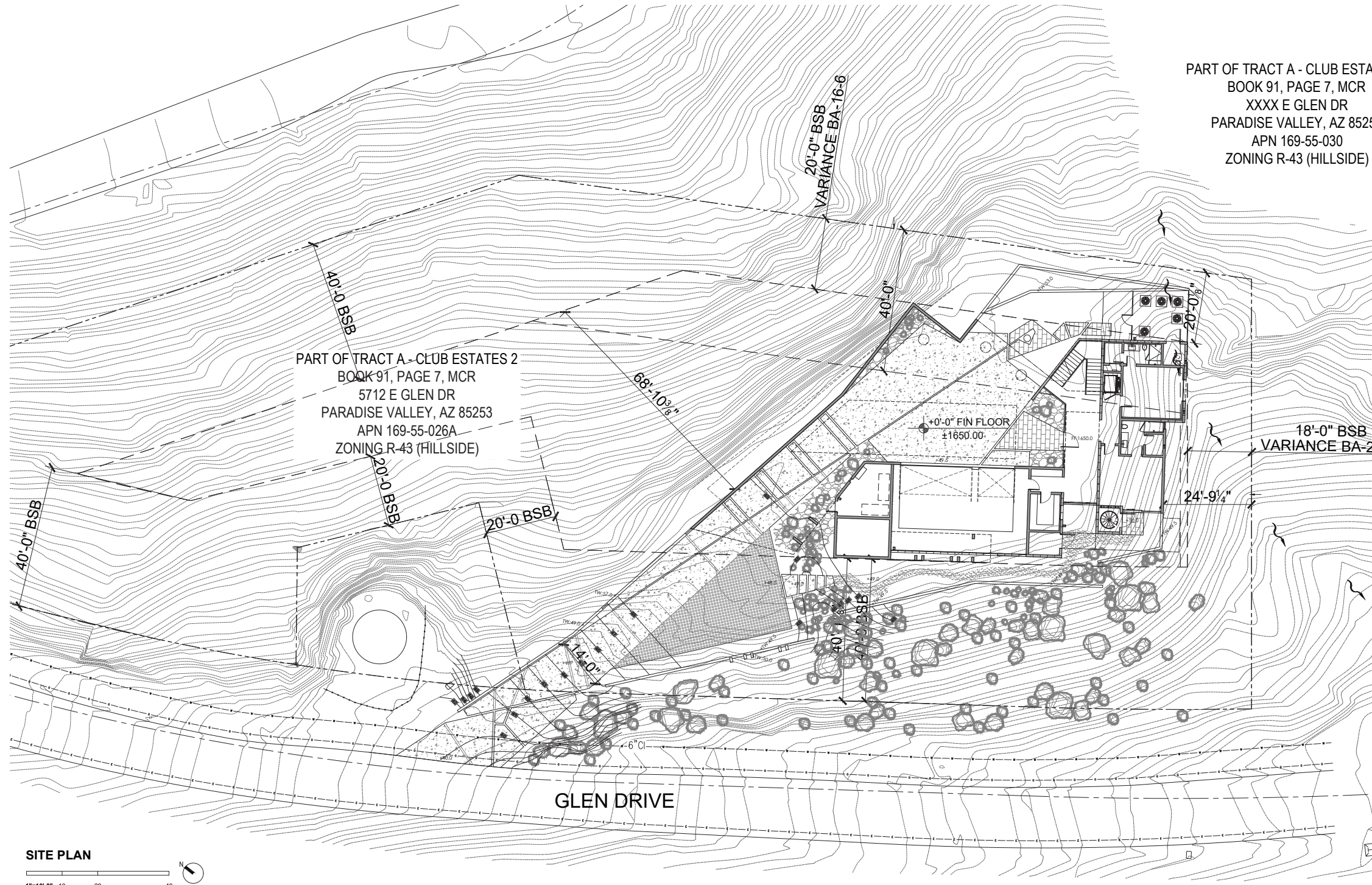
**Total Rear Yard Encroachment inclusive of Building Area and overhangs = 2,159 sf,**



■ Requested Rear Yard Encroachment
 ■ Roof Overhang Encroaching Into Setback



PART OF TRACT A - CLUB ESTATES  
 BOOK 91, PAGE 7, MCR  
 XXXX E GLEN DR  
 PARADISE VALLEY, AZ 85253  
 APN 169-55-030  
 ZONING R-43 (HILLSIDE)



PART OF TRACT A - CLUB ESTATES 2  
 BOOK 91, PAGE 7, MCR  
 5712 E GLEN DR  
 PARADISE VALLEY, AZ 85253  
 APN 169-55-026A  
 ZONING R-43 (HILLSIDE)

**SITE PLAN**  
 1"=10'-0" 10 20 40



KENDLE DESIGN COLLABORATIVE  
 6115 NORTH CATTLETRACK  
 SCOTTSDALE, ARIZONA 85250  
 PH 480.951.8558  
 BRENT@KENDLEDESIGN.COM  
 KENDLEDESIGN.COM

Glen  
 Residence  
 5712 East Glen Drive  
 Paradise Valley, AZ 85253

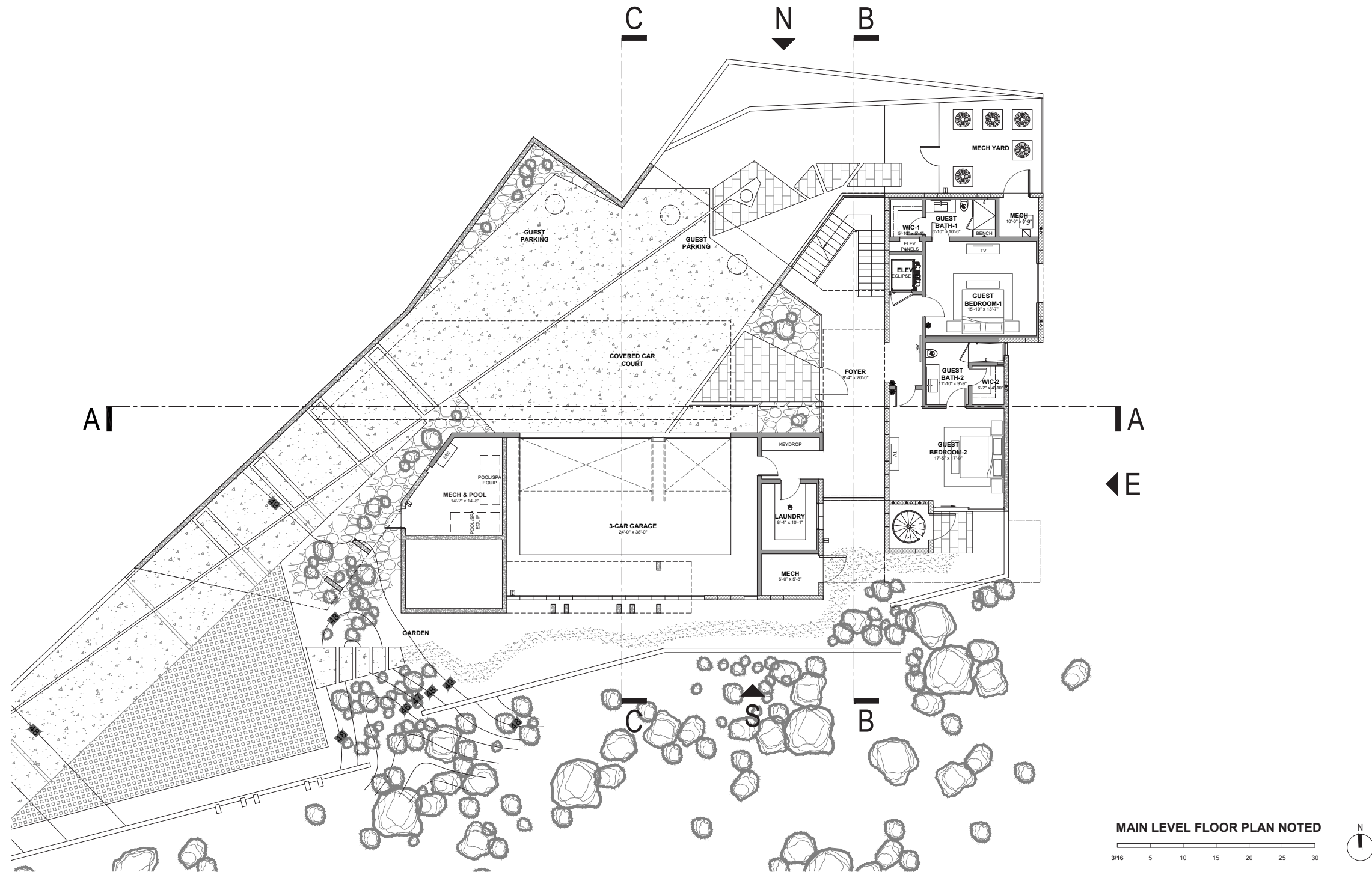
All drawings and written material appearing herein constitute the original and unpublished work of Kendle Design Collaborative. Any duplication or reproduction of these documents or any portion herein without the expressed written permission from Kendle Design Collaborative is prohibited by law.

MARK	DATE	DESCRIPTION

ISSUE: 10/1/25 Variance Submittal

PROJECT NO:  
 CAD DWG FILE:  
 DRAWN BY: RVH  
 CHECKED BY: BK

SHEET TITLE:  
**ARCHITECTURAL  
 SITE PLAN**  
**A-1.0**



KENDLE DESIGN COLLABORATIVE  
 6115 NORTH CATTLETRACK  
 SCOTTSDALE, ARIZONA 85250  
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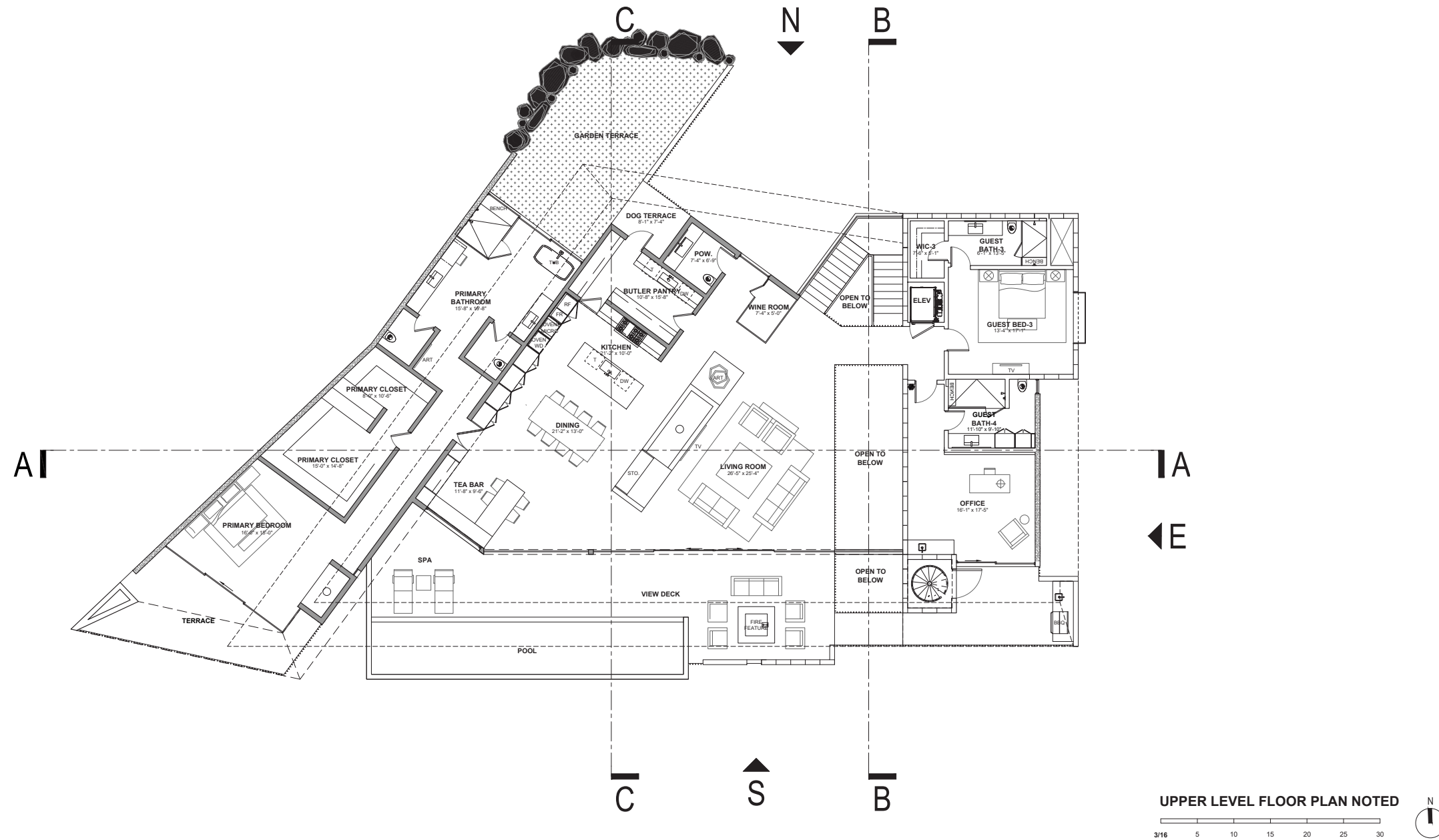
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ISSUE: 10/1/25 Variance Submittal

PROJECT NO.:  
 CAD DWG FILE:  
 DRAWN BY: RvH  
 CHECKED BY: BK

SHEET TITLE:  
**LOWER LEVEL  
 FLOOR PLAN  
 NOTED**  
**A-2.0**



 <p><b>KENDLE DESIGN COLLABORATIVE</b>          6115 NORTH CATTLETRACK          SCOTTSDALE, ARIZONA 85250          PH 480.951.8558          BRENT@KENDLEDESIGN.COM          KENDLEDESIGN.COM</p>	<p><b>Glen Residence</b>          5712 East Glen Drive          Paradise Valley, AZ 85253</p>	<p>All drawings and written material appearing herein constitute the original and unpublished work of Kendle Design Collaborative. Any duplication or reproduction of these documents or any portion herein without the expressed written permission from Kendle Design Collaborative is prohibited by law.</p>	<table border="1"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>▲</td> <td></td> <td></td> </tr> <tr> <td>▲</td> <td></td> <td></td> </tr> <tr> <td>▲</td> <td></td> <td></td> </tr> <tr> <td>▲</td> <td></td> <td></td> </tr> </tbody> </table> <p>ISSUE: 10/1/25 Variance Submittal</p>	MARK	DATE	DESCRIPTION	▲			▲			▲			▲			<p>PROJECT NO: _____          CAD DWG FILE: _____          DRAWN BY: RvH          CHECKED BY: BK</p>	<p>SHEET TITLE:  <b>MAIN LEVEL FLOOR PLAN NOTED</b>  <b>A-2.1</b></p>
MARK	DATE	DESCRIPTION																		
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**GENERAL NOTES**

NOTES:

- SEE A-4 SHEETS FOR HEAD, JAMB AND SILL DETAILS FOR EACH EXTERIOR OPENING.
- SEE DETAIL ## ON A-# FOR TYPICAL EXTERIOR OUTER CORNER DETAIL AT STANDING SEAM METAL FINISH.
- SEE DETAIL ## ON A-# FOR TYPICAL EXTERIOR INNER CORNER DETAIL AT STANDING SEAM METAL FINISH.
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- SEE DETAIL ## ON A-# FOR BASE FLASHING DETAIL AT STANDING SEAM METAL FINISH.
- CONTRACTOR TO PROVIDE FULL-SIZED MOCK-UP OF ALL FINISH FOR REVIEW AND APPROVAL BY OWNER & ARCHITECT.
- SEE ROOF PLANS (A-7 SHEETS) FOR ROOF SLOPES.

**INSULATION SPECIFICATIONS**

BUILDING THERMAL ENVELOPE MUST BE DURABLY SEALED TO LIMIT INFILTRATION OR LEAKAGE. SEE IECC SECTION 402.4.

**ROOF:**  
R-VALUE R-38 MINIMUM. INSTALLED AT UNDERSIDE OF ROOF DECK. ICYNENE CLASSIC MAX SELECT SPRAY-IN-PLACE LOW DENSITY OPEN CELLED POLYURETHANE FOAM INSULATION MANUFACTURED BY ICYNENE, INC. INSULATION SPRAYED FROM INSIDE OF BUILDING TO FILL ALL CRACKS, VOIDS AND TO COVER ALL SURFACES OF THE ROOF ASSEMBLY. ICC REPORT ESR 1826

**WALLS:**  
R-VALUE R-13 MINIMUM. ICYNENE CLASSIC MAX SELECT SPRAY-IN-PLACE LOW DENSITY OPEN CELLED POLYURETHANE FOAM INSULATION MANUFACTURED BY ICYNENE, INC. INSULATION SPRAYED FROM INSIDE OF BUILDING TO FILL ALL CRACKS, VOIDS AND TO COVER ALL SURFACES OF THE ROOF ASSEMBLY. ICC REPORT ESR 1826

STATE SOUND ATTENUATION REQUIREMENTS PER ARS 28-8482

**FRAME EXTERIOR WALL ASSEMBLY**

WESTERN ONE-KOTE STUCCO SYSTEM, ICC-ES ESR-2729, OVER 1" THICK 1.5 P.C.F. DENSITY TYPE 2 T&G E.P. BOARD (ON AIS BOARD AT ATTIC AREAS) OVER 2 LAYERS OF GRADE 'D' BUILDING PAPER OR 1 LAYER TYPE 15 ASPHALT SATURATED ORGANIC FELT OVER 3/8" O.S.B. OVER 2X6'S AT 16" O.C. STAGGER JOINTS LAPPED MINIMUM 6" VERTICAL AND 2" HORIZONTAL WITH BUILDING PAPER OR FELT.

PROVIDE A GALVANIZED CORROSION RESISTANT METAL WEEP SCREED AS MANUFACTURED BY FRY REGLER CORPORATION LOS ANGELES, CA. OF EXTRUDED ALUMINUM .050" THICK WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PLACED A MINIMUM 3/4 INCH BELOW THE FOUNDATION PLATE LINE ON ALL FRAME WALLS AND A MINIMUM 4 INCHES ABOVE ADJACENT FINISH GRADE. INSTALL PER TOWN APPROVED DETAILS.

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THE BUILDING DEVELOPMENT DIVISION WILL REQUIRE THE INSTALLATION CARD FROM THE STUCCO MANUFACTURER'S APPROVED APPLICATOR BE ON THE JOB SITE BEFORE THE APPLICATION OF THE WEATHER-RESISTIVE BARRIER.

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THE WEATHER RESISTIVE BARRIER SHALL BE A HIGH-TEMPERATURE, SELF-ADHERING RUBBERIZED ASPHALT MEMBRANE UNDERLAYMENT WITH SPLIT-RELEASE FILM SIMILAR TO CARLSLE WIP 300 HT. INSTALL AND OVERLAP JOINTS PER MANUFACTURER'S SPECIFICATIONS.

**EXTERIOR FINISH SPECIFICATIONS**

**METAL:**  
MTL-1: BRAKE METAL FINISH KG RUSTIC METAL FINISHES "VULCAN STEEL". SEE DETAILS ## AND ## ON A-# FOR ASSEMBLY AND SPACING INFORMATION. 22 GAUGE. SEE MEMBRANE UNDERLAYMENT SPECIFICATION ON THIS SHEET. SEE DETAIL ## ON A-# FOR ADDITIONAL ASSEMBLY INFORMATION.  
MTL-2: FLAT METAL FINISH 22 GAUGE MIN. METAL FINISH TO MATCH MTL-1. VERTICAL BUTT-JOINTS W/ A BACK SLICE SEAM AND 1/8" TO 1/4" GAP BETWEEN FOR EXPANSION. HORIZONTAL JOINTS TO USE A PITTSBURGH SEAM.  
MTL-3: BRAKE METAL FINISH 22 GAUGE MIN. METAL FINISH TO MATCH MTL-1. GLAZING SYSTEM ON HOUSE. VERTICAL BUTT-JOINTS W/ A BACK SLICE SEAM AND 1/8" TO 1/4" GAP BETWEEN FOR EXPANSION. HORIZONTAL JOINTS TO USE A PITTSBURGH SEAM.  
MTL-4: METAL SPARK ARRESTOR METAL SCREEN COVER PAINTED TO MATCH GLAZING FRAMES. SEE ROOF PLAN FOR DETAIL. PAINTED FINISH TO MATCH GLAZING SYSTEM. CARDINAL PAINT. COLOR: P000-BK247 FS 37036 BLACK FLAT (VERIFY COLOR W/ OWNER AND ARCHITECT).

**CONCRETE:**  
CONC-1: CAST-IN-PLACE CONCRETE INTEGRAL COLOR: DAVIS PENWATER LRV: 31. COORDINATE CONTROL JOINT LOCATIONS, PANEL LAYOUT, & SNAP TIE LAYOUT W/ ARCHITECT & ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR TO ALSO PROVIDE SAMPLE WALL MOCK-UP. SEE GENERAL NOTES ON SHEET A-0.1 FOR SPECIFICATIONS.

**MASONRY:**  
CMU-1: 8x8x24 TRENDSSTONE COLOR: MALIBU SAND LRV: 37. FINISH: GROUND, BOND: STACKED. VERTICAL JOINTS: V-JOINT. HORIZONTAL JOINTS: V-JOINT. MORTAR COLOR: COHILL'S TBD. SEE GENERAL NOTES ON SHEET A-0.1 FOR SPECIFICATIONS.

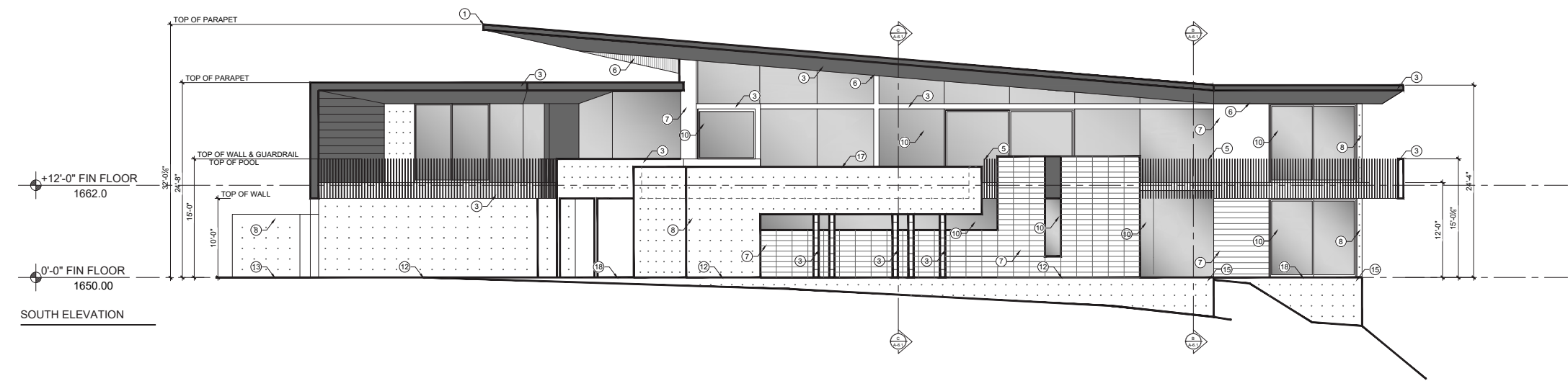
**STUCCO:**  
STC-1: INTEGRAL COLOR SYNTHETIC STUCCO FINISH SYSTEM (SOFFITS) 5/8" EXTERIOR GRADE FIBERGLASS MAT FACED GYPSUM BOARD W/ MOISTURE & MOLD RESISTANCE SUCH AS DENGLASS 'GOLDY' SHEATHING. INTEGRALLY COLORED SYNTHETIC STUCCO W/ FREESTYLE FINISH & COLOR TO MATCH STC-1. SEE DETAILS TAGGED ON RCP FOR CEILING REVEAL(S) AT SELECT EXTERIOR WALLS.

**GLAZING/OPENINGS:**  
1" LOW-E INSULATED DOOR OR WINDOW GLAZING DARK BRONZE ANODIZED ALUMINUM FRAMES/CLEAR TEMP. GLASS. SATIN ETCH SECOND SURFACE WHERE OCCURS PER WINDOW AND DOOR SCHEDULE.

**WOOD:**  
WD-1: WOOD CEILING 3/4" T&G CLEAR VERTICAL GRAIN DOUGLASS FIR. STAIN TBD. COMBINATION OF 2" x 4" AND 6" T&G PLANKS MILLED TO CREATE 1/8" GAP BETWEEN PLANKS WHEN INSTALLED. SEE DETAIL ## ON A-# FOR LAYOUT. WOOD GRAIN TO CONTINUE WHEN TURNING A CORNER. SEALER: CLEAR WATER-BASED SEALER W/ UV PROTECTION.

**NOTES:**  
1. VERIFY ALL FINISHES W/ OWNER AND ARCHITECT. CONTRACTOR TO PROVIDE MINIMUM 24"x24" SAMPLE FINISHES ON SITE FOR REVIEW & APPROVAL BY OWNER AND ARCHITECT.  
2. ARCHITECT TO REVIEW SHOP DRAWINGS FOR FLASHING CONDITIONS. CONTRACTOR TO PROVIDE MOCK-UP OF FLASHING CONDITIONS FOR ARCHITECT'S REVIEW.

- EXTERIOR ELEVATION KEYNOTES**
- MTL-1: STANDING SEAM METAL FINISH SYSTEM
  - MTL-2: FLAT METAL FINISH
  - MTL-3: BRAKE METAL FINISH
  - MTL-4: METAL SPARK ARRESTOR
  - STEEL PLATE GUARDRAIL. 3'-4" AFF. 1/2" x 2" x 4" O.C.
  - WD-1: WOOD CEILING
  - CMU-1 MASONRY FINISH.
  - CONC-1: CAST-IN-PLACE CONCRETE
  - STC-1: INTEGRAL COLOR SYNTHETIC STUCCO FINISH
  - 1" LOW-E INSULATED DOOR OR WINDOW GLAZING
  - EXISTING TOPOGRAPHY
  - PROPOSED TOPOGRAPHY
  - DRIVEWAY. SEE LANDSCAPE PLANS. REFER TO CIVIL DRAWINGS
  - MTL-DOOR SEE WINDOW AND DOOR SCHEDULE
  - CONC-1 SITE WALLS
  - OVERHEAD GARAGE DOOR
  - POOL & WATER FEATURE. UNDER SEPARATE PERMIT.
  - HARDSCAPE



**EXTERIOR ELEVATIONS**

3/16 5 10 15 20 25 30

**KENDLE DESIGN COLLABORATIVE**

6115 NORTH CATTLETRACK  
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ISSUE: 10/1/25 Variance Submittal

PROJECT NO: \_\_\_\_\_  
CAD DWG FILE: \_\_\_\_\_  
DRAWN BY: RvH  
CHECKED BY: BK

SHEET TITLE:  
**EXTERIOR ELEVATIONS**  
**A-5.0**

**GENERAL NOTES**

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STATE SOUND ATTENUATION REQUIREMENTS PER ARS 28-8482

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METAL SCREEN COVER PAINTED TO MATCH GLAZING FRAMES. SEE ROOF PLAN FOR DETAIL. PAINTED FINISH TO MATCH GLAZING SYSTEM. CARDINAL PAINT. COLOR: P000-BK247 FS 37038 BLACK-FLAT (VERIFY COLOR W/ OWNER AND ARCHITECT).

CONCRETE:  
CONC-1: CAST-IN-PLACE CONCRETE  
INTEGRAL COLOR: DAVIS PENNER LRV: 31. COORDINATE CONTROL JOINT LOCATIONS, PANEL LAYOUT, & SNAP TIE LAYOUT W/ ARCHITECT & ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR TO ALSO PROVIDE SAMPLE WALL MOCK-UP. SEE GENERAL NOTES ON SHEET A-0.1 FOR SPECIFICATIONS.

MASONRY:  
CMU-1: 8x8x24 TRENDSSTONE  
COLOR: MALBU SAND LRV: 37.  
FINISH: GROUND BOND, STACKED. VERTICAL JOINTS: V-JOINT. HORIZONTAL JOINTS: V-JOINT. MORTAR COLOR: COHILL'S TBD. SEE GENERAL NOTES ON SHEET A-0.1 FOR SPECIFICATIONS.

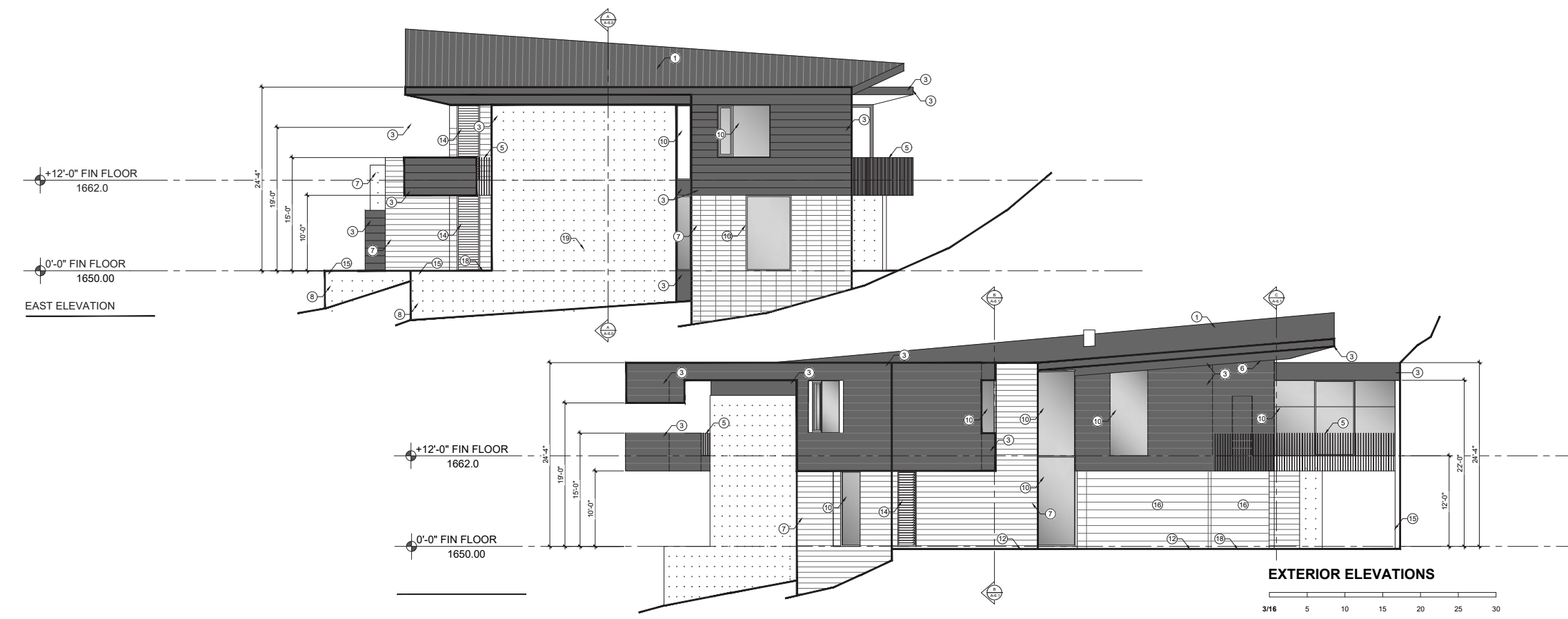
STUCCO:  
STC-1: INTEGRAL COLOR SYNTHETIC STUCCO FINISH SYSTEM (SOFFITS)  
3/8" EXTERIOR GRADE FIBERGLASS MAT FACED GYPSUM BOARD W/ MOISTURE & MOLD RESISTANCE SUCH AS DENGLASS 'GOLD' SHEATHING. INTEGRALLY COLORED SYNTHETIC STUCCO W/ FREESTYLE FINISH & COLOR TO MATCH STC-1. SEE DETAILS TAGGED ON RCP FOR CEILING REVEAL(S) AT SELECT EXTERIOR WALLS.

GLAZING/OPENINGS:  
1" LOW-E INSULATED DOOR OR WINDOW GLAZING  
DARK BRONZE ANODIZED ALUMINUM FRAMES/CLEAR TEMP. GLASS. SATIN ETCH SECOND SURFACE WHERE OCCURS PER WINDOW AND DOOR SCHEDULE.

WOOD:  
WD-1: WOOD CEILING  
3/4" T&G CLEAR VERTICAL GRAIN DOUGLASS FIR. STAIN TBD. COMBINATION OF 2" x 4" AND 6" T&G PLANKS MILLED TO CREATE 1/8" GAP BETWEEN PLANKS WHEN INSTALLED. SEE DETAIL ## ON A-# FOR LAYOUT. WOOD GRAIN TO CONTINUE WHEN TURNING A CORNER. SEALER: CLEAR WATER-BASED SEALER W/ UV PROTECTION.

NOTES:  
1. VERIFY ALL FINISHES W/ OWNER AND ARCHITECT. CONTRACTOR TO PROVIDE MINIMUM 24"x24" SAMPLE FINISHES ON SITE FOR REVIEW & APPROVAL BY OWNER AND ARCHITECT.  
2. ARCHITECT TO REVIEW SHOP DRAWINGS FOR FLASHING CONDITIONS. CONTRACTOR TO PROVIDE MOCK-UP OF FLASHING CONDITIONS FOR ARCHITECT'S REVIEW.

- EXTERIOR ELEVATION KEYNOTES**
- MTL-1: STANDING SEAM METAL FINISH SYSTEM
  - MTL-2: FLAT METAL FINISH
  - MTL-3: BRAKE METAL FINISH
  - MTL-4: METAL SPARK ARRESTOR
  - STEEL PLATE GUARDRAIL. 3'-4" AFF. 1/2" x 2" 4" O.C.
  - WD-1: WOOD CEILING
  - CMU-1 MASONRY FINISH.
  - CONC-1: CAST-IN-PLACE CONCRETE
  - STC-1: INTEGRAL COLOR SYNTHETIC STUCCO FINISH
  - 1" LOW-E INSULATED DOOR OR WINDOW GLAZING
  - EXISTING TOPOGRAPHY
  - PROPOSED TOPOGRAPHY
  - DRIVEWAY. SEE LANDSCAPE PLANS. REFER TO CIVIL DRAWINGS
  - MTL-DOOR SEE WINDOW AND DOOR SCHEDULE
  - CONC-1 SITE WALLS
  - OVERHEAD GARAGE DOOR
  - POOL & WATER FEATURE, UNDER SEPARATE PERMIT.
  - HARDSCAPE



**KENDLE DESIGN COLLABORATIVE**

6115 NORTH CATTLETRACK  
SCOTTSDALE, ARIZONA 85250  
PH 480.951.8558  
BRENT@KENDLEDESIGN.COM  
KENDLEDESIGN.COM

**Glen Residence**

5712 East Glen Drive  
Paradise Valley, AZ 85253

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MARK	DATE	DESCRIPTION

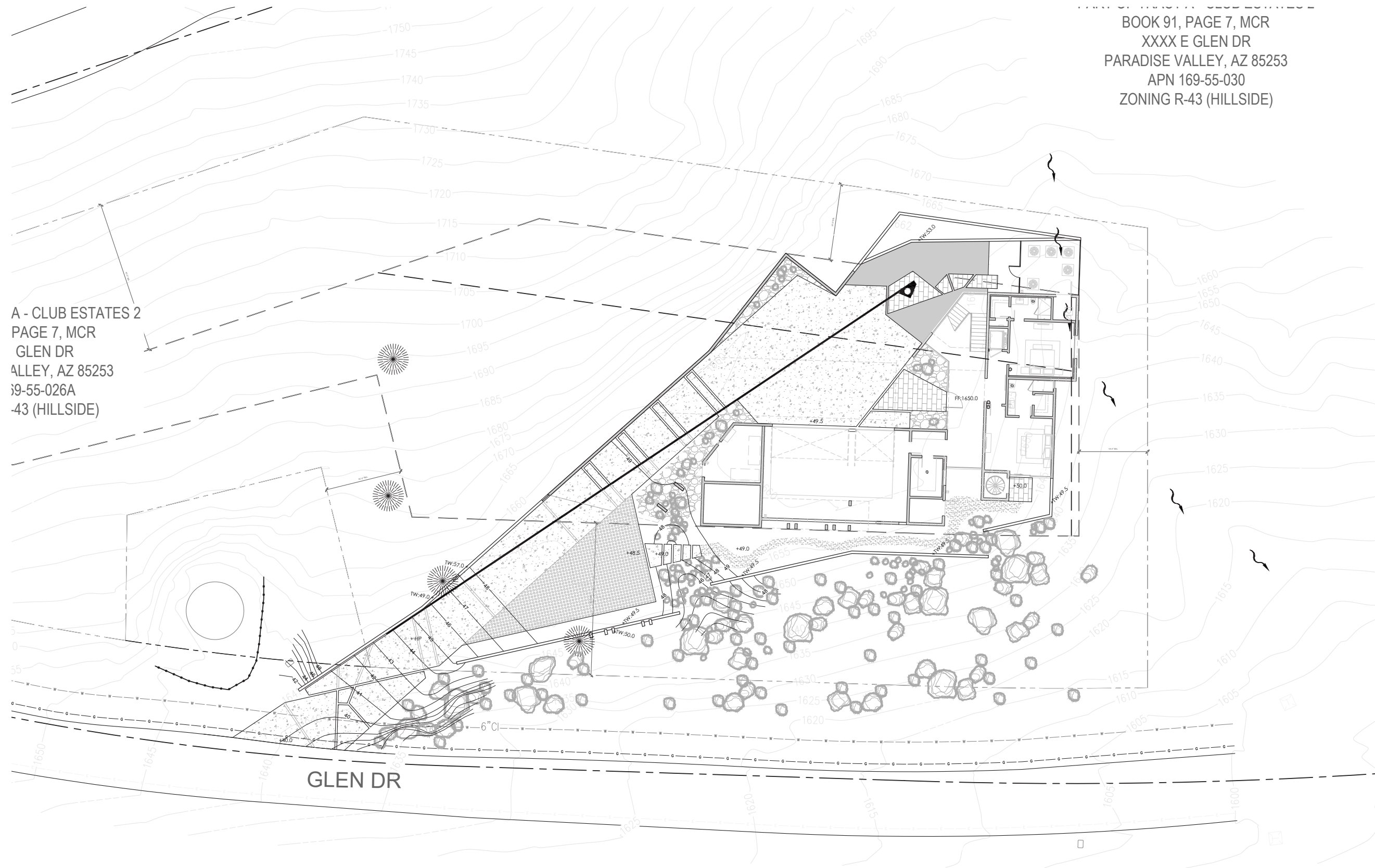
ISSUE: 10/1/25 Variance Submittal

PROJECT NO.:  
CAD DWG FILE:  
DRAWN BY: RvH  
CHECKED BY: BK

SHEET TITLE:  
**EXTERIOR ELEVATIONS**  
**A-5.1**



BOOK 91, PAGE 7, MCR  
XXXX E GLEN DR  
PARADISE VALLEY, AZ 85253  
APN 169-55-030  
ZONING R-43 (HILLSIDE)



A - CLUB ESTATES 2  
PAGE 7, MCR  
GLEN DR  
ALLEY, AZ 85253  
19-55-026A  
-43 (HILLSIDE)

**GENERAL SALVAGE NOTES:**

1. PLANT MATERIALS MUST BE INDIVIDUALLY TAGGED IN THE FIELD AT THE TIME THE INVENTORY PLANS ARE SUBMITTED. TAGGED MATERIALS MUST BE CLEARLY MARKED WITH WATERPROOF INK AND INCLUDE THE NUMBER WHICH CORRESPONDS TO THE NUMBER SHOWN ON THE PLANS.
2. ALL PLANT MATERIALS MUST REMAIN ON SITE UNTIL THE SALVAGE PLAN IS APPROVED.
3. TAGS MUST BE ATTACHED SO THAT THEY WILL REMAIN ON THE PLANT FOR THE DURATION OF THE SALVAGE AND NURSERY STORAGE PERIOD.
4. ALL SALVAGEABLE MATERIAL IS TO BE CLEARLY FLAGGED WITH TAPE OR PLASTIC TAGS VISIBLE FROM ALL DIRECTIONS. TAGS SHALL BE NUMBERED TO CORRESPOND WITH THE PLANT INVENTORY PLAN AND LEGEND.  
 COLOR CODE AS FOLLOWS:  
 RED - SALVAGE AND RELOCATE  
 WHITE - PRESERVE AND PROTECT IN PLACE  
 BLUE - DESTROY, NOT SALVAGEABLE AND CANNOT REMAIN IN PLACE
5. ALL SALVAGEABLE PLANTS WILL BE STORED AT AN ON-SITE HOLDING YARD AND WILL BE RE-PLANTED ON-SITE AT A LATER DATE.
6. ALL MISCELLANEOUS CACTI UNDER 3' IN HEIGHT WILL BE SALVAGED AND STORED IN THE NURSERY IF THEY ARE WITHIN THE BUILDING ENVELOPE AND AFFECTED BY CONSTRUCTION.
7. UPON REMOVAL OF SALVAGEABLE NATIVE PLANTS THE SALVAGE CONTRACTOR SHALL SUBMIT A LIST IDENTIFYING THE TAG NUMBER OF THE PLANTS SURVIVING SALVAGE OPERATIONS TO THE CITY'S LANDSCAPE INSPECTOR PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PROJECT PROPERTY LINES PRIOR TO SALVAGE. ANY PLANT MATERIAL THAT IS LABELED SALVAGEABLE OR NON-SALVAGEABLE OUTSIDE OF FINAL STAKING BOUNDARIES IS TO REMAIN IN PLACE UNLESS OTHERWISE DIRECTED BY OWNER.
9. CONTRACTOR TO VERIFY WITH OWNER ALL PLANT MATERIAL LABELED SALVAGEABLE OR NON-SALVAGEABLE ADJACENT TO N.A.O.S. BOUNDARIES AND /OR DRAINAGE WAYS

ID	Variety	Inventory Designation	Tree Height-Ft.	Caliper Inches	Salvageability Comments	Tree Width-Ft.	Cacti Height-Ft
1	Palo Verde	Remove	8	5	Poor Location	14	
2	Palo Verde	Remove	8	6	Poor Location	15	
3	Palo Verde	Salvage	8	6		16	
4	Palo Verde	Remove	8	5	Poor Location	14	
5	Palo Verde	Remain	9	4	Poor Location	15	
6	Saguaro	Remain		12			3
7	Palo Verde	Remove	8	5	Poor Location	15	

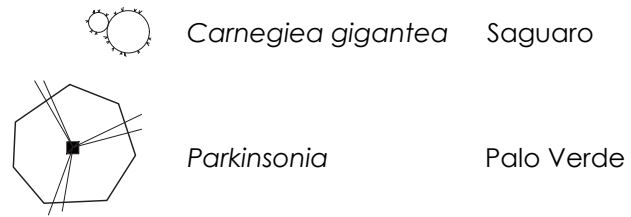
**Summary**

- Salvage Plants**
- 1 Trees on this site to be salvaged totaling 6 caliper inches
  - 0 Cacti on this site to be salvaged totaling 00 caliper inches
  - 1 Total Plants to Salvage
- Unsalvageable Plants (Destroy)**
- 4 Trees on this site that are not salvageable (destroy) totaling 21 caliper inches
  - 0 Cactus on this site that are not salvageable (destroy) totaling 00 caliper inches
  - 4 Total Plants to Destroy (Unsalvageable)
- Plants to Remain**
- 1 Trees to Remain in Place
  - 1 Cacti to Remain in Place
  - 2 Total Plants to Remain in Place

**Abbreviation Legend**

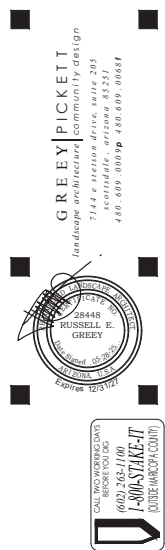
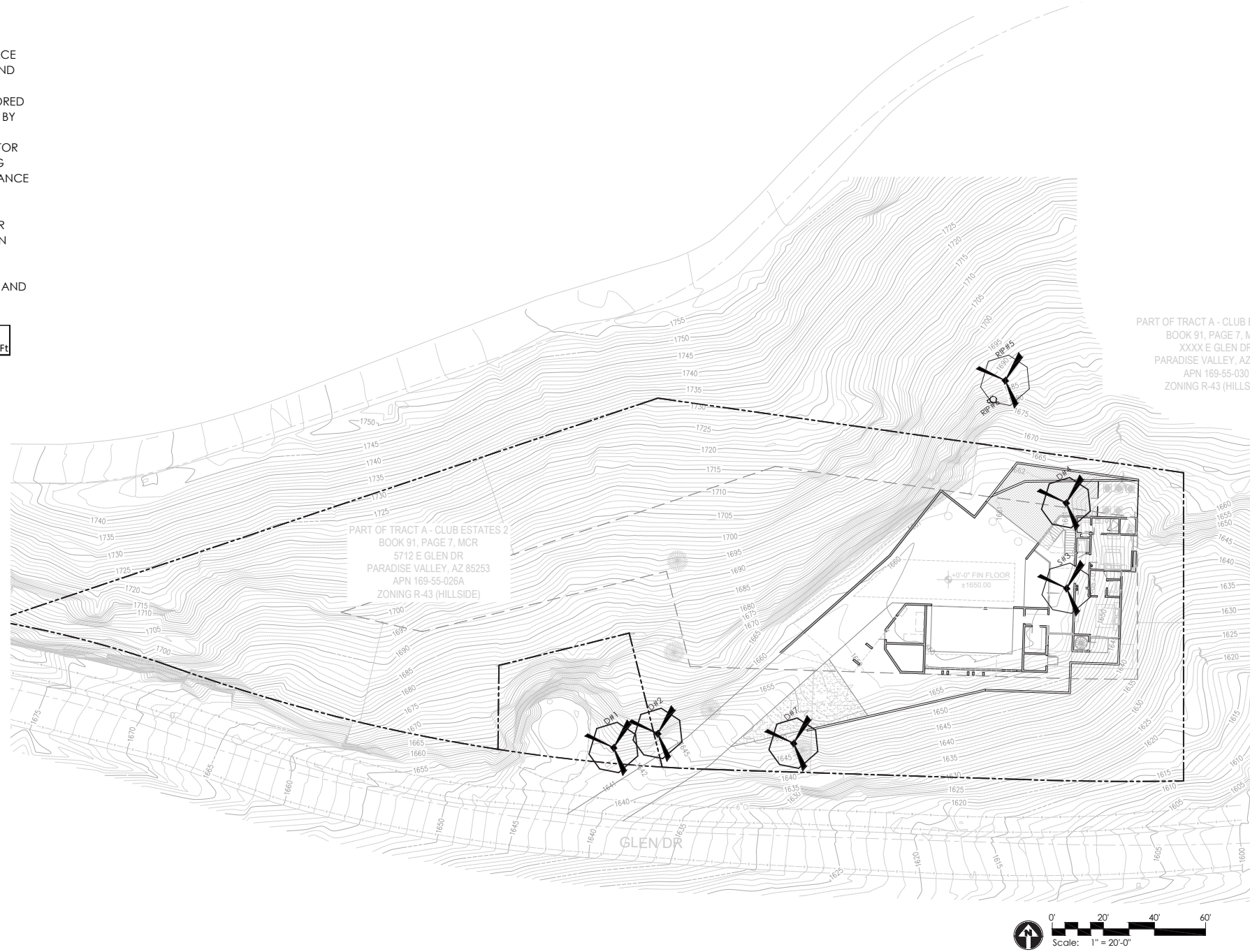
Abb	Botanical Name	Common Name
PLO	<i>Parkinsonia microphylla</i>	Palo Verde
SAG	<i>Carnegiea gigantea</i>	Saguaro

**PLANT SYMBOL LEGEND:**



**INVENTORY COMPLETED BY:**

ARIZONA SPECIALTY CACTUS  
 PHONE: 602-694-3496  
 E-MAIL: AZSPECIALTYCACTUS@GMAIL.COM  
 CONTACT: ALEX GREY



PART OF TRACT A - CLUB E  
 BOOK 91, PAGE 7, MCR  
 XXXX E GLEN DR  
 PARADISE VALLEY, AZ  
 APN 169-55-030  
 ZONING R-43 (HILLSIDE)

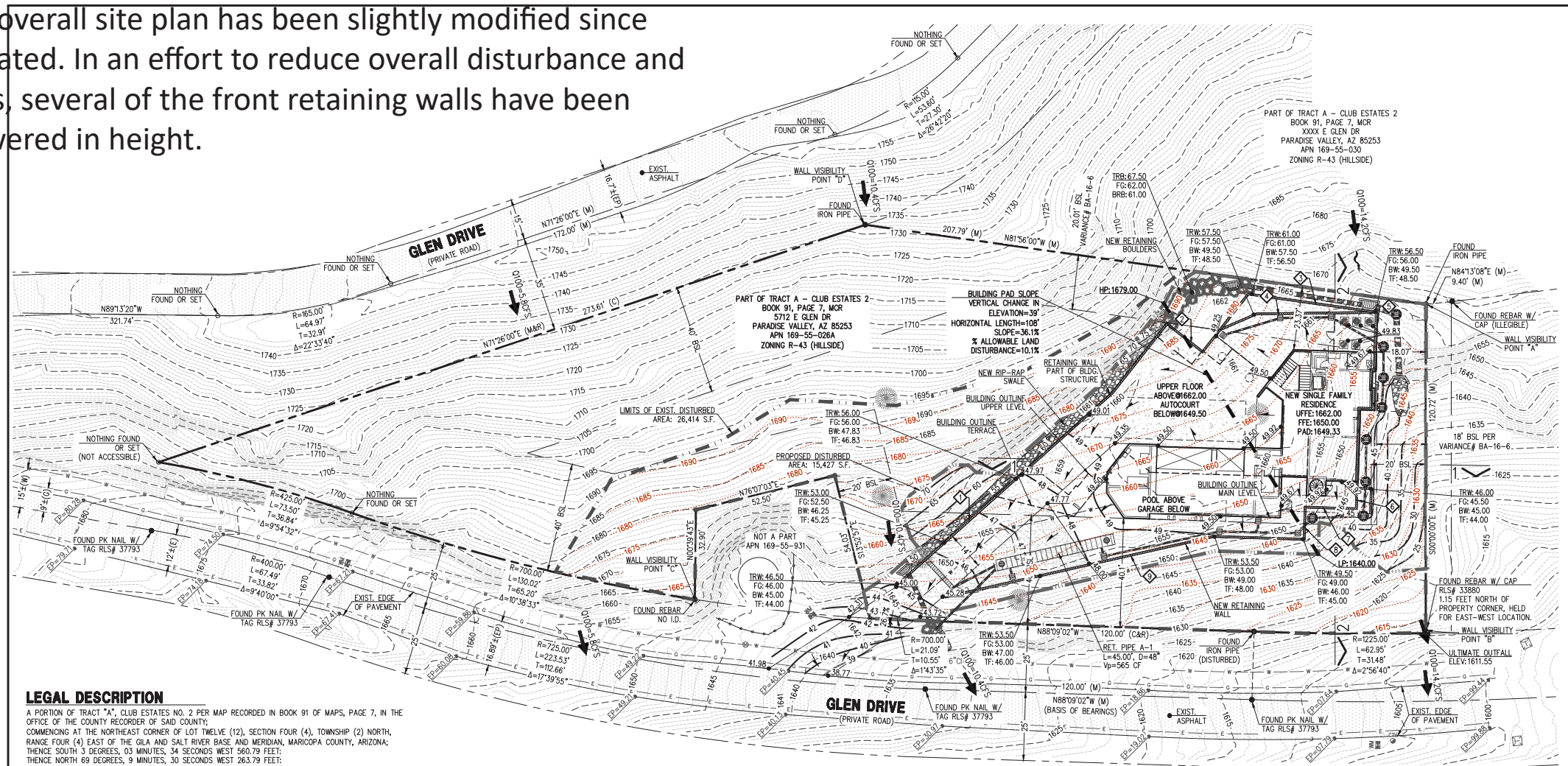
**GLEN RESIDENCE**  
 5712 E. Glen Dr.  
 Paradise Valley, AZ 85253

revisions:  
 project #: KDC020  
 scale: 1" = 20'-0"  
 issued for: SUBMITTAL  
 drawn by: TEAM  
 date: 05/28/2025  
 drawing: Native Plant Inventory  
**L2.0**  
 of

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Please note that the overall site plan has been slightly modified since the civil plan was created. In an effort to reduce overall disturbance and retaining wall heights, several of the front retaining walls have been shifted north and lowered in height.



**LEGAL DESCRIPTION**

A PORTION OF TRACT "A", CLUB ESTATES NO. 2 PER MAP RECORDED IN BOOK 91 OF MAPS, PAGE 7, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; COMMENCING AT THE NORTHEAST CORNER OF LOT TWELVE (12), SECTION FOUR (4), TOWNSHIP (2) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE SOUTH 3 DEGREES, 03 MINUTES, 34 SECONDS WEST 560.79 FEET; THENCE NORTH 69 DEGREES, 9 MINUTES, 30 SECONDS WEST 263.79 FEET; THENCE SOUTH 74 DEGREES, 28 MINUTES, 40 SECONDS WEST 124.35 FEET; THENCE NORTH 84 DEGREES, 54 MINUTES, 20 SECONDS WEST 239.32 FEET; THENCE NORTH 89 DEGREES, 56 MINUTES, 30 SECONDS WEST 261.72 FEET; THENCE NORTH 86 DEGREES, 58 MINUTES, 50 SECONDS WEST 310 FEET; THENCE NORTH 155.00 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF UPPER GLEN DRIVE; THENCE WESTERLY 743.84 FEET ALONG THE SOUTH LINE OF SAID UPPER GLEN DRIVE TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG THE SOUTH LINE OF SAID UPPER GLEN DRIVE 268.87 FEET TO THE JUNCTION WITH THE NORTH LINE OF LOWER GLEN DRIVE; THENCE EASTERLY ALONG THE NORTH LINE OF LOWER GLEN DRIVE 467.89 FEET; THENCE NORTH 120.00 FEET TO A POINT; THENCE NORTH 81 DEGREES 59 MINUTES 00 SECONDS WEST 207.79 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION OF THE TRACT "A" CLUB ESTATES NO. 2, ACCORDING TO BOOK 91 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT COMMON TO LOT 50, LOT 51 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF 57TH PLACE AS SHOWN ON SAID MAP OF CLUB ESTATES NO. 2; THENCE NORTH 32 DEGREES 20 MINUTES 00 SECONDS WEST 25.00 FEET TO A POINT ON THE CENTERLINE OF SAID 57TH PLACE SAID POINT MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, THE CENTRAL POINT OF WHICH BEARS NORTH 32 DEGREES 20 MINUTES 00 SECONDS WEST, 275.00 FEET DISTANT THEREFROM; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 54 MINUTES 30 SECONDS FOR A DISTANCE OF 100.34 FEET TO THE POINT OF INTERSECTION OF SAID 57TH PLACE WITH THE CENTERLINE OF GLEN DRIVE, SAID POINT MARKING THE BEGINNING OF A CURVE CONCAVE NORTHERLY, THE CENTER OF WHICH BEARS NORTH 5 DEGREES 10 MINUTES 00 SECONDS WEST 425.00 FEET DISTANT THEREFROM; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 17 DEGREES 50 MINUTES 00 SECONDS FOR A DISTANCE OF 132.28 FEET TO A POINT MARKING THE BEGINNING OF GLEN DRIVE AS A PRIVATE ROAD AS SHOWN ON SAID MAP OF CLUB ESTATES NO. 2; THENCE NORTH 12 DEGREES 40 MINUTES 00 SECONDS EAST ALONG THE LINE DELINEATING THE END OF THE DEDICATED ROAD AND BEGINNING OF THE PRIVATE ROAD FOR A DISTANCE OF 25.00 FEET; THENCE NORTH 77 DEGREES 20 MINUTES 00 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PRIVATE ROAD 110.00 FEET TO A POINT MARKING THE BEGINNING OF A CURVE CONCAVE SOUTHERLY THE CENTRAL POINT OF WHICH BEARS SOUTH 12 DEGREES 40 MINUTES 00 SECONDS WEST 500.00 FEET DISTANT THEREFROM; THENCE ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PRIVATE ROAD THROUGH A CENTRAL ANGLE OF 18 DEGREES 10 MINUTES 00 SECONDS FOR A DISTANCE OF 158.53 FEET TO A POINT MARKING THE BEGINNING OF A REVERSE CURVE, THE CENTER OF WHICH BEARS NORTH 5 DEGREES 30 MINUTES 00 SECONDS WEST 1225.00 FEET DISTANT THEREFROM; THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 7 DEGREES 30 MINUTES 00 SECONDS FOR A DISTANCE OF 160.35 FEET; THENCE NORTH 88 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 120.00 FEET TO A POINT MARKING THE BEGINNING OF A CURVE CONCAVE NORTHERLY THE CENTRAL POINT OF WHICH BEARS NORTH 2 DEGREES 00 MINUTES 00 SECONDS EAST 700.00 FEET DISTANT THEREFROM; THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 1 DEGREE 46 MINUTES 00 SECONDS FOR A DISTANCE OF 21.58 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 5 DEGREES 18 MINUTES 16 SECONDS A DISTANCE OF 64.81 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 0 DEGREES 13 MINUTES 32 SECONDS WEST 32.90 FEET; THENCE NORTH 75 DEGREES 13 MINUTES 48 SECONDS EAST 52.49 FEET; THENCE SOUTH 14 DEGREES 46 MINUTES 12 SECONDS EAST 54.32 FEET TO THE TRUE POINT OF BEGINNING.

**RETENTION CALCULATIONS**

ON-SITE RETENTION FOR THE PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT

$V = D \times A \times (C_w \text{ post} - C_w \text{ pre}) / 12$  |  $D$  - RAINFALL DEPTH = 2.22" |  $A$  - TRIBUTARY AREA, SF |  $C_w$  - WEIGHTED RUNOFF COEFFICIENT

$V = (D \times A \times C_w \text{ post}) / 12$  |  $D$  - RAINFALL DEPTH = 0.5" FIRST FLUSH |  $A$  - TRIBUTARY AREA, SF |  $C_w$  - WEIGHTED RUNOFF COEFFICIENT

DRAINAGE AREA	AREA S.F.	RUNOFF COEFFICIENT Cw	VOLUME REQUIRED PRE VS POST C.F.	RETENTION BASIN ID	CONTOUR ELEVATION	CONTOUR AREA S.F.	DEPTH FT	VOLUME PROVIDED C.F.	AS-BUILT VOLUME PROVIDED
A	14,987	0.14	388	A1	UNDERGROUND RETENTION PIPE	L=45'	D=48"	565	
TOTAL			388					565	

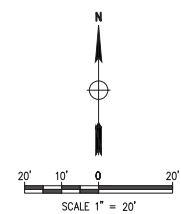
(1) RAINFALL DEPTH IS PER NOAA ATLAS 14, VOLUME 1, VERSION 5.

WEIGHTED RUNOFF COEFFICIENT, Cw PRE- DEVELOPMENT AREA A				WEIGHTED RUNOFF COEFFICIENT, Cw POST- DEVELOPMENT AREA A			
SURFACE TYPE	RUNOFF COEFFICIENT C	AREA SF	C*AREA	SURFACE TYPE	RUNOFF COEFFICIENT C	AREA SF	C*AREA
PAVEMENT & ROOF	0.95	0	0	PAVEMENT & ROOF	0.95	8,487	8,063
NATIVE HILLSIDE	0.70	14,987	10,491	NATIVE HILLSIDE	0.70	6,500	4,550
TOTAL		14,987	10,491	TOTAL		14,987	12,613
$C_w = C * \text{AREA} / \text{TOTAL AREA}$			0.70	$C_w = C * \text{AREA} / \text{TOTAL AREA}$			0.84

**RETAINING WALL TABLE**

ID NUMBER	MAX. HEIGHT FT	LENGTH FT	VISIBLE WALL LENGTH			
			A	B	C	D
1	8	60.00				60.00
2	8	43.50				43.50
3	8	48.00	48.00			48.00
4	8	56.17	56.17			56.17
5	6.5	14.50	14.50	10.00		
7	4	18.75		18.75		
8	4	11.75		11.75		
9	6.5	134.17		134.17		
TOTAL		396.84	128.67	174.67	60.00	147.67

FOR LOCATIONS IDENTIFIED WITH KEYNOTE  $\diamond$  MAXIMUM LENGTH OF RETAINING WALLS VISIBLE FROM ANY POINT ON THE PROPERTY LINE = 174.67 < 300'. ALL WALL LENGTHS LISTED ABOVE ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACCURACY OF WALL QUANTITIES AS SHOWN. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS AND DETAILS FOR WALL CONSTRUCTION, HEIGHT AND FINISH.



Contact Arizona 911 at least two full working days before you begin excavation  
**ARIZONA**  
 Call 911 or click Arizona911.com

DATE: 05/07/25  
 JOB: 2411339  
 VERSION: 1.1  
 SCALE: 1"=20'  
 DESIGNED BY: NP  
 DRAWN BY: CM  
 CHECKED BY: J  
 PLOT DATE: 05/07/25

REVISIONS:

**PRELIMINARY GRADING & DRAINAGE IMPROVEMENT PLAN ON HILLSIDE LOT MAIN LEVEL**

**GLEN RESIDENCE 5712 E GLEN DR., PARADISE VALLEY, AZ 85253**

0.650 689 1980 L E 609 445 2492  
 8800 N CENTRAL AVE., SUITE 200  
 PHOENIX, AZ 85020  
 PH: 602.998.1100  
 FX: 602.998.1100

**Land DEVELOPMENT GROUP**

**C-2**  
 2 OF 5



## COMMUNITY DEVELOPMENT DEPARTMENT VARIANCE APPLICATION GUIDE

Town of Paradise Valley • 6401 East Lincoln Drive • Paradise Valley, Arizona 85253 • Phone: (480) 348-3692

### NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN THAT THE TOWN OF PARADISE VALLEY BOARD OF ADJUSTMENT WILL HOLD A HEARING ON THE FOLLOWING PROPOSED PROJECT. IF YOU HAVE QUESTIONS ABOUT THIS APPLICATION, PLEASE CALL THE PLANNING DIVISION AT (480) 348-3692.**

Applicant/Representative: \_\_\_\_\_

Applicant's Company Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Project/Property Address: \_\_\_\_\_

Zoning: \_\_\_\_\_ Acreage: \_\_\_\_\_

Project Narrative:

### MEETING DATE/ TIME/PLACE

Meeting Date: \_\_\_\_\_ Meeting Time: \_\_\_\_\_

Meeting Place: Town of Paradise Valley Town Hall Building, 6401 E. Lincoln Drive, Paradise Valley, AZ 85253  
*Language regarding remote participation requirements on next page (as determined by staff)*

Planning Division: 480-348-3692



# COMMUNITY DEVELOPMENT DEPARTMENT AFFIDAVIT OF MAILING NOTIFICATION

Town of Paradise Valley • 6401 East Lincoln Drive • Paradise Valley, Arizona 85253 • Phone: (480) 348-3692

STATE OF ARIZONA        )  
  ) ss:  
County of Maricopa        )

In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that all the property owners within 1,500 feet of the property, as obtained from the Maricopa County Assessor's Office on 11/10/2025, for the proposed variance has been mailed on the following date 11/10/2025, 2025.

(This property list shall not be older than thirty (30) days at the time of filing of the application).

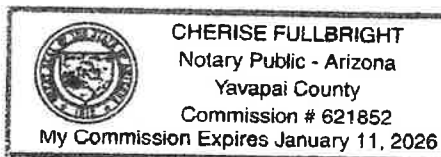
[Signature]  
\_\_\_\_\_

The foregoing instrument was acknowledged by me this 10<sup>th</sup> day of November, 2025, by Richard Van Home.  
Name

[Signature]  
NOTARY PUBLIC

My commission expires:

January 11, 2026





# COMMUNITY DEVELOPMENT DEPARTMENT AFFIDAVIT OF POSTING

Town of Paradise Valley • 6401 East Lincoln Drive • Paradise Valley, Arizona 85253 • Phone: (480) 348-3692

STATE OF ARIZONA )  
 ) ss:  
County of Maricopa )

I, Richard vanHorn, depose and state that the attached notice, of proposed application \_\_\_\_\_ located at 5712 E Hwy Dr for the Board of Adjustment meeting date of December 30, 20 25 is

a true and correct copy of a notice which I cause to be posted by the following day of the week 11/10/25 and on the following date 11/10/25, 20 25 in the following location(s):

All in the Town of Paradise Valley, Arizona and County and State aforesaid, the same being public places in said County and in the following locations:

All to the Town of Paradise Valley, Arizona and County and State aforesaid.

DATED this 10 day of November, 20 25.

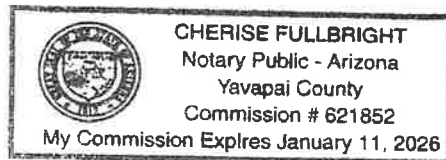
[Signature]  
Signature

This affidavit was Subscribed and sworn to before me on this 10<sup>th</sup> day of November, 20 25.

[Signature]  
NOTARY PUBLIC

My commission expires:

January 11, 2026



Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STAT	MAIL_ZIP
COLEMAN FAMILY REVOCABLE TRUST	3255 BURNHAM RD	FARMINGTON	NM	87401
PETERSON JANA LOUISE	5901 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
TAHERI KAVEH	5939 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
ROVINSKY ELLIOT B	5841 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
MUMMY MOUNTAIN PRESERVE TRUST THE	6401 E LINCOLN DR	PARADISE VALLEY	AZ	85253
GIBBONS DALE	5959 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
P DUGEL FAMILY LTD PARTNERSHIP	5841 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
SOMMET MUMMY PROPERTY LLC	5801 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
JEWELL LINDSAY A/MORROW CHARLES	5784 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
ZANG KERRY/VIRGINIA TR	5789 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
JONATHAN AND DANIELLE ROBERTS REVOCABLE LIVING TRUST	10042 W AVENIDA DEL SOL	PEORIA	AZ	85383
JACKSON JILL M/LORMAN ROBERT	5689 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
DEWANJEE SUMIT	7301 E 3RD AVE UNIT 413	SCOTTSDALE	AZ	85251
CASPIAN LEGACY LLC/3035 ELLSWORTH HOLDINGS LLC	5739 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
EAGLES NEST HOLDINGS LLC	7582 LAS VEGAS BLVD STE 134	LAS VEGAS	NV	89123
BRODKIN TERRY B	5650 E CHENEY DR	PARADISE VALLEY	AZ	85253
LAMB FAMILY LIVING TRUST	5676 E CHENEY DR	PARADISE VALLEY	AZ	85253
TCK REVOCABLE LIVING TRUST	5678 E CHENEY DR	PARADISE VALLEY	AZ	85253
PLENGE ROBERT W/DORRANCE BENNETT ETAL TR	6401 E LINCOLN DR	PARADISE VALLEY	AZ	85253
RICHARD F ROSS REVOCABLE TRUST	7473 N 58TH PL	PARADISE VALLEY	AZ	85253
MAT VALLEY LLC		SEDONA	AZ	86336
RICK L FLORY FAMILY TRUST	7447 N 58TH PL	PARADISE VALLEY	AZ	85253
VARAHRAMYAN SHAHRYAR CARLO/SHOREH	7726 N FOOTHILLS DR S	PARADISE VALLEY	AZ	85253
DANIEL AND ELAINE GRUBER TRUST	7420 N 58TH PL	PARADISE VALLEY	AZ	85253
HAWKINS BRIAN G/EWA K	PO BOX 1539	LITCHFIELD PARK	AZ	85340
JOHNSTON SHARON RAE	7480 N 58TH PL	PARADISE VALLEY	AZ	85253
EVERLINK LLC	5715 E CHENEY DR	PARADISE VALLEY	AZ	85253
SHOT IN THE HAND FAMILY TRUST	5715 E CHENEY DR	PARADISE VALLEY	AZ	85253
DR ROBERT NEY CHILDRESS TRUST	5720 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
KARBASSI MASOUD/LADEN	5750 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
PARADISE VALLEY TOWN OF	6401 E LINCOLN DR	PARADISE VALLEY	AZ	85253
LA PLACE DU SOMMET HOMEOWNERS ASSOCIATION INC	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040
LA PLACE DU SOMMET HOMEOWNERS ASSOC	7255 E HAMPTON AVE STE 101	MESA	AZ	85209
MUMMY MOUNTAIN PRESERVE TRUST	6401 E LINCOLN DR	PARADISE VALLEY	AZ	85253
CAMELBACK PROPERTIES INN INC	PO BOX 696583	SAN ANTONIO	TX	78269
CAMELBACK PROPERTIES INN INC	PO BOX 696583	SAN ANTONIO	TX	78269
JOHNSON BRENDA	5434 E LINCOLN DR 77	PARADISE VALLEY	AZ	85253
LEE JACK C/I LOUISE	5434 E LINCOLN DR 78	PARADISE VALLEY	AZ	85253
ROBERT W EBERSPACHER REVOCABLE TRUST/JULIE M EBERSPACHER REVOCABLE TRUST	1140 OAK SPRING LN	LIBERTYVILLE	IL	60048
ELIZABETH BALIS GOODYEAR LIVING TRUST	5434 E LINCOLN DR 80	PARADISE VALLEY	AZ	85253
DOLLAGHAN MICHAEL D/CONSTANCE	5434 E LINCOLN DR UNIT 72	PARADISE VALLEY	AZ	85253
COLONIA MIRAMONTE OWNERS ASSN INC	7255 E HAMPTON AVE 101	MESA	AZ	85209
COLONIA MIRAMONTE OWNERS ASSN INC	7255 E HAMPTON AVE 101	MESA	AZ	85209
MORSE JOHN DAVID/CAROL KAY TR	5744 E JOSHUA TREE	PARADISE VALLEY	AZ	85253
ERIC AND LORI RISSER FAMILY TRUST	5829 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
JVSV LLC	2205 CARILLON PT	KIRKLAND	WA	98033
TUCHIN REVOCABLE LIVING TRUST	5730 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
FUQUA BRIDGET A TR	6624 N SMOKE TREE LN	PARADISE VALLEY	AZ	85253
DIAMOND STEEL LLC	5644 E CACTUS WREN RD	PARADISE VALLEY	AZ	85253
MARTIN J VANDERPL OEG 2001 REVOCABLE LIV TRUST	5716 E CACTUS WREN RD	PARADISE VALLEY	AZ	85253
DESOUZA CALUM BRUNO/TRICIA	5736 E CACTUS WREN RD	PARADISE VALLEY	AZ	85253
SINGH FAMILY TRUST	5739 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
BAKER REVOCABLE TRUST	5729 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
ROESKE JEROME D/KATHRYN A TR	5709 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85255
WE'RE BACK LLC	1622 WILLOW RD 201	NORTHFIELD	IL	60093
HOLLENBECK RICK/PAM TR	6820 N LOST DUTCHMAN DR	PARADISE VALLEY	AZ	85253
RUNBECK ROBERT KEVIN/NEUMAN SANTRA KAY	6830 N LOST DUTCHMAN DR	PARADISE VALLEY	AZ	85253
MERIDIAN 6837 LLC	1734 E BOSTON ST STE 103	GILBERT	AZ	85295
PETERSON MARK/KARA	6837 N LOST DUTCHMAN DR	PARADISE VALLEY	AZ	85253
KATHRYN JO LINCOLN TRUST	6813 N LOST DUTCHMAN DR	PARADISE VALLEY	AZ	85253
KRAMER REVOCABLE TRUST	5640 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
LEWIS THOMAS E/SUZANNE TR	6820 N 57TH PL	SCOTTSDALE	AZ	85251
SCOTT GUY/SHELLEY	N-11950 100 AVE NW	EDMONTON	AB	T5K 0K5
RICHARDS PHILLIP CROCE/STEPHANIE JEAN	5709 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
GEAR BARBARA F TR	6817 N 57TH PL	PARADISE VALLEY	AZ	85253
SCOTT D GOLDMAN REVOCABLE TRUST	5720 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
PARADISE VALLEY WATER CO	2355 W PINNACLE PEAK RD STE 300	PHOENIX	AZ	85027
A G FAMILY RESIDENCE TRUST	6710 N SCOTTSDALE RD STE 225	SCOTTSDALE	AZ	85253
MERAZ JOSE JR/FRIAS NUVIA M GARDEA	5639 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
RECTOR RICHARD A/DEPENDAHL ROBYN L TR	5921 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
WESSELS-COVINGTON FAMILY TRUST	5900 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
JOSHUA TREE LANE LLC	5816 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
OYA TYLOR REVOCABLE TRUST	6815 N 58TH PL	PARADISE VALLEY	AZ	85253
SCHERR JASON	6841 N 58TH PL	PARADISE VALLEY	AZ	85253
FRANCES J HAYNES FAMILY TRUST	6831 N 58TH PL	PARADISE VALLEY	AZ	85253
TAZ DIAMOND LLC	5815 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
CHA CHA BAMBIA LLC	5815 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
LONGO JOSEPH A III/MAUREEN C	5995 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
ERIC AND LORI RISSER FAMILY TRUST	5829 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
PJM INVESTORS LLC	1300 N STATE PKWY UNIT 1102	CHICAGO	IL	60610
HEBETS JAMES B/CAROL M TR	5831 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
SHERMAN REVOCABLE TRUST	5840 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
KEITH W BRUCH TRUST/JULIE A BRUCH TRUST	1627 MONTEREY DR	GLENVIEW	IL	60026
AUGUSTA INVESTMENTS LLC	370 E WINDMILL LN	LAS VEGAS	NV	89123
SALAHEDDINE TOMEH MD PC PROFIT SHARING PLAN	5600 E DOUBLETREE RD	PARADISE VALLEY	AZ	85253



5651 LLC	5651 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
NORMAN TRUST	330 W LAWRENCE RD	PHOENIX	AZ	85013
PLUMMER LIVING TRUST	5600 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
SHORT DAVE	4156 N 33RD PL	PHOENIX	AZ	85018
TERRY L PHILLIPS FAM TR/LISA E FITZNER FAM TR	5640 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
DONALD NEUERMAN REVOCABLE TRUST	3104 E CAMELBACK RD UNIT 713	PHOENIX	AZ	8.5E+08
PERRY STEPHEN B/FELICIA M	12 MEADE LN	CLEVELAND HEIGHTS	OH	44106
WDI FAMILY TRUST	7002 N 57TH PL	PARADISE VALLEY	AZ	85253
SCHAFFNER FAMILY TRUST	5750 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
BRUNGS ELIZABETH K TR	5806 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
TARLOW STEFAN/SHELLEY R	5826 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
SCAP 5 LLC	7433 N 62ND ST	PARADISE VALLEY	AZ	85253
5870 INDIAN BEND LLC	5870 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
7024 N 59TH PLACE LLC	7024 N 59TH PL	PARADISE VALLEY	AZ	85253
WISLEY INVESTMENTS LLC	7046 N 59TH PL	PARADISE VALLEY	AZ	85253
BRENDA A BRUNSON FAMILY LIVING TRUST	7068 N 59TH PL	PARADISE VALLEY	AZ	85253
PARADISE VALLEY LLC	7070 N 59TH PL	PARADISE VALLEY	AZ	85253
JOUDEH FAMILY TRUST	PO BOX 42050	MESA	AZ	85274
WYTHE 40 LLC	5225 E DESERT VISTA RD	PARADISE VALLEY	AZ	8.53E+08
SULLIVAN LIVING TRUST	7029 N 57TH PL	PARADISE VALLEY	AZ	85253
WHEELER ROSS L REVOCABLE TRUST	7023 N 59TH PL	PARADISE VALLEY	AZ	85253
MELAMED BETTY TR	7031 N 59TH PL	PARADISE VALLEY	AZ	85253
5850 LLC	PO BOX 925	SCOTTSDALE	AZ	85252
CLUB ESTATES LLC	1122 E PIKE ST STE 800	SEATTLE	WA	98122
5712 E GLEN LLC	15610 E SIERRA MADRE DR	FOUNTAIN HILLS	AZ	85268
DENICOLE TINA S	7111 N 59TH PL	PARADISE VALLEY	AZ	85253
RANA MARIO/ANGELA	7071 N 59TH PL	PARADISE VALLEY	AZ	85253
LYNCH BROS DEVELOPMENT COMPANY LTD	4615 E LA MIRANDA WAY	PHOENIX	AZ	85044
2019 KRUMWIEDE REVOCABLE LIVING TRUST	7045 N 59TH PL	PARADISE VLY	AZ	85253
MITCHELL I DOLINS REVOCABLE TRUST/ETAL	5717 E ARROYO RD	PARADISE VALLEY	AZ	85253
LEGACY HILL ACQUISITIONS LLC	7102 N 57TH PL	PARADISE VALLEY	AZ	85253
RICHARDS SUSAN B QUALIFIED PERSONAL RES TRUST	6333 N SCOTTSDALE RD	SCOTTSDALE	AZ	85250
BEHSHAD FAMILY TRUST	5709 E ARROYO RD	PARADISE VALLEY	AZ	85253
WIRTH JAMES F/GAIL J TR	5700 E GLENN DR	PARADISE VALLEY	AZ	85253
ELAINE E JOHNSON TRUST	4701 121ST ST	URBANDALE	IA	50323
MUMMY MOUNTAIN PRESERVE TRUST	6401 E LINCOLN DR	PARADISE VALLEY	AZ	8.53E+08
MUMMY MOUNTAIN PRESERVE TRUST	6401 E LINCOLN DR	PARADISE VALLEY	AZ	8.53E+08
MCBURNETT FAMILY TRUST	7050 N 59TH PL	PARADISE VALLEY	AZ	85253
PAVIO ANTHONY M/JEANNES S	7040 N 59TH PL	PARADISE VALLEY	AZ	85253
PARADISE VALLEY WATER CO	2355 W PINNACLE PEAK RD STE 300	PHOENIX	AZ	85027
PARADISE VALLEY WATER CO	2355 W PINNACLE PEAK RD STE 300	PHOENIX	AZ	85027
LEWIS E PATRICK TRUST	PO BOX 14136	SCOTTSDALE	AZ	85267
NICK AND KATIE TARATSAS TRUST	5800 E GLEN DR	PARADISE VALLEY	AZ	85253

# NOTICE OF HEARING

**TOWN OF PARADISE VALLEY**  
**Board of Adjustment and Appeals**  
6401 E. Lincoln Drive, Paradise Valley, AZ  
5:30 O'CLOCK 3rd DAY OF December, 2025

Notice is hereby given that the Town of Paradise Valley Board of Adjustment will hold a public hearing at 5:30 p.m. on Wednesday, December 24, 2025, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, AZ, 85252 for:

**PUBLIC HEARING**

Discussion and Possible Action on a petition from the Existing Ordinance, Article XXX, Village Development Regulations and Article X, Height and Area Regulations, to allow: 1) retaining walls and a raised outdoor patio area to encroach into the front yard setback and exceed the height limit, 2) allow a new single-family residence to exceed the height limit, 3) modify and maintain a nonconforming apron steps, and 4) allow portions of a new single-family residence to encroach into the side yard and rear yard setbacks. The property is located at 5712 E. Glen Drive (Assessor's Parcel Number 100-00-0564).

If you have questions about this application, please call Dennis Palmer, George Butler with the Planning Department at (480) 348-2121.

**PENALTY FOR REMOVING POSTER FIBRE TO DATE OF HEARING**

CASE NO. 25-21-02      POSTING DATE: 11/1/2025



# Town of Paradise Valley

6401 E Lincoln Dr  
Paradise Valley, AZ 85253

## Minutes – FINAL

### Hillside Building Committee

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Wednesday, September 17, 2025

8:00 AM

Town Hall Boardroom

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#### Committee Members

##### 1. CALL TO ORDER

Acting Chair Portigal called the meeting to order at 8:00 AM.

**Present 4 –** Acting Chair Blair Portigal  
Member Sue-Meng Lau  
Member Timothy Dickman  
Member James Rose

**Absent 2 –** Chair Scott Jarson  
Member Robert Brown

#### **STAFF MEMBERS PRESENT**

Town Attorney Michael Goodman  
Town Engineer Shar Johnson  
Planning Manager Paul Michaud  
Hillside Associate Engineer Juan Gonzalez  
Hillside Planner II Jose Mendez  
Lead Management Specialist Cherise Fullbright

##### 2. EXECUTIVE SESSION

##### 3. APPLICATION REVIEW

#### **A. 25-181 Combined Review for a new shade structure 5937 N La Colina Drive (APN: 164-05-065)**

Mr. Mendez explained that the application was for a shade structure on a property located on the southwest side of town. He stated the existing home was approximately 8,000 square feet, with a floor area ratio of 16%. The proposed structure measured 21 by 18 feet, adding 378 square feet. He noted that the project met side yard setbacks and the structure would be placed on an existing disturbed patio area, measuring 9 feet in height, well below the 16-foot maximum. He described the proposed colors as muted gray and tan, with no new lighting or landscaping included. He concluded that the project met all code requirements.

Acting Chair Portigal asked about the south side which required a setback certification.

Mr. Mendez confirmed the placement, explaining that the initial submission had exceeded the

setback at 17 feet, but corrections had been made to meet the 20-foot requirement.

Acting Chair Portigal thanked him, then checked for further questions or public comments.

**A motion was made by Acting Chair Portigal, seconded by Member Lau, to approve item 25-181 subject to stipulations. The motion carried with the following vote:**

**Aye:** 4 – Acting Chair Portigal, Member Lau, Member Dickman, Member Rose

**Absent:** 2 – Chair Jarson, Member Brown

**B. 25-138 Concept Review for a New Single-Family Residence  
3924 E Bethany Home Road (APN 170-01-006)**

Mr. Gonzales explained that the project involved a 5,757 square foot home and a 1,005 square foot casita on a lot just over one acre. He noted that the total roofed area would be 8,217 square feet, resulting in a floor area ratio of 18.68%, which was below the 25% allowable. He stated that the site had previously been entirely disturbed, so the allowable disturbance was 43,970 square feet, while the applicant proposed 33,251 square feet. He described plans for site restoration, including on-site stormwater retention with basins and conveyance pipes, as well as retaining walls ranging from one to four feet in height, all within the required setbacks. He emphasized that the proposed height of 26 feet 6 inches was below the 40-foot maximum and that the design respected the 24-foot offset plane. He invited the applicant to provide additional details.

Owner Ashton Wolfswinkle, Architect Matt Thomas, and Engineer Nick Prodanov introduced themselves.

Mr. Thomas clarified that the casita shown in earlier discussions was removed from the current submittal but was being considered again in a different location, noting that it was not reflected in the current plans. He also confirmed that the proposed roof was a parapet-style flat roof.

Member Dickman asked if there was an early overview of exterior lighting, observing that renderings did not appear to show examples.

Member Lau thanked the applicants for including the 24-foot overlay, stating it was very helpful. She emphasized that exterior lighting often presented compliance challenges and encouraged careful consideration during later design phases.

Mr. Thomas acknowledged the point and agreed.

Acting Chair Portigal asked about grading and drainage challenges.

Mr. Prodanov explained that offsite flow from the north neighbor was being accepted and routed downstream through a channel to the outfall, improving the current poor containment conditions. He noted that the project would reduce silt on Bethany Home Road and improve landscaping as well as the overall site condition.

Acting Chair Portigal thanked him and concluded by noting that the committee looked forward to reviewing a full set of plans, including lighting, in the future.

**Presentation and Discussion. No Reportable Action.**

**C. 25-185 Concept Review for a New Single-Family Residence  
5712 E Glenn Drive (APN 169-55-026A)**

Mr. Mendez explained that the property, located on Mummy Mountain, had a history of disturbance dating back to the 1980s and multiple variance requests from 2016 and 2021. He noted that the new proposal was for a 6,001-square-foot residence with a 941-square-foot garage on a lot of just over an acre. The floor area ratio was below the 25% maximum at 15.72%. He stated that the home would be 32 feet in height, within the 40-foot limit, but variances tied to the previous plan sets would need to be revisited by the Board of Adjustment. He said the applicant proposed light reflection value compliant materials, including Vulcan steel, wood, masonry, and black metal glazing. Landscaping and lighting plans were not yet provided, which was typical during concept review.

Acting Chair Portigal asked whether the two 2016 variances required revisiting.

Mr. Mendez confirmed that the applicant would need to return to the Board of Adjustment for modifications, outlining specific changes to rear setbacks, side setbacks, retaining walls, and spill slopes compared to what was initially approved. He emphasized that exhibits would be required to show the differences between the old approvals and the new requests.

Acting Chair Portigal asked if the driveway would remain in place.

Mr. Mendez confirmed the driveway would remain.

Commissioner Rose inquired whether notice had been sent to the neighbors and if any comments had been received.

Mr. Mendez replied that notice had been sent for the concept review, and further notice would be provided as part of the Board of Adjustment process.

Brent Kendle, the architect, introduced himself and his associate Richard Van Horn. He described the site as extremely challenging and stated that his team had worked to remain within the spirit of the existing variances. He said some roof overhangs and rear yard extensions exceeded the prior approvals but were in low-visibility areas, mainly to provide privacy. He acknowledged disappointment in needing to return to the Board of Adjustment but said staff appeared supportive. He emphasized his commitment to working within town ordinances, explaining that variances were unavoidable on this lot.

Acting Chair Portigal asked about grading and drainage.

Mr. Prodanov explained that off-site flows from the mountain had historically caused flooding. He said drainage structures were upsized for safety, with underground stormwater storage and trench drains added to capture driveway runoff. He assured that downstream impacts would be reduced compared to current conditions.

Mr. Kendle added that although a landscaping plan had not yet been submitted, they had engaged a landscape architect to restore the spill slope. He said the slope would be cut down and landscaped to make the site more naturalized.

Steven Schaffner, a long-time resident, raised concerns about disturbance levels and asked about additional jackhammering. He described past experiences with years of disruptive jackhammering on nearby projects and urged the committee to consider restrictions or penalties to prevent prolonged disturbances.

Mr. Kendle responded that while some cutting into the northwest wall would be necessary, they had designed the home to minimize jackhammering. He anticipated weeks rather than years of such work and explained that most excavation would involve removing loose fill, not hard rock.

Member Rose asked if an expert could provide better estimates of jackhammering.

Mr. Kendall suggested that an excavator could provide realistic timelines once plans were finalized.

Mr. Mendez stated that geotechnical reports and safety improvement plans would later provide more clarity.

Mr. Gonzales added that neighbors would be notified during the safety improvement plan process and would have a 45-day period to comment or hire an independent engineer. He stated that construction staging plans and timelines would also be required and made available as public records.

Member Lau suggested that applicants prepare a clear summary matrix comparing approved and proposed variances to help reviewers and the public understand the changes. She also stressed the importance of landscaping, storm prevention, and retaining wall materials.

Mr. Kendall agreed and said that such a summary would be prepared for the Board of Adjustment.

Mr. Mendez concluded by reiterating that the next step was for the applicant to go through the variance process before the Board of Adjustment, after which a formal review could proceed, depending on the outcome.

#### **Presentation and Discussion. No Reportable Action.**

##### **D. 25-198 Combined Review for a new detached guesthouse 5001 E Cottontail Run Road (APN: 169-08-053)**

Mr. Mendez explained that the existing 9,629 square foot single-family residence on the site had been approved in 2013, along with a guest house that was never built. He stated the lot size was 1.85 acres, with the proposed guest house measuring 1,674 square feet, slightly larger than the 1,200 square feet previously approved. He noted that the floor area ratio would be 14.02%, well below the 25% allowed, and the building pad slope allowed for 26% disturbance. He said the guest house would be located on an existing lawn area and stand 15 feet 4 inches high, with an overall height of 17 feet 11 inches, in compliance with code. He described three wall sconces at 750 lumens each, no new landscaping, and no landscape lighting. He noted the materials would match the existing residence, including Anasazi limestone veneer, Mexican tea paint, brick accents, and a weathered copper metal roof, all light reflection value compliant. He concluded by inviting the applicant to speak.

Jeffrey Kramer, the architect, noted that he was also the project architect when the residence was originally approved and built. He explained that the same owner was now pursuing the guest house that had been planned but not constructed a decade earlier.

Acting Chair Portigal asked whether the wall sconces would match those on the existing home. He also asked about the roof materials.

Mr. Kramer stated they would be similar but not identical. He confirmed the roofing would match, including standing seam metal and clay tile, consistent with the primary residence.

**A motion was made by Acting Chair Portigal, seconded by Member Rose, to approve item 25-198 subject to stipulations. The motion carried with the following vote:**

**Aye:** 4 – Acting Chair Portigal, Member Lau, Member Dickman, Member Rose

**Absent:**2 – Chair Jarson, Member Brown

**E. 25-184 Combined Review for a Re-design to a previously approved Major Remodel 5228 E Solano Drive (APN 172-47-021)**

Mr. Mendez explained that the proposal involved changes to an earlier approved remodel. He stated that the existing residence was 7,330 square feet. The new proposal increased the total to 11,105 square feet by reallocating garage space to livable area, reducing a four-car to a three-car garage. He noted the lot size was just over one acre, with the floor area ratio already at the maximum allowable. He emphasized that site disturbance would not change, and most of the footprint would remain the same. The new design shifted to flat roofs, raising the first floor and modernizing the look. He stated that the maximum height would be 28 feet in certain areas, with an overall height of 37 feet, within the 40-foot limit, and all sections complied with the 24-foot grade requirement. Materials included grays and tan hues, with light reflection value compliant stones. He also reviewed the updated lighting plan, noting 24 fixtures at 250 lumens and various landscape lighting fixtures well below code limits. He pointed out that some landscape lights needed adjustment to comply with the 10-foot setback requirement, but confirmed that the grading and drainage plan met standards.

Marwan Tamimi, the architect, explained that the house had been redesigned after COVID delayed the original construction. He said he advised his client to adopt a more contemporary style and eliminate sloped roofs, both for aesthetics and to gain height on the first floor.

Acting Chair Portigal asked about the roof and whether the bridge had been enlarged.

Mr. Tamimi responded that the bridge remained unchanged.

Acting Chair Portigal then raised concerns about the number of lights, observing that the plan seemed to include more than 100 exterior fixtures.

Member Dickman also questioned the quantity, pointing to in-ground spotlights and asking where they would be placed.

Mr. Mendez clarified that they would be installed in an outdoor barbecue counter area.

Member Lau asked about the configuration of 78 FX luminaire fixtures, confirming they would be on risers and vertical faces around planters and stairs. She cautioned about the visual effect of so many lights on the south-facing elevation.

Mr. Tamimi replied that the lights pointed downward, which reduced impact on neighbors, but he agreed to reconsider placement if needed.

Member Dickman suggested staggering stair lights to avoid a “runway” effect.

Mr. Tamimi explained that the stairs went downhill, below street elevation, so visibility to neighbors would be minimal.

Mr. Mendez added that some lights would be eliminated due to changes in the driveway and entry area.

Acting Chair Portigal and Member Dickman noted the low lumen levels as a mitigating factor.

Mr. Mendez concluded by suggesting that stipulations could be added to reduce either the number of lights or their lumens if the committee felt it necessary.

**A motion was made by Acting Chair Portigal, seconded by Member Lau, to approve item 25-184 subject to stipulations. The motion carried with the following vote:**

**Aye:** 4 – Acting Chair Portigal, Member Lau, Member Dickman, Member Rose

**Absent:**2 – Chair Jarson, Member Brown

**A brief recess was taken at 9:17 AM. The meeting reconvened at 9:25 AM.**

**F. 25-182 Formal Review for a Single Family Residence  
6041 E Foothill Drive (APN 169-03-055A)**

Mr. Gonzales explained that the applicant proposed a 13,295 square foot multi-level home on a 1.44-acre lot. He stated the floor area ratio was 21.2%, below the 25% threshold. Since the site had been previously disturbed, the allowable disturbance was greater than the baseline 10.25%, with an existing disturbance of 57.11%. He noted the proposal reduced disturbance to 42.43% through restoration efforts. He outlined plans for on-site retention with pipes, catch basins, check dams, and rip rap swales. Retaining walls would range in size, primarily for erosion control at the rear of the home. He reviewed construction staging, stormwater prevention measures, and restoration of disturbed areas. The maximum building height was 37 feet 6 inches, within the 40-foot code limit, and the design fit within the 24-foot plane. Materials and hardscape were light reflection value compliant. Lighting plans were also reviewed, with staff recommending the removal of certain downlights to avoid lighting vertical surfaces. Landscape lighting met lumen requirements except for three fixtures that would need to be relocated 10 feet from the property line.

CP Drewett, the principal architect, confirmed the home was designed as a split-level rather than three stacked stories and said he was available for questions.

Acting Chair Portigal recalled earlier discussions about relocating the driveway.

Mr. Gonzales explained that the applicant would restore the old driveway area as part of the landscape plan, while the new design improved safety and visibility.

Mr. Drewett added that the redesign addressed safety concerns at a nearby intersection, improved water flow management, and allowed for landscaping around a highly visible utility outpost.

Acting Chair Portigal raised past concerns about drainage.

Mr. Prodanov explained that retention and catch basins were designed to capture and detain runoff, preventing downstream flooding. He emphasized that the project would create less drainage impact than the current conditions.

Commissioner Rose asked about lighting and whether the renderings showing a brightly lit home were accurate.

Mr. Gonzales said the applicant provided photometric studies showing compliance with code and noted that staff required the removal of certain fixtures.

Mr. Drewett stated the renderings were artistic and not technically accurate, and the photometric studies should be relied upon for compliance.



Ken Phelps, a nearby resident, said the project looked positive but expressed concerns about driveway placement, drainage, and construction traffic. He explained that his property had experienced flooding in the past and worried about access issues given other ongoing projects nearby. He also mentioned concerns about mailbox placement and potential disturbances from excavation.

Mr. Drewett reassured him that the new design slowed runoff and reduced the driveway slope. He said construction staging could utilize existing driveways to minimize impacts.

Mr. Prodanov added that water would be detained on site and released only during major storm events, with silt and debris retained.

Mr. Phelps asked about project timing and expressed concern about cumulative impacts from neighboring construction.

Mr. Drewett responded that work would likely begin within the next quarter and emphasized that the builder was also the future owner, giving confidence that the project would be completed efficiently. He stated that he would facilitate direct communication between the builder and neighbors to address concerns about construction traffic and deliveries.

Commissioner Rose stressed the need for oversight of construction traffic, given congestion in the area.

Member Dickman raised concerns about renderings showing a “glass box” effect.

Mr. Drewett clarified that the renderings were not accurate depictions of lighting, whereas the photometric study was precise and included stipulations to remove fixtures creating hot spots.

**A motion was made by Acting Chair Portigal, seconded by Member Rose, to approve item 25-182 subject to stipulations. The motion carried with the following vote:**

**Aye:** 4 – Acting Chair Portigal, Member Lau, Member Dickman, Member Rose

**Absent:** 2 – Chair Jarson, Member Brown

**G. 25-183 Formal Review for a New Single-Family Residence  
5301 E Palo Verde Drive (APN 172-47-016)**

Mr. Gonzales explained that the proposal was for a 7,896 square foot home on a 1.22-acre lot. He stated that the site had previously been heavily disturbed, with 90% disturbance, and that the applicant proposed to reduce disturbance significantly to 39.81%. He reviewed grading and drainage plans, which included catch basins, pipes, rip rap swales, and on-site retention basins designed to maintain natural flows. He noted that the driveway would be shifted from the west to the east side of the property to improve water flow and drainage. He said the applicant completed the 45-day safety improvement plan comment period with no public input. He confirmed the home’s maximum building height was 20 feet 10 inches, with an overall height of 24 feet 10 inches, within the 40-foot limit and 24-foot plane requirements. He stated that lighting consisted of ceiling downlights in covered patio areas, all within lumen limits, though some landscape fixtures in the right-of-way would need to be removed. He said materials complied with light reflection value standards, with the highest being a stone veneer at 30%, and the applicant provided a physical board sample for review.

Nicholas Sotakis, the architect, introduced himself and confirmed the decision to move the driveway was based on both grading and drainage improvements, as well as orienting views to

the northwest.

Mr. Prodanov added that drainage improvements were made wherever possible.

Acting Chair Portigal asked about lighting details.

Mr. Gonzales replied that staff still required full specifications and photos for wall lights, up lights, and path lights.

Member Lau asked about lighting near the pool and spa areas.

Mr. Sotakis responded that patio areas were lit and the pool would have its own underwater lights. He stated that he would review whether landscape lighting was proposed near the pool area.

Member Dickman asked for clarification on pool orientation.

Mr. Sotakis confirmed it was located on the northwest side of the home, facing the street.

**A motion was made by Acting Chair Portigal, seconded by Member Lau, to approve item 25-183 subject to stipulations. The motion carried with the following vote:**

**Aye:** 4 – Acting Chair Portigal, Member Lau, Member Dickman, Member Rose

**Absent:**2 – Chair Jarson, Member Brown

#### **4. STAFF REPORTS**

Mr. Gonzales noted that Chair Jarson would be attending the council meeting next Thursday to provide an update. He stated that a PowerPoint presentation had been prepared to show Town Council an overview of hillside development, consistency of recent projects, and potential code changes.

#### **5. COMMITTEE REPORTS**

#### **6. NEXT MEETING DATE**

The next Hillside Building Committee meeting dates are tentatively scheduled for Wednesday, October 15, 2025, at 8:00 AM and Wednesday, November 12, 2025, at 8:00 AM.


#### **7. ADJOURNMENT**

**A motion was made by Acting Chair Portigal, seconded by Member Lau, to adjourn the meeting at 10:15 AM. The motion carried with the following vote:**

**Aye:** 4 – Acting Chair Portigal, Member Lau, Member Dickman, Member Rose

**Absent:**2 – Chair Jarson, Member Brown

**Paradise Valley Hillside Building Committee**

By:   
Cherise Fullbright, Secretary



# Variance Request 5712 East Glen Drive Paradise Valley, Arizona

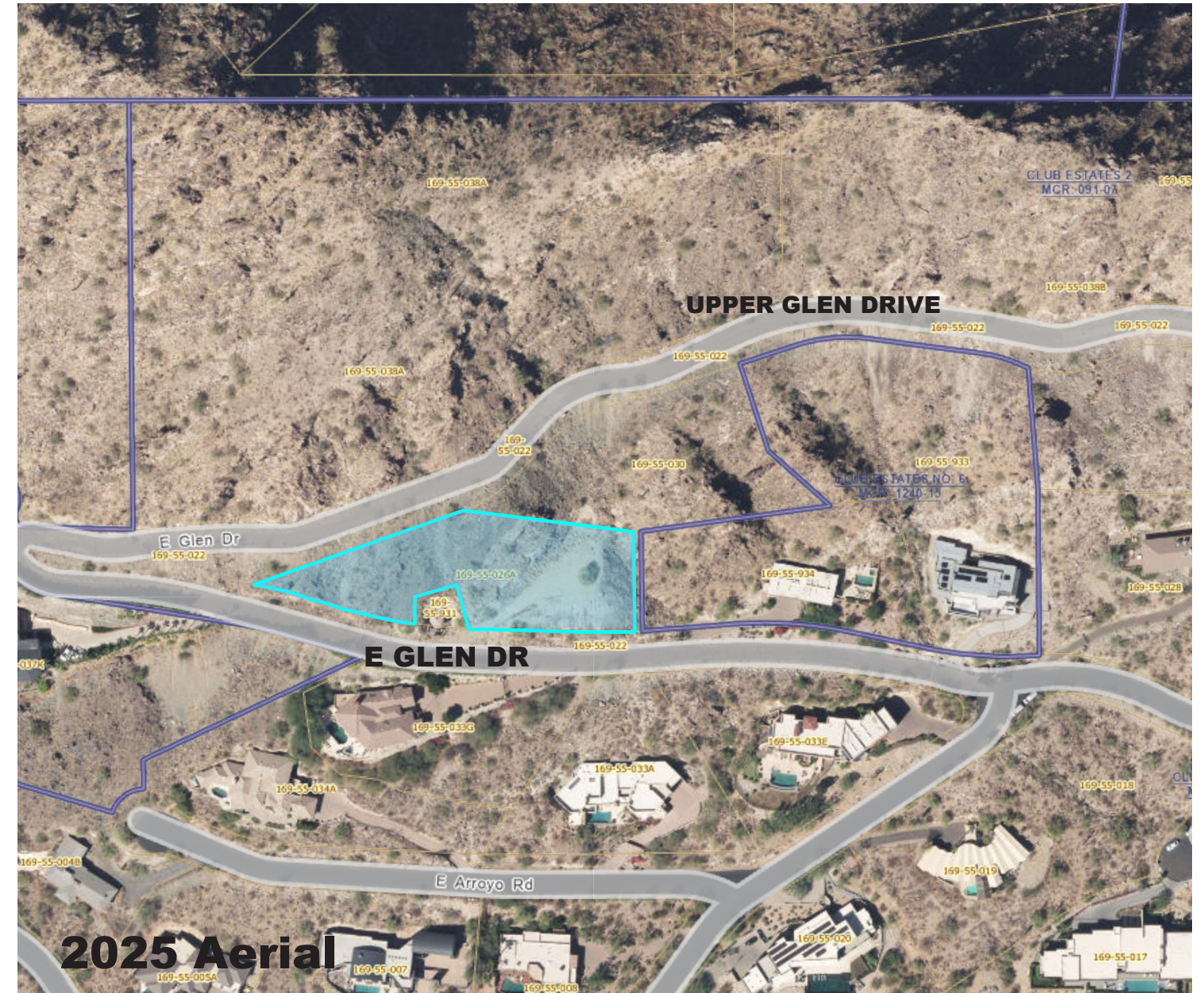
## Site Location

The property at 5712 East Glen Drive (APN 169-55-026A) is located on the south side of Mummy Mountain, visible from much of Paradise Valley and Camelback Mountain to the south. The site measures approximately 1.03 acres (44,786 SF).



## Site History

The lot was originally graded in the early 1970s, as shown by 1976 aerial photography, creating the existing building pad and spill slope. This pad has remained undeveloped for nearly 50 years, standing as a visible scar on the hillside.





**SW DRIVEWAY/BOOSTER STATION**

**SE STREET/SPILL SLOPE**

**Hardship 5**

**Non-Conforming Lot Size (Area)**

Minimum R-43 lot size for 36% slope=4.4 acres. 191,664sf

Lot size= 44,786 sf.

Undersized by 146,878 sf.

**Hardship 5: undersized lot depth**

Standard R-43: 205'

Subject Property: 120'

Result: Undersized by 85'-0"

**Hardship 1** – Irregular Lot & Pad

**Hardship 2** – Steep Slopes

**Hardship 3** – Rocky Cliff Face

**UNBUILDABLE PORTION  
OF LOT**

**Hardship 5 Non conforming lot diameter**

Standard R-43 = 165'

VS. OUR LOT = 120'

= 45'-0" Undersized

**Hardship 6: Existing spill slope**

205' Minimum' lot depth

120' lot depth. 85' shallower

**Hardship 4 – Booster Station**

GLEN DR

# Building Envelope With A Cliff Face And Spill Slope - Calculations



Building Envelope 12,124 SF.

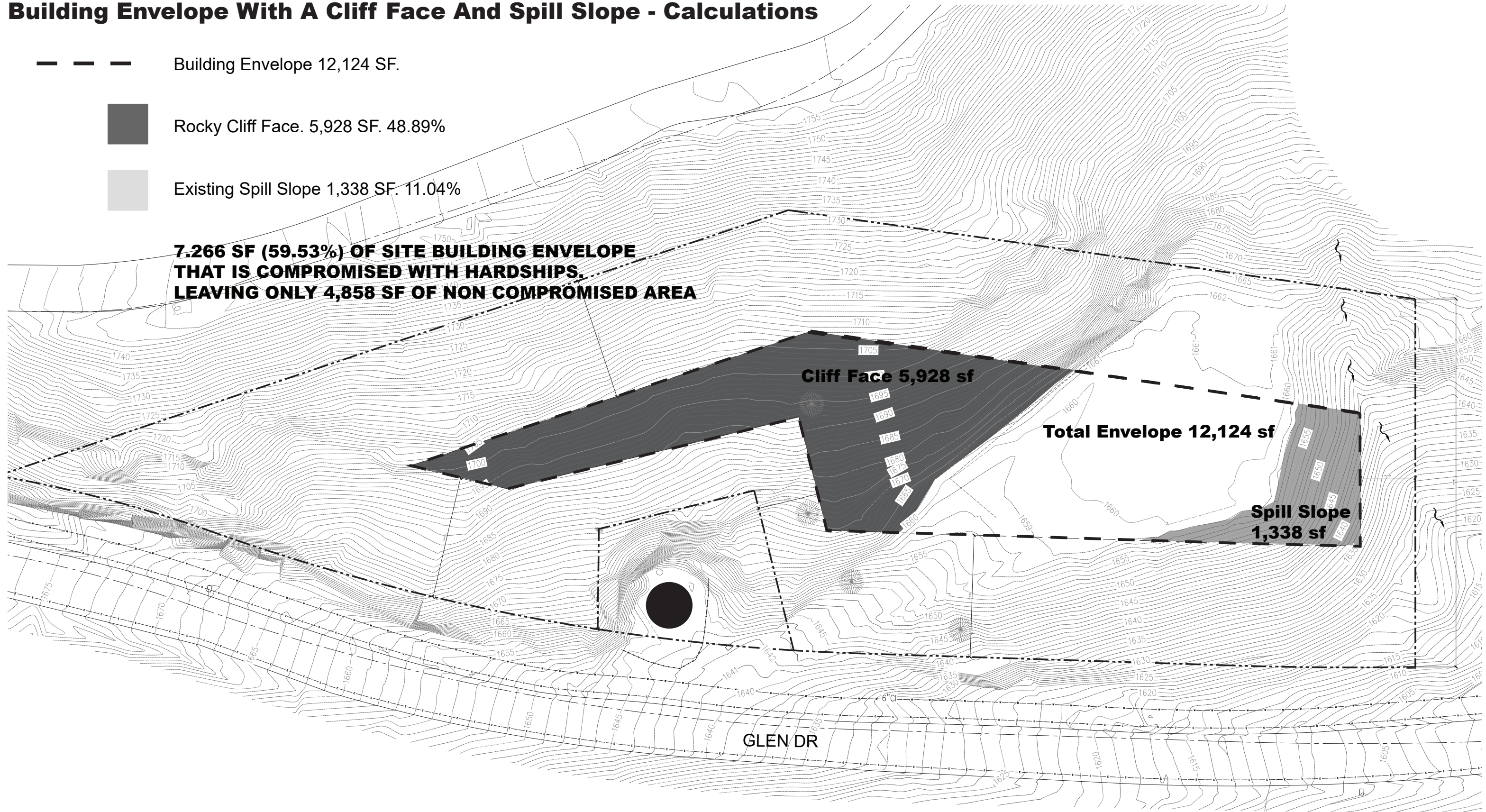


Rocky Cliff Face. 5,928 SF. 48.89%



Existing Spill Slope 1,338 SF. 11.04%

**7.266 SF (59.53%) OF SITE BUILDING ENVELOPE THAT IS COMPROMISED WITH HARDSHIPS, LEAVING ONLY 4,858 SF OF NON COMPROMISED AREA**



# Historically Approved Variances

This property has a long history of approved variances, each recognizing the site's unique hardships. The record of past approvals and the lot's lack of prior development highlight the complexity of the site and confirm that these challenges are not self-imposed but inherent to the property.

## 2017 – Case No. BA-16-5

### Approved to allow:

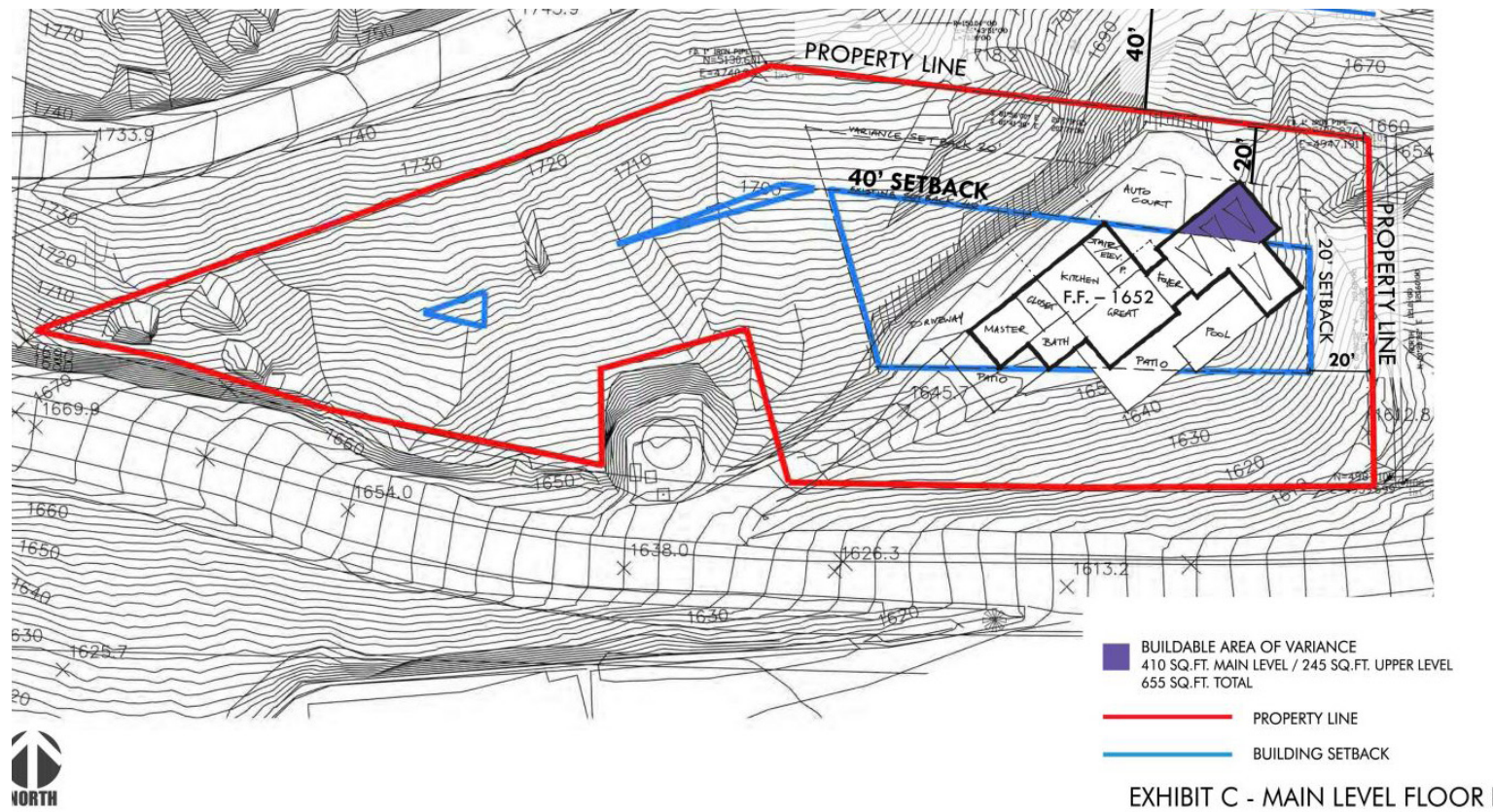
- 1.) Portions of a proposed home to encroach into the rear 40' setback.
- This variance showed a front patio extending beyond the front setback at an elevation 9' above natural grade, which was permissible under the hillside standards in effect then.

## 2021 – Case No. BA-21-11

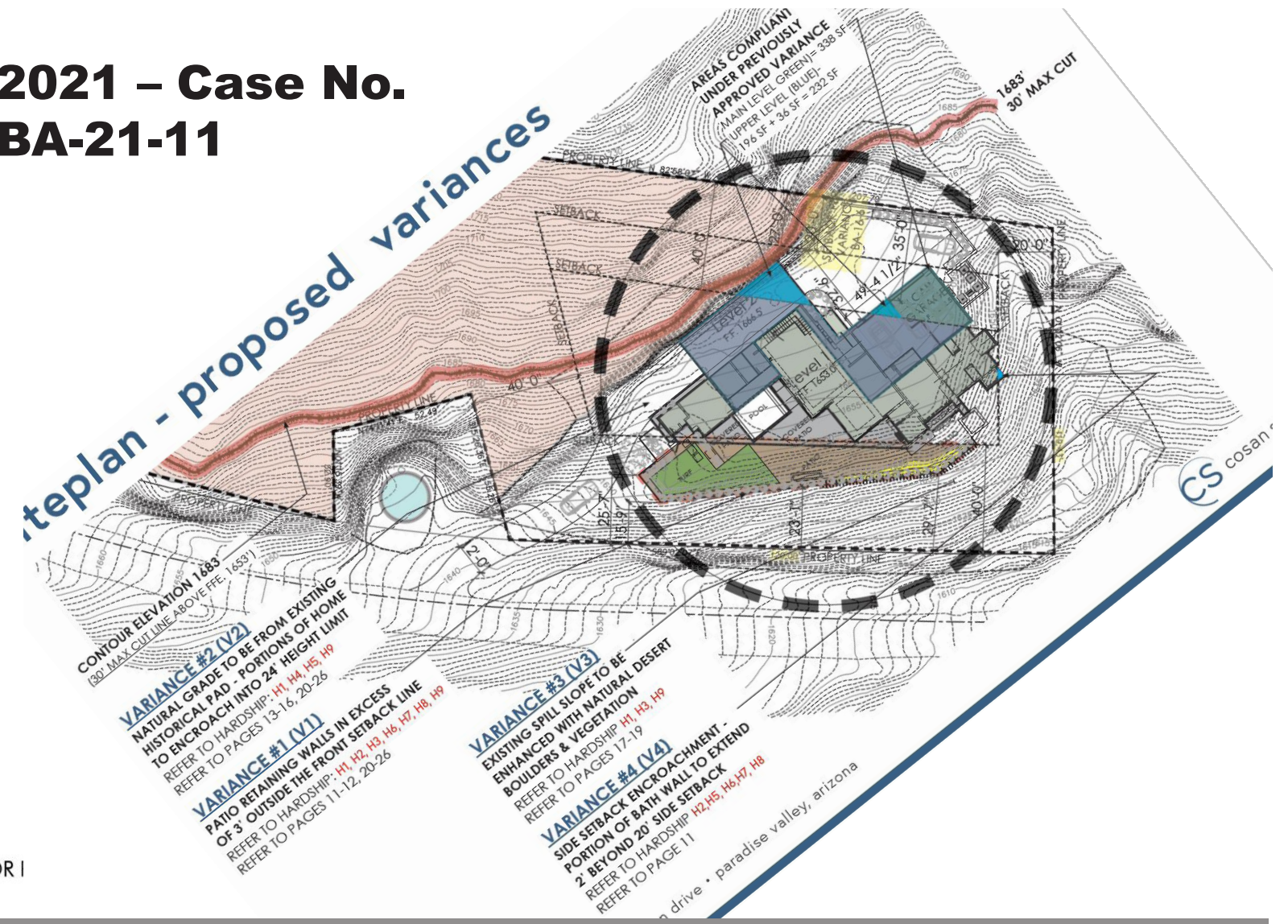
### Approved to allow:

- 1.) A raised outdoor living area/patio to encroach into the front yard setback and exceed the 8' height limit measured from natural grade.
- 2.) A new single-family residence to exceed the height limit.
- 3.) Modification and maintenance of a nonconforming spill slope.
- 4.) A portion of the new single-family residence to encroach into the side yard setback.

## 2017 – Case No. BA-16-5



## 2021 – Case No. BA-21-11





## Variance Request Overview

The variance request pertains to an approximately 1.028-acre (parcel located at 5712 East Glen. The property presents several unique challenges, including its steep slope, irregular shape, undersized lot area, shallow depth, an existing water booster station, and a rocky cliff face with a spill slope created around 1975.

To allow the current owners to construct a new home consistent in size and quality with neighboring residences, we are requesting the following variance approvals (all of which have been historically approved per their respective design):

**Variance 1: Retaining walls exceeding 3'-0" in height, located within the 40' front setback.**

**Variance 2: Allow a new single-family residence to exceed the 24' sloping height limit.**

**Variance 3: Enhancement of the existing spill slope with natural desert boulders and vegetation.**

**Variance 4: Allow a portion of the new single-family residence to encroach into the 20' side yard setback.**

**Variance 5: Allow portions of a proposed home to encroach into the rear 40' setback.**

Approval of these variances would allow a reasonably scaled new home to be built on the existing historical pad (lowered 10' from its current elevation), which has been in place since at least 1976. This approach minimizes further site disturbance while making thoughtful use of the previously developed area.

Due to the property's highly unique conditions and the presence of the long-established pad, it is nearly impossible to accommodate even a modest home, three-car garage, outdoor barbecue, and limited outdoor living space without approval of the requested variances.

## SITE DATA AND EXISTING/PROPOSED SITE CALCULATIONS

### SITE DATA

APN:	169-55-026A
ADDRESS:	5712 E GLEN DR., PARADISE VALLEY, AZ 85253
ZONING:	R-43 (HILLSIDE)
LOT AREA:	44,786 S.F. (1.028 AC.)
QS #:	23-41
AREA SUMMARY	
<u>MAIN LEVEL:</u>	
LIVABLE:	1,635 S.F.
MECH./UNCONDITIONED:	377 S.F.
GARAGE/STORAGE:	941 S.F.
TOTAL:	2,953 S.F.
<u>UPPER LEVEL:</u>	
LIVABLE:	4,089 S.F.
TOTAL:	4,089 S.F.
TOTAL ENCLOSED AREA:	7,330 S.F.
TOTAL AREA UNDER ROOF:	6,958 S.F.
LOT COVERAGE:	15.54% < 25%
DISTURBED AREA:	15,427 S.F. (0.354 AC.)

### DISTURBED AREA CALCULATIONS

EXISTING LOT AREA:	44,786 S.F. (1.028 AC.)
TOTAL AREA UNDER ROOF:	6,958 S.F.
FLOOR AREA RATIO: (AREA UNDER ROOF/AREA OF LOT)	15.54% < 25%
BUILDING PAD SLOPE:	36.11%
VERTICAL:	39 FT
HORIZONTAL:	108 FT
ALLOWABLE NET DISTURBED AREA:	10.1%
ALLOWABLE NET DISTURBED AREA:	4,523.4 S.F.
EXISTING GROSS DISTURBED AREA:	58.98%
EXISTING GROSS DISTURBED AREA:	26,414 S.F.
PROPOSED NEW DISTURBED AREA*:	15,427 S.F. (34.44%)

### Pad Elevation / Cut

- Existing Pad Elevation: 1,662'
- Proposed Pad Elevation: Pad 1649.50 FF:1,650'
- Proposed FFE (Pad Cut): 12' reduction
- Top of Cut 1679. Bottom Pad height 1649.50=29.50

### Existing Spill Slope

- Total Area: 10,600 SF
- Proposed Spill Slope Removal: 2,508 SF
- Proposed Spill Slope Restoration: 8,092 SF

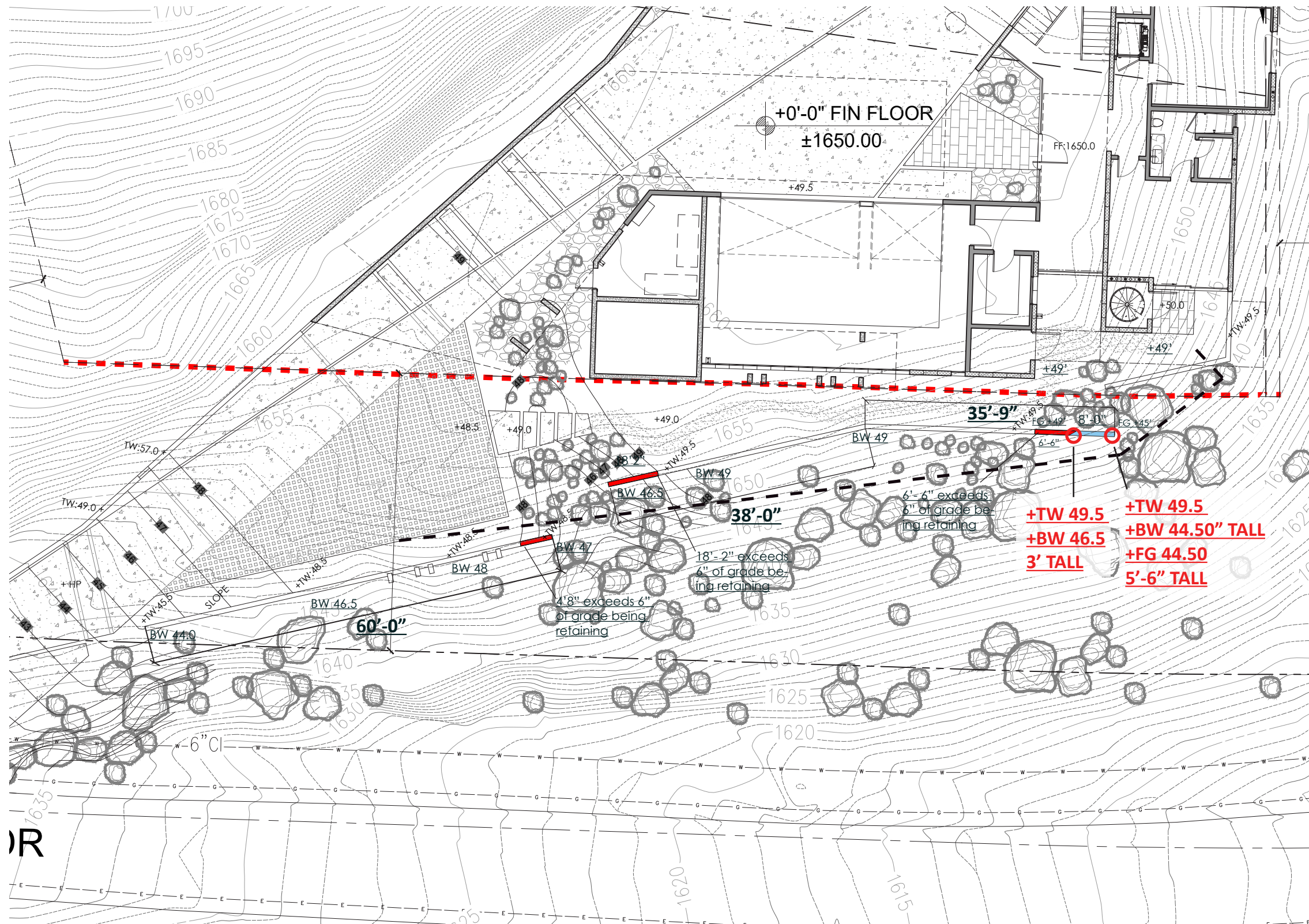
### Building Pad Slope

- Vertical Elevation Change: 39'
- Horizontal Length: 108'
- Calculated Slope: 36%

### Encroachment:

- Side yard: 59 sf. (22 sf is roof overhang)
- Rear yard: Lower level 643 sf, Main Level 1,151sf overhang 365
- **Total: 2,159 sf of floor area.**

# Variance 1: Retaining Walls Exceeding 3' and 6" above grade it is retaining.



40' Front yard set back



Previously approved BA-21-11  
Location of retaining walls in excess  
3'



Portion of Retaining walls in excess  
of 3' within the front yard setback line  
and 6" above the grade its retaining.  
8' total



Portion of Retaining walls in excess  
of 6" above the grade its retaining  
within the front yard setback. These  
walls are below the 3' height limit.  
Approximately 37'-4" of retaining wall  
extends more than 6 inches above the  
material it retains. This condition is  
necessary to provide proper drainage,  
maintain a stable slope, and ensure  
effective water management and  
erosion control. Only 8 linear feet of  
this wall section exceeds the 3-foot  
allowable height limit.



Retaining wall height control points



## **Variance 2: Allow a Portion of the Residence to Exceed the 24' Sloping Height Limits**

We request approval to allow a small portion of the residence to exceed the 24-foot sloping height limit.

This variance is necessary due to several unique site hardships that make strict compliance impractical:

**Limited build able footprint caused by steep topography and setbacks.**

**Rock face to the west, which we intend to preserve to avoid unnecessary excavation.**

**Historic spill slope and disturbed soils restricting safe build able area.**

**Drastic grade variation across the lot, compressing the feasible building envelope.**

To address these constraints, the design proposes to lower the existing pad by 10 feet, removing unstable fill from the 1970s spill slope. This creates a more compact home that fits naturally into the hillside, reduces visible massing, and minimizes disturbance to surrounding terrain.

### **Precedent – Case No. BA-21-11 (2021):**

A prior variance approved similar height relief for four portions of a home (parapets, roof, chimney, and railing) on this same site, based on comparable hardships.

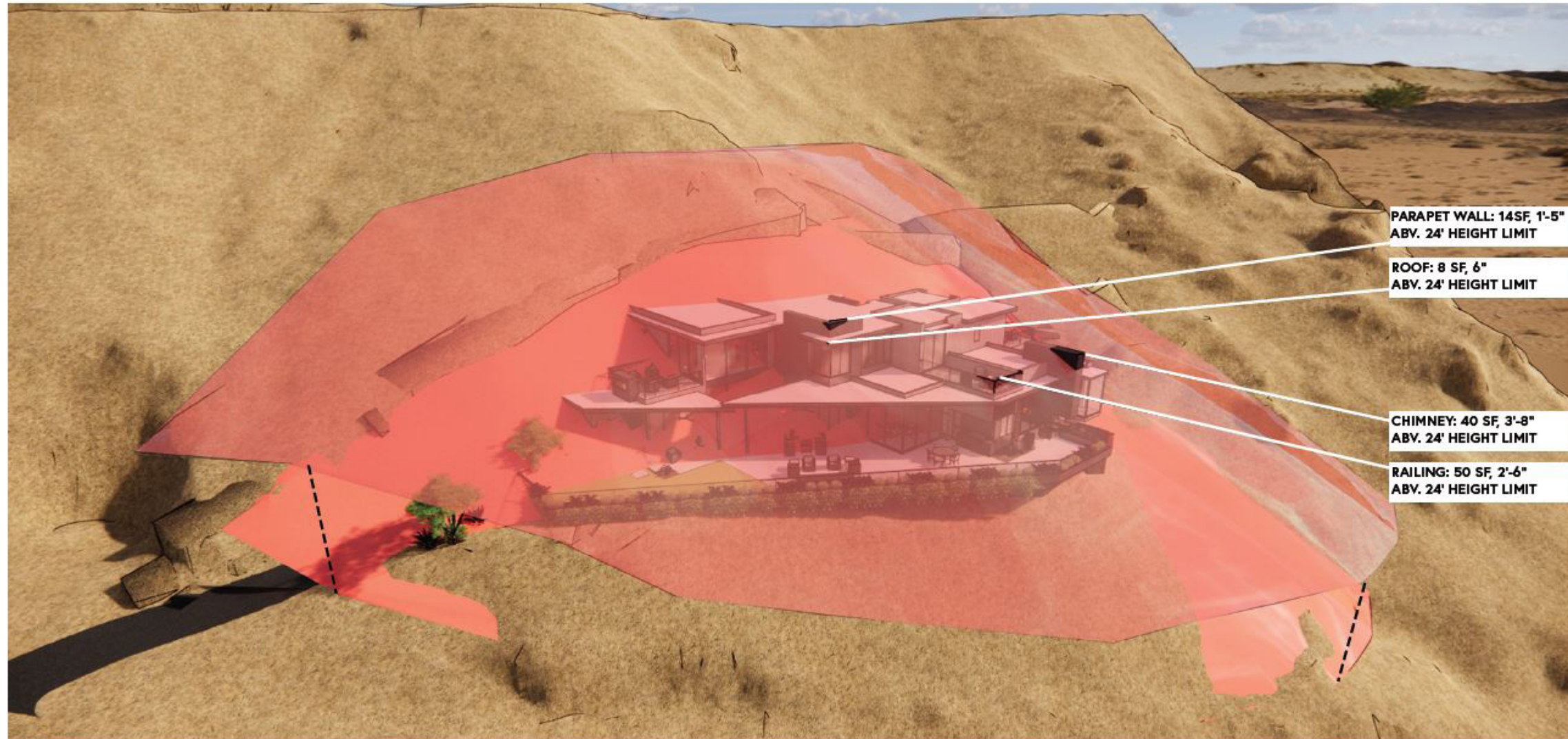
### **Current Request:**

Relief for only one portion of the home, in the same general location and scale as the previously approved design.

### **Key Takeaway:**

This variance limits additional disturbance to the rock face and natural desert, and maintains visual harmony with the surrounding hillside context.

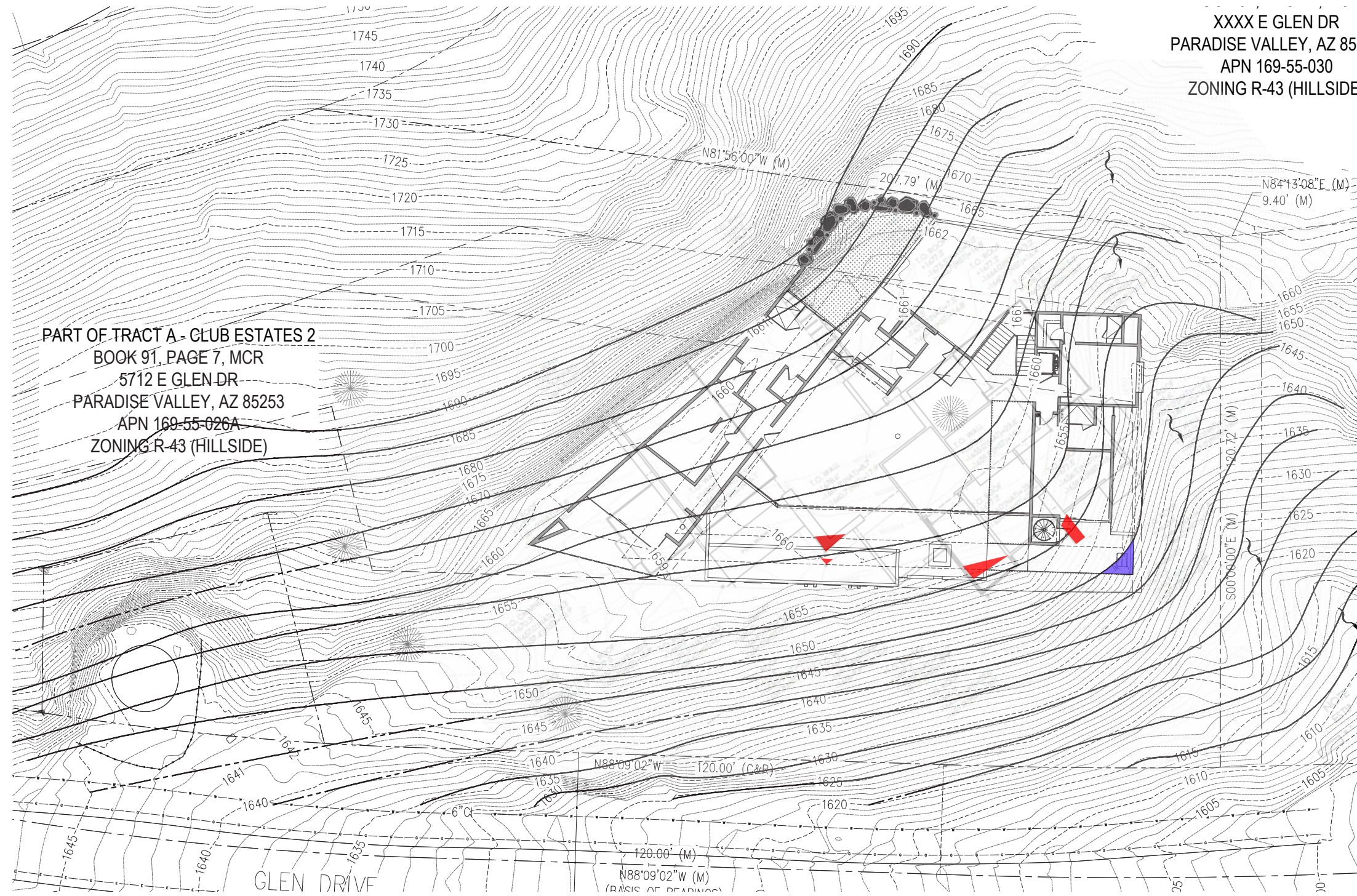
**variance 2:** portions of structure over 24' natural grade height overlay



13 variance request • 5712 east glen drive • paradise valley, arizona



# Variance 2: Portions of Roof to Exceed 24' Height Limit – Overlay of Requested vs. Previously Approved (BA-21-11)



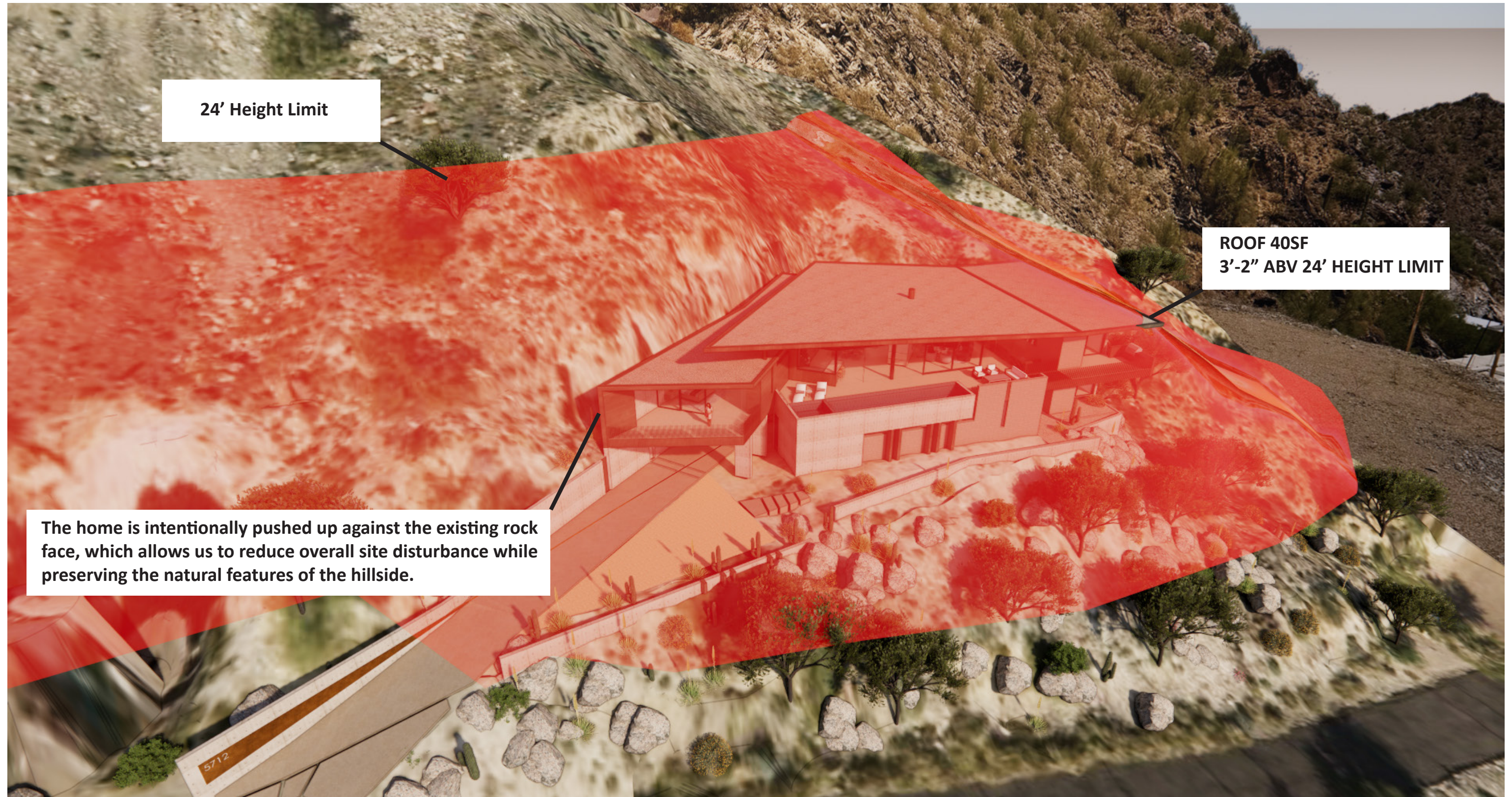
XXXX E GLEN DR  
 PARADISE VALLEY, AZ 852  
 APN 169-55-030  
 ZONING R-43 (HILLSIDE)

PART OF TRACT A - CLUB ESTATES 2  
 BOOK 91, PAGE 7, MCR  
 5712 E GLEN DR  
 PARADISE VALLEY, AZ 85253  
 APN 169-55-026A  
 ZONING R-43 (HILLSIDE)

**Requested Portions of roof  
 Exceeding the 24' height limit.** ■

**BA-21-11 Approved portions of  
 roof exceeding the 24' height limit.** ■

## Variance 2: Proposed Design – Portion of Roof Over 24'



### **Variance 3: Existing Spill Slope – Reduced & Enhanced**

The owner requests approval to stabilize and enhance the existing 50 year-old spill slope using native boulders and vegetation. Approximately 24% of the slope will be removed and 76% will be restored in full compliance with hillside standards.

Complete removal is impractical due to slope size, steepness, and proximity to neighboring homes. This proposal builds upon Variance Case No. BA-21-11, further improving site conditions under the guidance of Greedy Pickett.

#### **Spill Slope Summary**

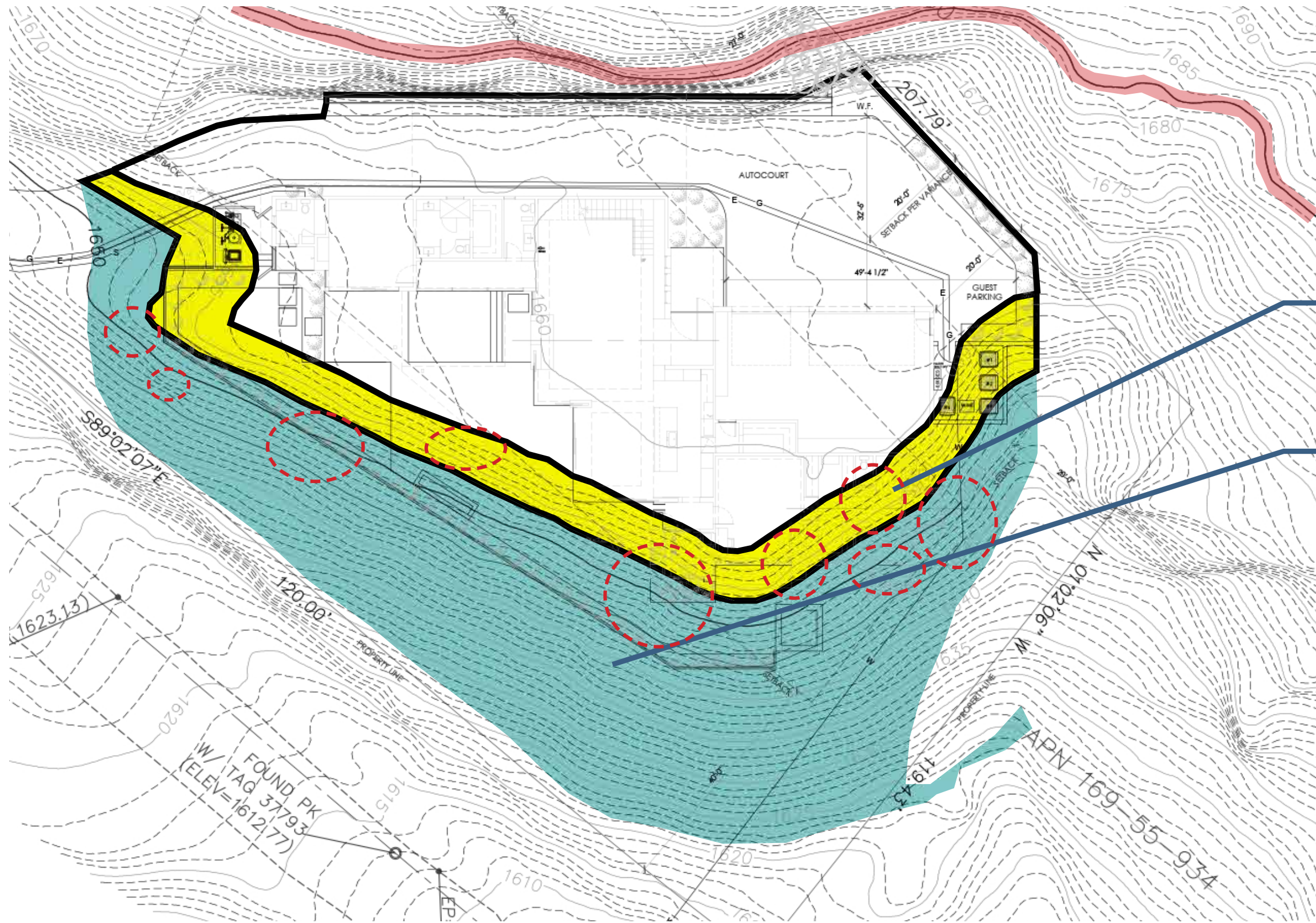
**Existing area: ~10,600 sf**

**To be removed: 2,508 sf**

**To be restored: 8,092 sf**



# Variance 3: Previously Approved Variance Exhibit – Spill Slope (Case No. BA-21-11)



1683'

**TOTAL SPILL SLOPE ~ 10,600SF**

± 2,200 SF OF EXISTING PORTION OF SPILL SLOPE TO BE REMOVED FOR NEW BUILDING PAD ENLARGEMENT.

± 8,400SF OF EXISTING SPILL SLOPE TO BE RESTORED. REFER TO LANDSCAPE EXHIBIT FOR RESTORATION PLAN. AVG. SLOPE = 1:1.5 OR 34 DEG.

AVG. SLOPE OF NATURAL GRADE (ESTIMATED) = 1:1.7 (30 DEG.) TO 1:1.5 (34 DEG.)

PORTION OF SPILL SLOPE WITH SLOPE GREATER THAT 1:1 OR 45 DEG.



# Variance 3: Proposed Spill Slope Removal and Restoration – Diagram



## TOTAL SPILL SLOPE ≈ 10,600

(±) 2,508 SF OF EXISTING PORTION OF SPILL SLOPE TO BE REMOVED FOR NEW BUILDING PAD ENLARGEMENT.



(±) 8,092 OF EXISTING SPILL SLOPE TO BE RESTORED. REFER TO LANDSCAPE EXHIBIT FOR RESTORATION PLAN. AVG SLOPE- 1:1.5 OR 34 DEG.



AVG. SLOPE OF NATURAL GRADE (Estimated) = 1=1.7 (30 DEG.) TO 1:1.5 (34 DEG.)

PORTION OF SPILL SLOPE WITH A SLOPE GREATER THAN 1:1 OR 45 DEG.



# Variance 3: Proposed Spill Slope Restoration – Exhibit

- NATIVE DESERT/REVEG LIST**  
 BURSAGE = 70 % OF EXISTING NATURAL SURROUNDING AREAS
- CREOSOTE
  - JOJOBA
  - PINK FAIRY DUSTER
  - GLOBE MALLOW
  - BRITTLE BUSH
  - FISHHOOK BARREL
  - OCOTILLO
  - CHOLLA
  - PRICKLY PEAR CACTUS

**NOTE:** CONTAINER PLANT MATERIAL TO BE DRIP IRRIGATED. TEMPORARY POP UP ROTARY HEAD SPRINKLERS TO BE INSTALLED TO PROMOTE GROWTH FROM SEEDS.

**NOTE THIS EXHIBIT IS NEARLY IDENTICAL TO THE PREVIOUSLY APPROVED BA-21-11 VARIANCE. WHILE THE ARCHITECTURE HAS CHANGED THE DESIGN INTENT AND GOALS OF THE SITE RESTORATION REMAIN THE SAME. NO ADDITIONAL ENCROACHMENT ON THE SLOPE IS PROPOSED.**



Slope Restoration Section  
 Scale: NTS

Glen Residence  
 Paradise Valley, AZ

## Slope Restoration Exhibit

GREY|PICKETT  
 1"=10'-0" Oct 01, 2025

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## **Variance 4: Side Setback Encroachment**

We request approval for a minor encroachment where a portion of the guest bedrooms and roof overhang extend 0'–2' into the required 20-foot side setback.

This adjustment is due to the lot's small size (44,786 SF), irregular shape, and several site constraints, including:

Undersized lot – Below R-43 hillside standard for a 36% slope (4.4 acres required).

Booster station – Limits ability to shift home east or west.

Natural features – Rock face to the north/west and historic spill slope to the south.

The proposed encroachment is minimal, functional, and environmentally sensitive, preserving the intent of the 20-foot setback while avoiding deeper excavation into the hillside rock face.

### **Precedent:**

Case No. BA-21-11 previously granted a similar side setback variance under comparable site hardships.

### **Encroachment Summary**

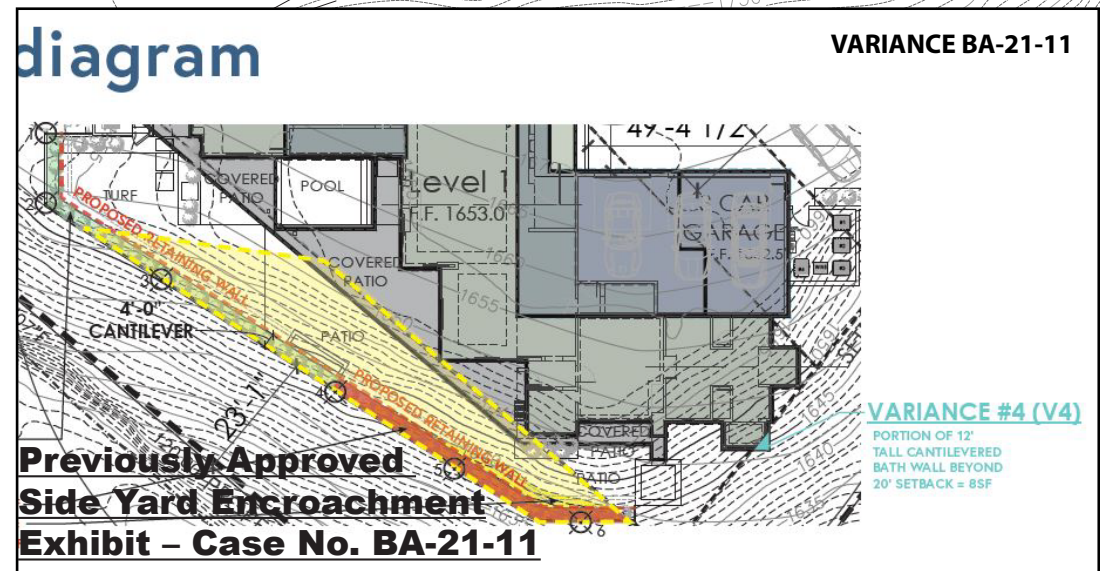
Previously approved: 8 SF (0.01%)

Proposed footprint: 37 SF (0.08%)

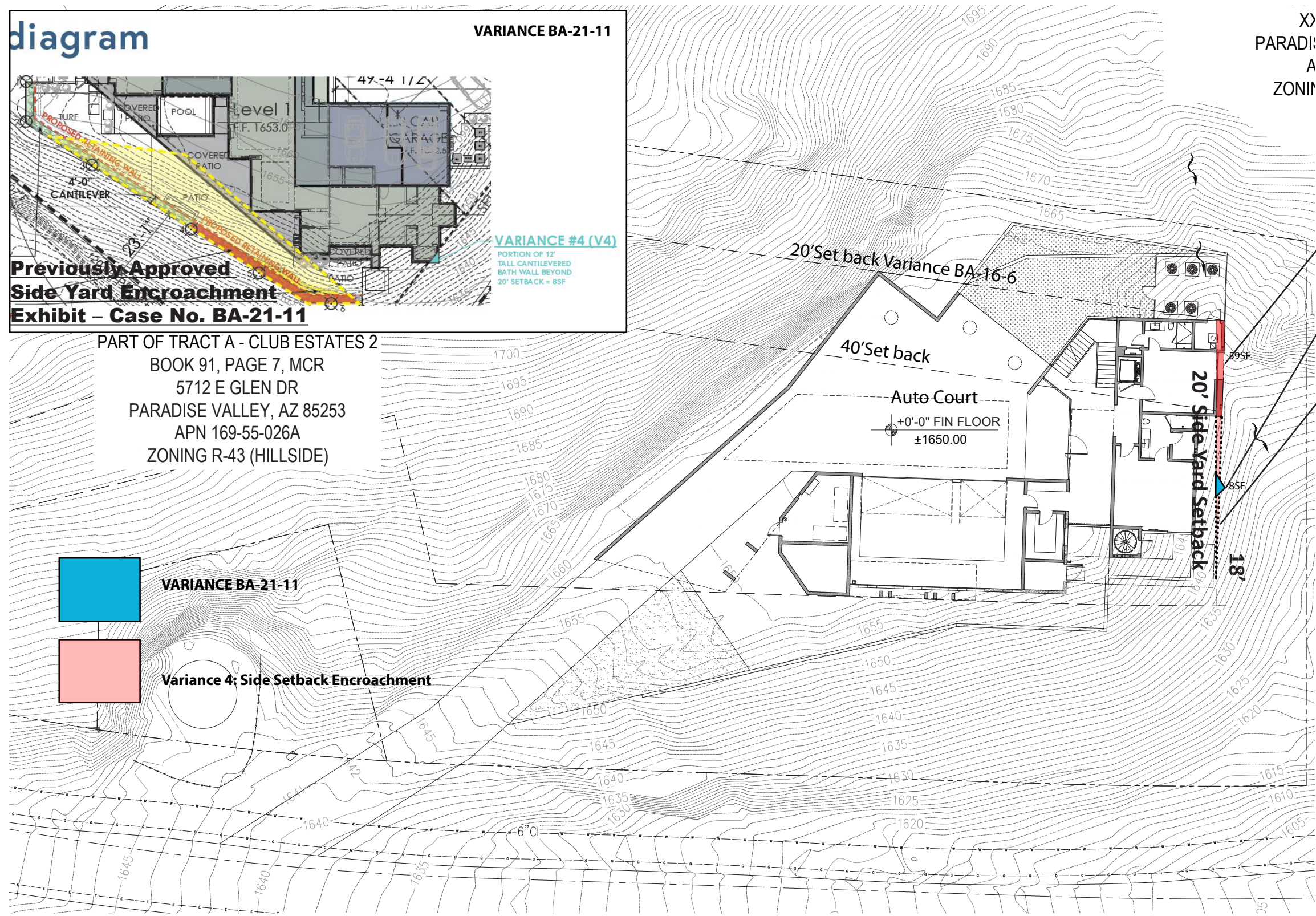
Roof overhang: 22 SF (0.04%)

**Total: 59 SF (0.13% of lot area)**

# Variance 4: Side Setback Encroachment



PART OF TRACT A - CLUB ESTATES 2  
 BOOK 91, PAGE 7, MCR  
 5712 E GLEN DR  
 PARADISE VALLEY, AZ 85253  
 APN 169-55-026A  
 ZONING R-43 (HILLSIDE)



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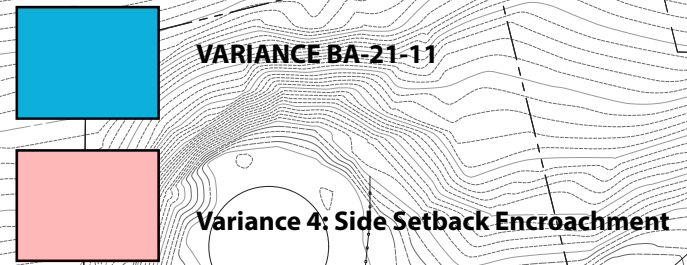
- Requested side yard encroachment**  
Building footprint 37 sf
- BA-21-11 Previously approved**  
Side yard setback encroachment. 8sf
- Requested side yard encroachment**  
Roof overhang 22sf.

**Side Yard setback Encroachment Comparison**

**Previously approved side yard encroachment:**  
8 SF – representing 0.01% of the total lot area (44,786 SF).

**Requested side yard encroachment:**  
**Building footprint: 37 SF** – 0.08% of the total lot area.  
**Roof overhang: 22 SF** – 0.04% of the total lot area.

**Total requested side yard encroachment: 59 SF**  
– 0.13% of the total lot area.



## **VARIANCE 5 REAR YARD SETBACK ENCROACHMENT**

### **Variance 5: Rear Yard Setback Encroachment**

We request approval to allow a portion of the residence to encroach into the 40-foot rear yard setback.

This variance is driven by unique site constraints — including an irregular lot shape, steep topography, and a previously disturbed pad that limits the build able area. Strict application of the setback would push the home into undisturbed hillside areas, causing greater grading and disturbance.

#### **Previously Approved:**

Case No. BA-16-6 and BA-21-11 previously approved a similar rear yard encroachment. The current design aligns with the same location and conditions established under those approvals.

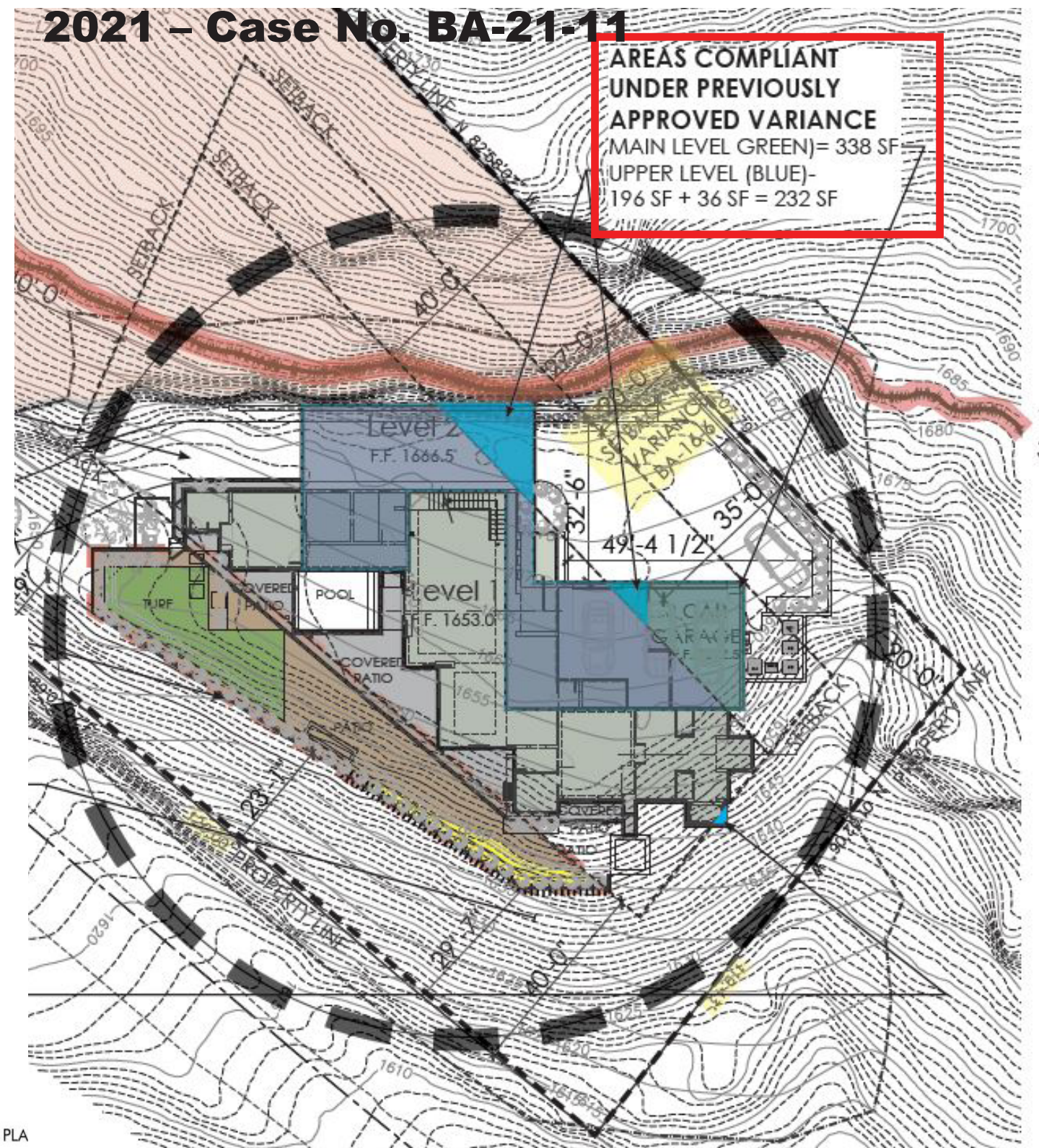
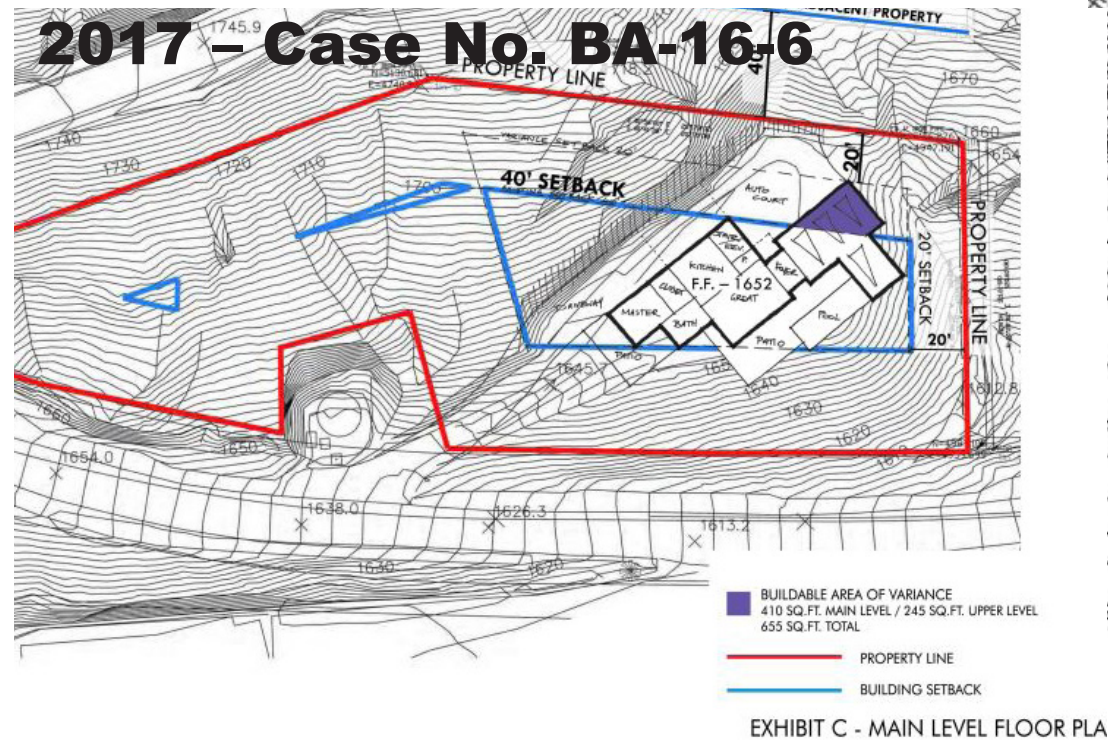
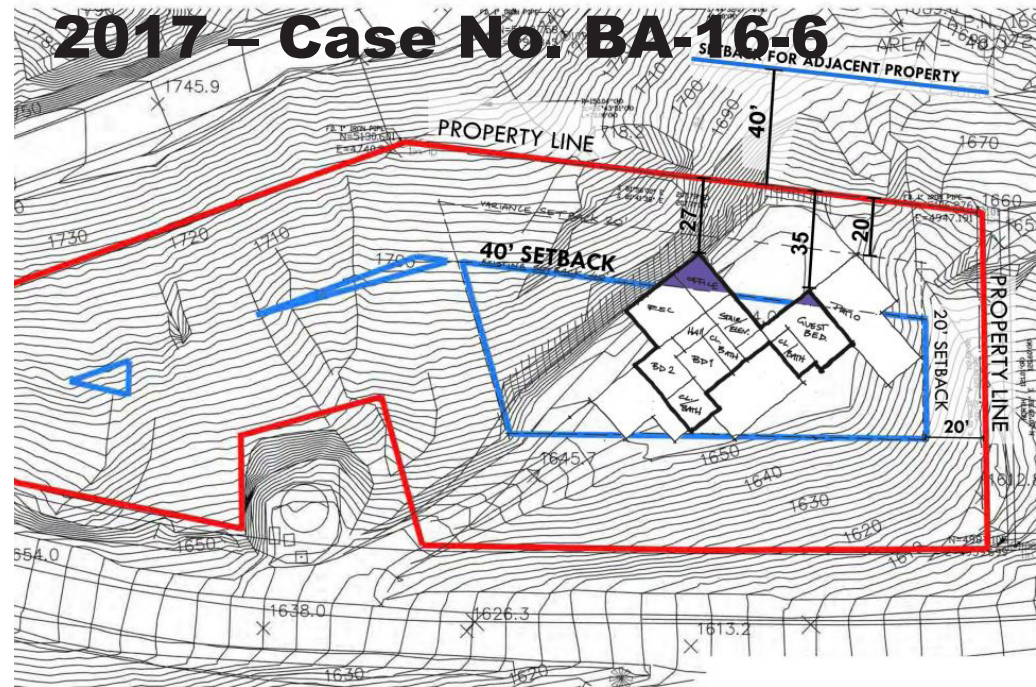
The proposed home (approx. 5,700 SF) is consistent with the surrounding neighborhood in scale and character. The requested reduction is minimal and limited to the area adjacent to the existing pad, ensuring privacy, view protection, and environmental sensitivity.



## Variance 5: Previously Approved Rear Yard Setback Variances

In Case No. BA-16-6, the Board granted a variance permitting rear yard encroachment on this property. A later design, approved under BA-21-11, relied on that variance.

Our current request aligns with those prior approvals in both location and intent, reflecting the same site constraints and conditions previously acknowledged by the Board.

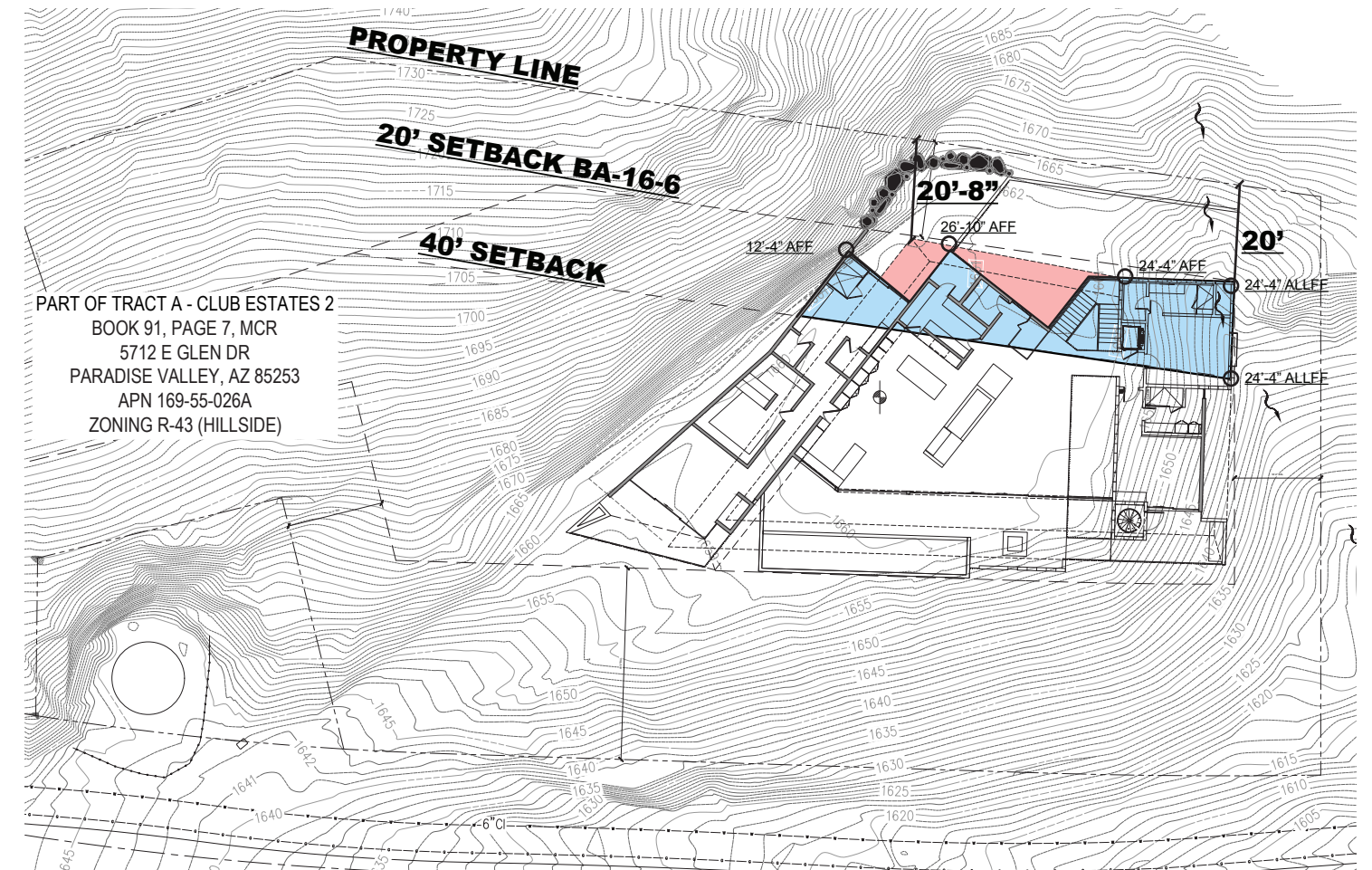
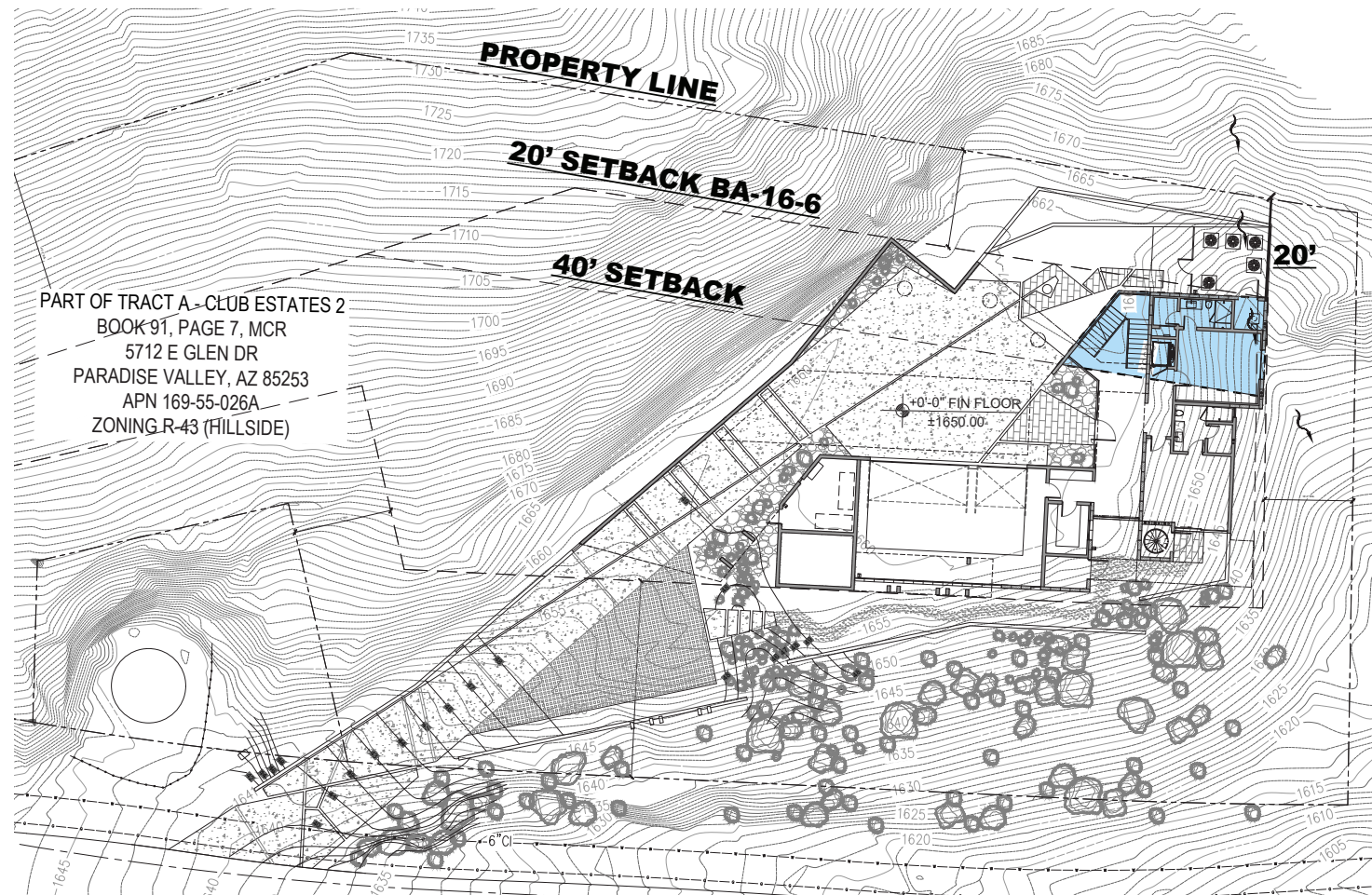


# Variance 5: Rear Yard Setback Encroachment – Requested

Rear Yard Lower Level Floor Area and Footprint Encroachment - 643 SF.  
**Total - 643 SF.**

Rear Yard Main Level Footprint Encroachment - 1,151 SF.  
 Roof Overhang Encroachment - 365 SF.  
**Total - 1,516 SF.**

**Total Rear Yard Encroachment inclusive of Building Area and overhangs = 2,159 sf,**



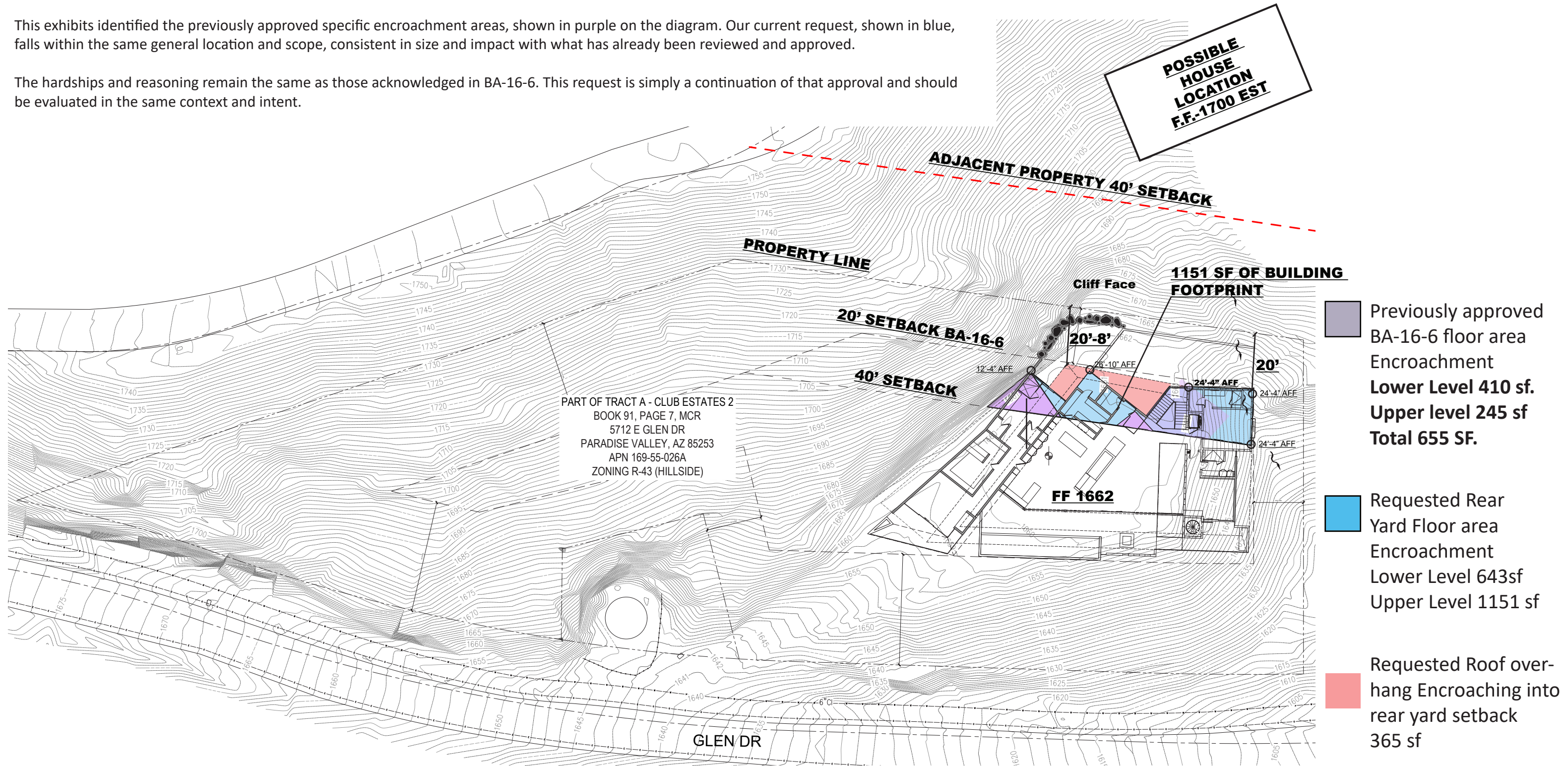
■ Requested Rear Yard Encroachment    
 ■ Roof Overhang Encroaching Into Setback

# Variance 5: Rear Yard Setback Encroachment - Previously Approved Overlay

A variance was granted in May 2017 under BA-16-6 allowing portions of the home to encroach into the rear yard setback. This property is undersized at 44,786 SF.

This exhibits identified the previously approved specific encroachment areas, shown in purple on the diagram. Our current request, shown in blue, falls within the same general location and scope, consistent in size and impact with what has already been reviewed and approved.

The hardships and reasoning remain the same as those acknowledged in BA-16-6. This request is simply a continuation of that approval and should be evaluated in the same context and intent.



Previously approved BA-16-6 floor area Encroachment  
**Lower Level 410 sf.**  
**Upper level 245 sf**  
**Total 655 SF.**

Requested Rear Yard Floor area Encroachment  
 Lower Level 643sf  
 Upper Level 1151 sf

Requested Roof overhang Encroaching into rear yard setback  
 365 sf



## **Variance 5: Rear Yard Setback – Photos**

The attached photos illustrate the location of this encroachment in context. It is positioned directly against a natural rock wall, not visible from the street or from the hillside below, and will have no impact on the public perspective of the home.

The proposed finish floor elevation is 1650, while the neighboring upslope property could not reasonably be developed below elevation 1700, given the street elevation is around 1755. This places any future home on that lot approximately 50 feet above our residence, ensuring that the encroachment will not affect the privacy, views, or enjoyment of adjacent properties.

To further minimize visibility, we are also proposing a ballast roof system, which will help screen the residence from above and soften the visual impact when viewed from higher elevations.





# TOWN OF PARADISE VALLEY

Case BA-25-09

5712 E Glen Drive

Setback, Height, and Slope Restoration Variance

for New Home

**Board of Adjustment**

**December 3, 2025**



# TODAY'S GOAL

---

- Review and take action on 4 variance requests:
  1. SFR height encroachment
  2. SFR setback encroachments
  3. Retaining walls-setback and height encroachments
  4. Maintain and modify existing/nonconforming spill slope



December 3, 2025

# AGENDA

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



December 3, 2025

# VICINITY MAP

**Subject Property**




December 3, 2025

# SITE CONDITIONS

---

- Zoned R-43 Hillside
- 44,786 sq ft (1.03 acres)
- Triangular shaped lot
- Shallow Lot – 100' Average Depth
- Dual frontage
- 36.1% Building Pad Slope
- City of Phoenix Water Tank Near Center of Lot



December 3, 2025

# LOT HISTORY

---

- Club Estates 2 Subdivision
- Platted in Maricopa County 1960
- Annexed 1961
- Permits issued to develop property in 1970s:
  - No structures built – pad cut in late 1970s/early 1980s



## LOT HISTORY (CONT.)

---

- Third variance request for this property
- May 3, 2017 (BA-16-6):
  - Approved variance for SFR rear setback encroachment for house
- November 3, 2021 (BA-21-11):
  - Approved variance for retaining wall encroachment, house height & setback encroachment, and modify existing nonconforming spill slope
- This request similar to previous requests due to property hardships associated with this lot

December 3, 2025

# VARIANCES

---

- 4 variance requests to develop lot:
  1. Allow part of house covered patio to exceed 24' height limit
  2. Allow portions of house to encroach into 20' east/side setback and 40' north/rear setback
  3. Allow retaining walls over 3' tall to encroach into 40' front yard setback and allow portions of retaining walls to extend more than 6" above material they retain
  4. Maintain and modify existing/nonconforming spill slope



December 3, 2025

## SCOPE OF REQUEST - NO. 1

- SFR Height Encroachment:
  - House limited to 24' tall from natural/predevelopment grade
  - 40 sq ft of upper/main level covered patio roof encroaches beyond 24' height limit

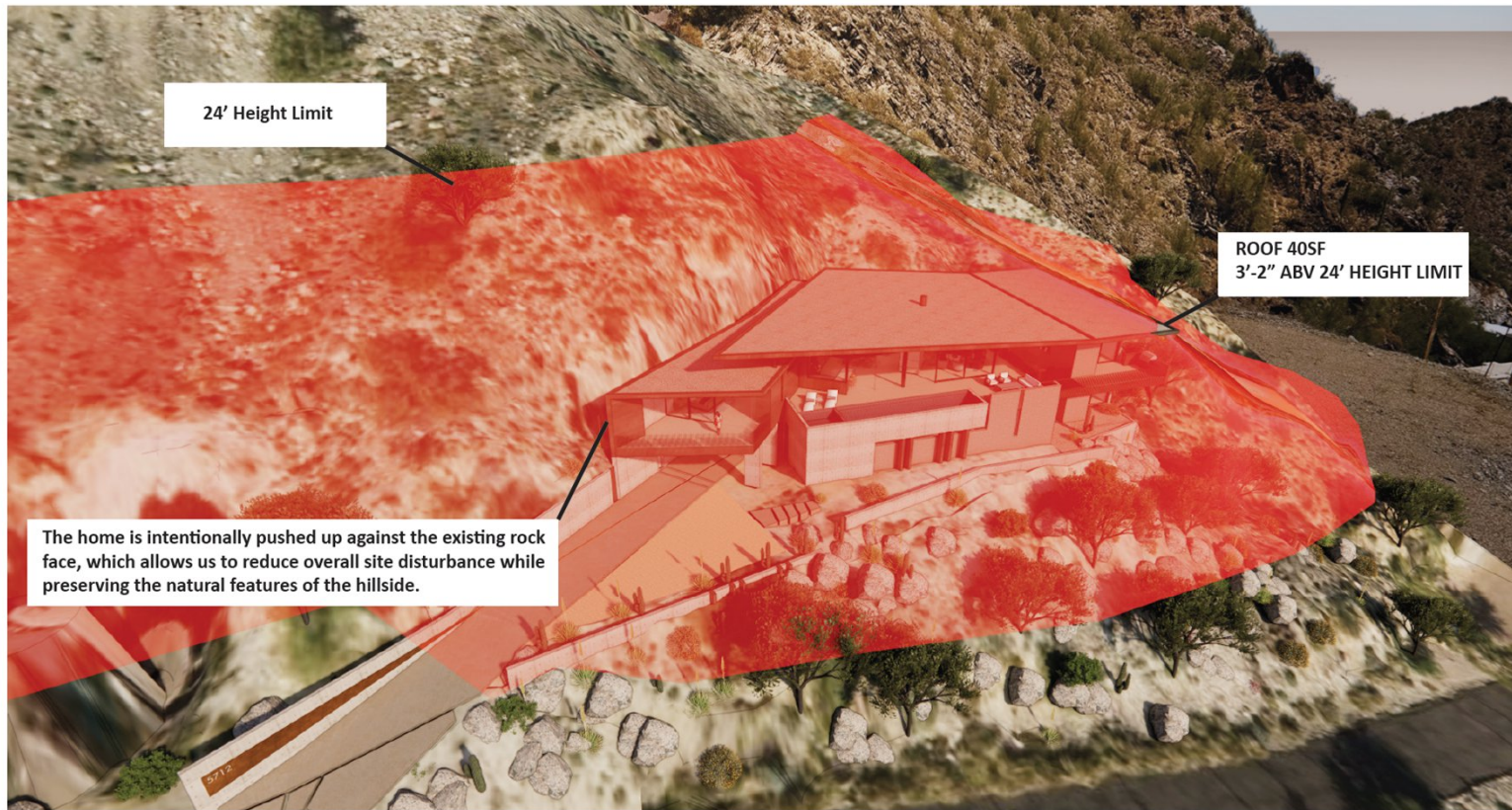
### Single Family Residence Height

Zoning Ordinance	New SFR
24' Height Limit (Above/parallel to natural grade)	27'2" – Covered Patio (3'2" above limit with 40 sq ft of encroachment)



# SFR HEIGHT ENCROACHMENT

## Proposed Design – Portion of Roof Over 24'



The home is intentionally pushed up against the existing rock face, which allows us to reduce overall site disturbance while preserving the natural features of the hillside.



## SCOPE OF REQUEST - NO. 2

---

- SFR Setback Encroachments:
  - House limited to 40' rear setback and 20' side setback
  - 2' East/Side Yard Setback Encroachment:
    - 37 sq ft for bedroom
    - 22 sq ft for overhang
    - 59 sq ft Total Encroachment
  - 20' North/Rear Yard Setback Encroachment:
    - 643 sq ft for lower level
    - 1,516 sq ft for upper/main level
    - 2,159 sq ft Total Encroachment



December 3, 2025

## SCOPE OF REQUEST - NO. 2

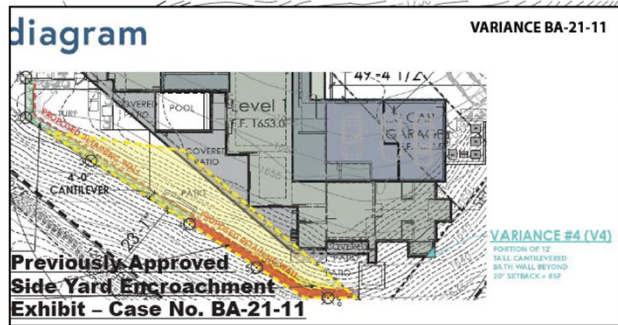
Single Family Residence Setbacks	
Zoning Ordinance	New SFR
40' Front	40' Front
40' Rear	20' Rear (2,159 sq ft total encroachment)
20' East Side	18' Side (59 sq ft of total encroachment)
20' West Side	300' (+/-)



December 3, 2025

# SFR SIDE SETBACK ENCROACHMENT

## Side Setback Encroachment



PART OF TRACT A - CLUB ESTATES 2  
BOOK 91, PAGE 7, MCR  
5712 E GLEN DR  
PARADISE VALLEY, AZ 85253  
APN 169-55-026A  
ZONING R-43 (HILLSIDE)



VARIANCE BA-21-11






We are requesting the use of Variance BA-21-11 (Item 4) to allow a portion of the new single-family residence to encroach into the side yard setback.

A portion of our design extends into the required 20-foot side yard setback. In the northeast corner, the setback is reduced to 18 feet, resulting in a 2-foot encroachment. We are requesting approval for the same variance request as previously granted - "Side setback encroachment, with portions of the bath wall extending 2 feet beyond the required 20-foot side setback"

Per R-43 zoning, this lot is undersized at only 42,839 SF, substantially smaller than the standard 205-foot depth requirement and it does not meet the 165-foot diameter test. Due to these constraints, we are requesting approval for a portion of the building footprint and overhang to extend into the side yard setback.

X)  
PARADISE VALLEY  
ZONING

-  Requested side yard encroachment  
Building footprint 37 sf
-  BA-21-11 Previously approved  
Side yard setback encroachment. 8sf
-  Requested side yard encroachment  
Roof overhang 22sf.

### Side Yard setback Encroachment Comparison

Previously approved side yard encroachment:  
8 SF – representing 0.01% of the total lot area (44,786 SF).

Requested side yard encroachment:  
Building footprint: 37 SF – 0.08% of the total lot area.

Roof overhang: 22 SF – 0.04% of the total lot area.

Total requested side yard encroachment: 59 SF  
– 0.13% of the total lot area.

December 3, 2025

## SCOPE OF REQUEST - NO. 3

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- Retaining Wall Setback & Height Encroachments:
  - 3' tall retaining wall limited to 10' to 40' front yard setback
  - Retaining walls cannot extend more than 6" above material they retain
  - Three areas of front retaining walls exceed height requirements due to drainage and site stability requirements:
    - 5'6" tall
    - Each portion extends 2' to 5' above the materials it retains



December 3, 2025



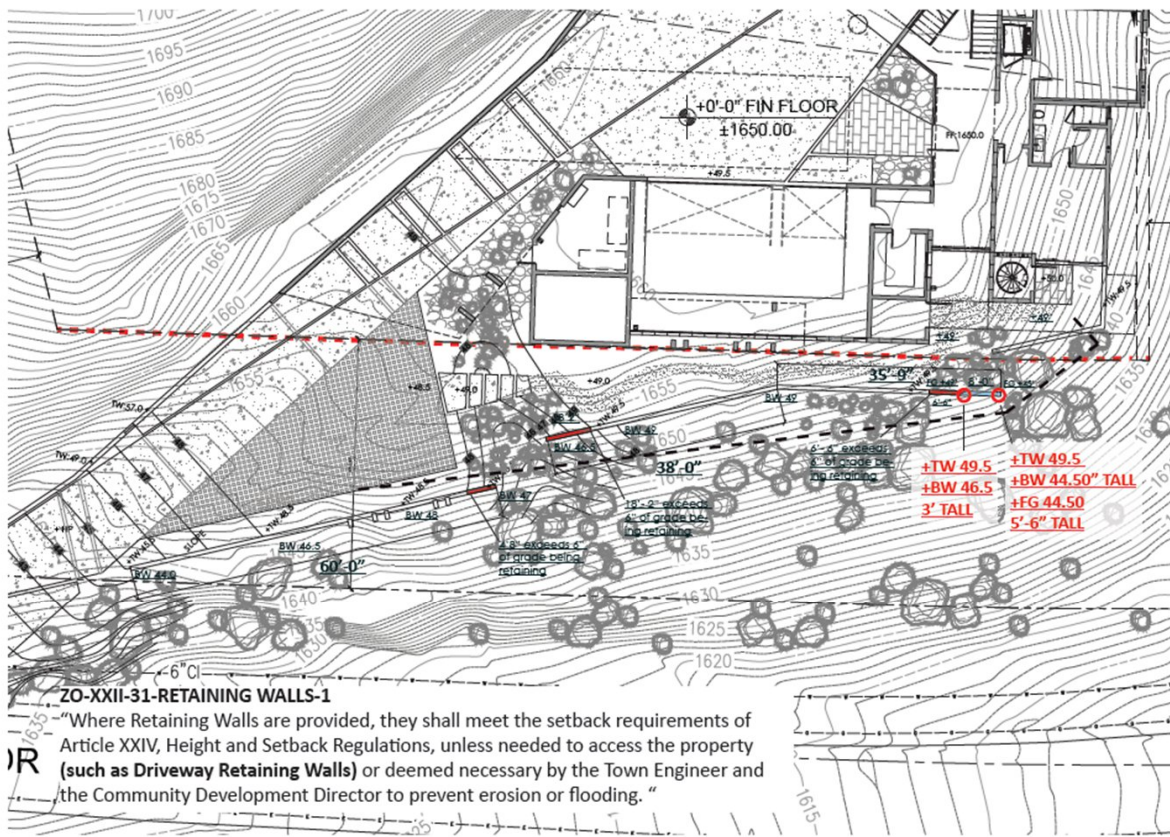
## SCOPE OF REQUEST - NO. 3

### Retaining Walls

Zoning Ordinance Setback	Retaining Walls
3' Height at 10' Setback from Front Property Line	5'6" tall at 32' Setback from Front Property Line (8 Lineal Feet)
8' Height at 40' Setback from Front Property Line	8' tall beyond 40' Setback
6" Max Extension Above Material it Retains	38 Lineal Feet above 6" Limit 2'-5' above 6" limit

# RETAINING WALL ENCROACHMENTS

Retaining Walls Exceeding 3' and 6" above grade it is retaining.



40' Front yard set back



Previously approved BA-21-11

Location of retaining walls in excess 3'



Portion of Retaining walls in excess of 3' within the front yard setback line and 6" above the grade its retaining, 8' total



Portion of Retaining walls in excess of 6" above the grade its retaining within the front yard setback.

These walls are below the 3' height limit. Approximately 37'-4" of retaining wall extends more than 6 inches above the material it retains. This condition is necessary to provide proper drainage, maintain a stable slope, and ensure effective water management and erosion control. Only 8 linear feet of this wall section exceeds the 3-foot allowable height limit.

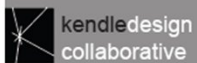


Retaining wall height control points



### ZO-XXII-31-RETAINING WALLS-1

"Where Retaining Walls are provided, they shall meet the setback requirements of Article XXIV, Height and Setback Regulations, unless needed to access the property (such as Driveway Retaining Walls) or deemed necessary by the Town Engineer and the Community Development Director to prevent erosion or flooding."



## SCOPE OF REQUEST - NO. 4

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- Maintain & Modify Existing/Nonconforming Spill Slope:
  - Veneered rock slopes limited to 45-degree max slope
  - Majority of existing spill exceed 45-degree slope
  - Applicant maintaining and improving existing slope:
    - Removing 2,200 sq ft of spill
    - Enhanced with natural vegetation to help blend slope into hillside
    - After improvements, average slope is approximately 30 to 34 degrees



December 3, 2025

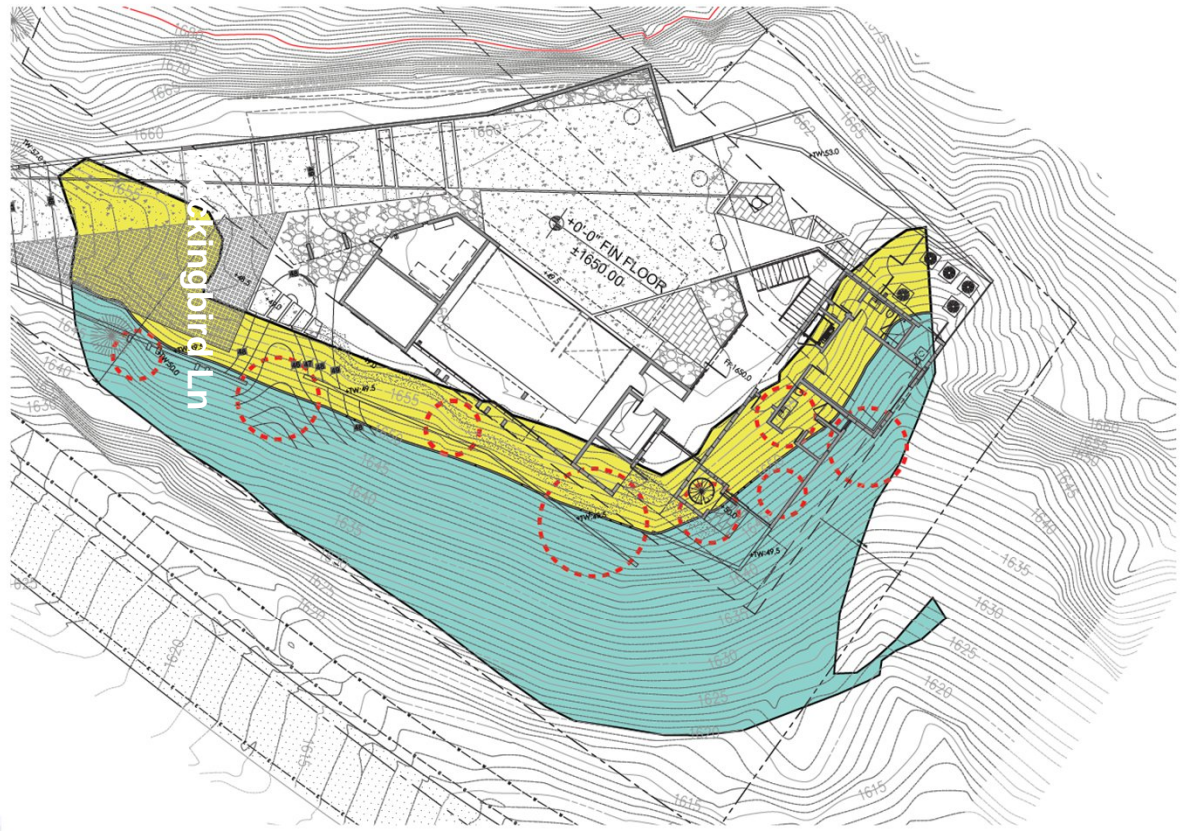
## SCOPE OF REQUEST - NO. 4

Spill Slope	
Zoning Ordinance	Modified Slope
Veneered Slope	Veneered & Vegetated Slope
1 to 1 (or 45 degree) Max Slope	Majority of existing areas exceed 45-degree slope. 24% of area removed. Remaining slope modified & revegetated Average slope between 30 – 34 degrees.

December 3, 2025

# SPILL SLOPE MODIFICATIONS

## Proposed Spill Slope Removal and Restoration - Diagram



**TOTAL SPILL SLOPE ≈ 10,600**

(±) 2,508 SF OF EXISTING PORTION OF SPILL SLOPE TO BE REMOVED FOR NEW BUILDING PAD ENLARGEMENT. ■

(±) 8,092 OF EXISTING SPILL SLOPE TO BE RESTORED. REFER TO LANDSCAPE EXHIBIT FOR RESTORATION PLAN. AVG SLOPE- 1:1.5 OR 34 DEG. ■

AVG. SLOPE OF NATURAL GRADE (Estimated) = 1=1.7 (30 DEG.) TO 1:1.5 (34 DEG.)

PORTION OF SPILL SLOPE WITH A SLOPE GREATER THAN 1:1 OR 45 DEG. - - -

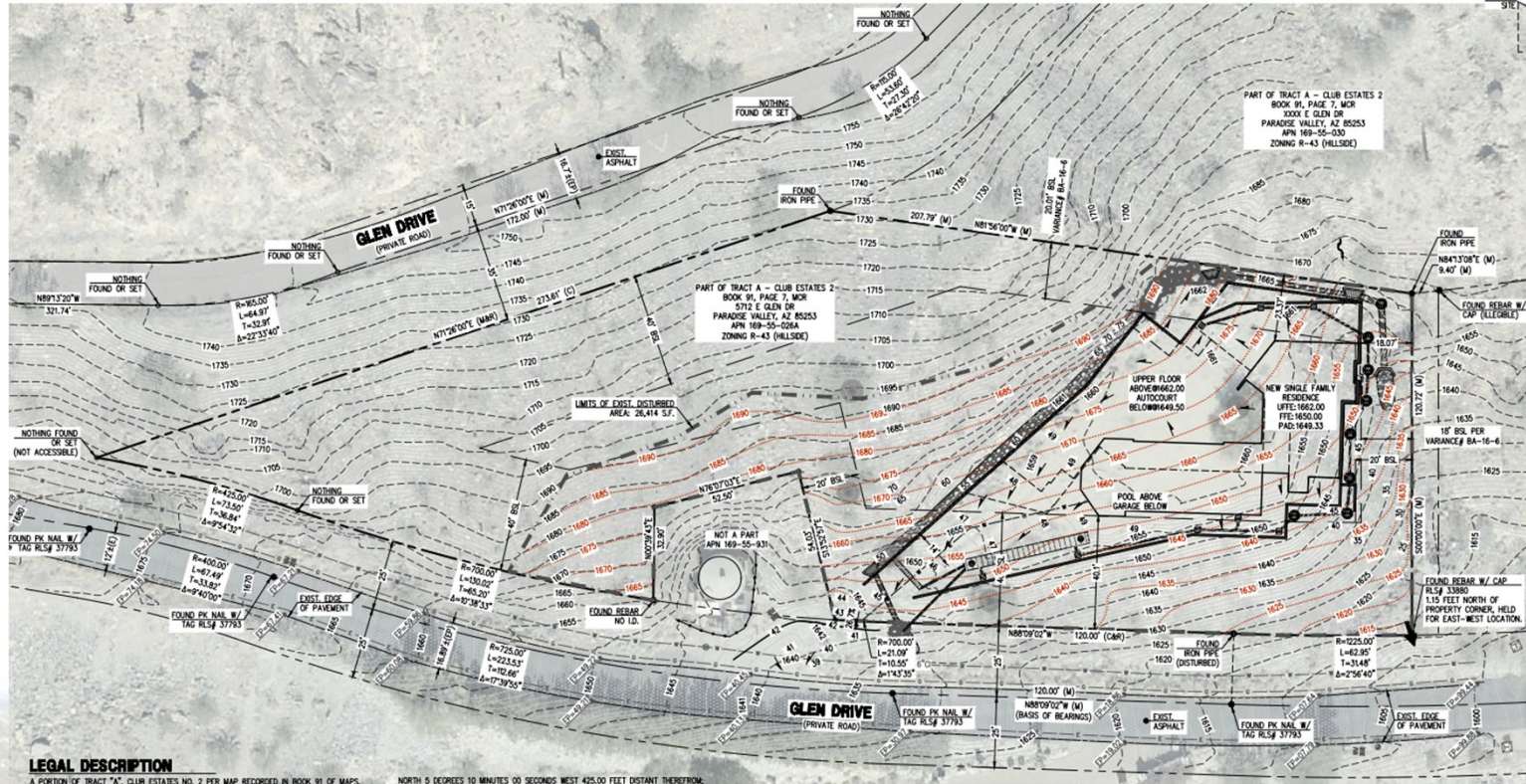


# AERIAL PHOTO

## AERIAL MAP EXHIBIT

**GLEN RESIDENCE**  
5712 E GLEN DR., PARADISE VALLEY, AZ 85253  
PART OF TRACT 'A' - CLUB ESTATES NO. 2

A SUBDIVISION PLAT RECORDED IN BOOK 91 OF MAPS, PAGE 07, MCR,  
LOCATED IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 4, T.2N, R.4E  
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



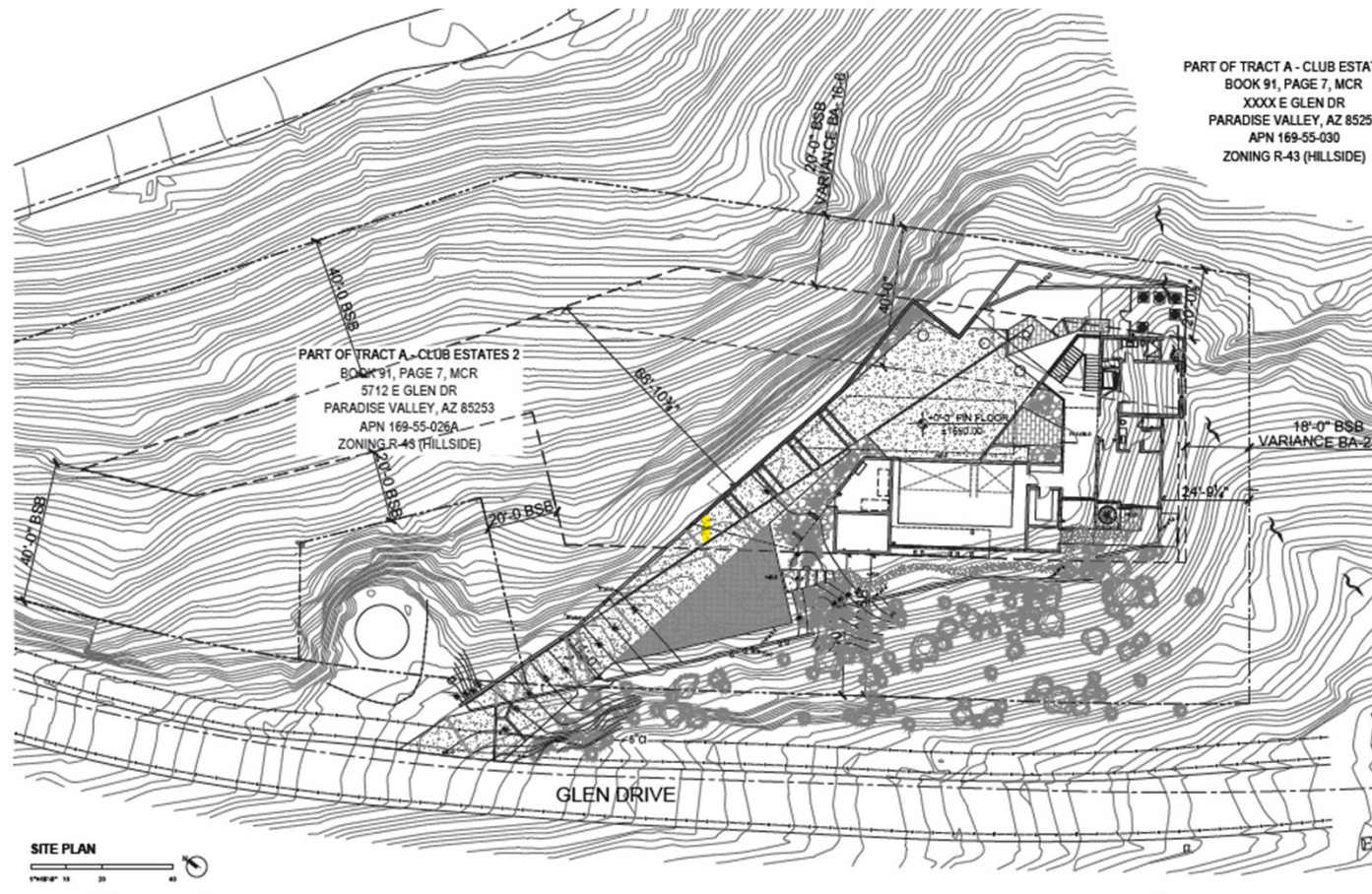
**LEGAL DESCRIPTION**

A PORTION OF TRACT 'A', CLUB ESTATES NO. 2 PER MAP RECORDED IN BOOK 91 OF MAPS, PAGE 7, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; NORTH 5 DEGREES 10 MINUTES 00 SECONDS WEST 425.00 FEET DISTANT THEREFROM; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 17 DEGREES 50



December 3, 2025

# SITE PLAN



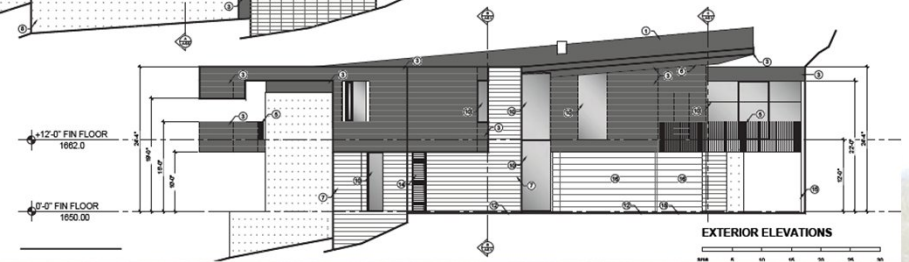
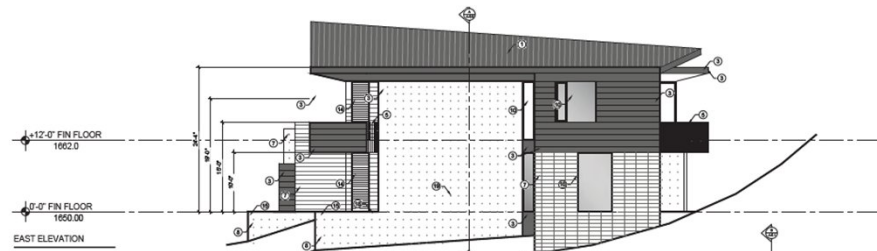
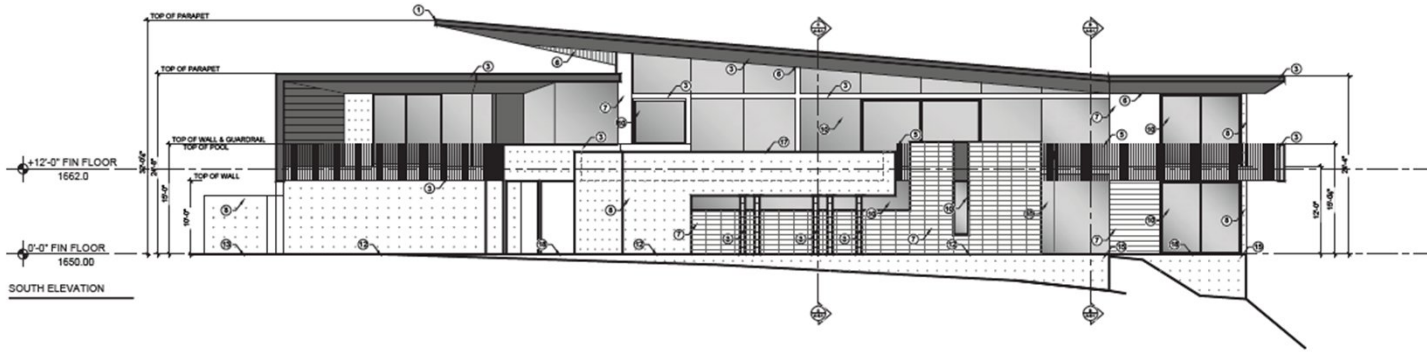
PART OF TRACT A - CLUB ESTAT  
BOOK 91, PAGE 7, MCR  
XXXX E GLEN DR  
PARADISE VALLEY, AZ 85252  
APN 169-55-030  
ZONING R-43 (HILLSIDE)

PART OF TRACT A - CLUB ESTATES 2  
BOOK 91, PAGE 7, MCR  
5712 E GLEN DR  
PARADISE VALLEY, AZ 85253  
APN 169-55-026A  
ZONING R-43 (HILLSIDE)



December 3, 2025

# EXTERIOR BUILDING ELEVATIONS



EXTERIOR ELEVATIONS





# RENDERINGS



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Conceptual Renderings | Variance

Glen Residence  
5712 East Glen Drive  
Paradise Valley, AZ

December 3, 2025



# SITE PHOTOS



December 3, 2025

# SITE PHOTOS (CONT.)



December 3, 2025

# ANALYSIS – SFR HEIGHT ENCROACHMENT (#1)

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26

- Difficult lot to build upon
- Applicant trying to utilize existing pad
- Steep building pad slop of 36.1%
- Only small portion of front covered patio penetrates 24' height limit:
  - 40 sq ft of roof encroachment should have little to no impact on neighboring properties



December 3, 2025

## ANALYSIS – SFR SETBACK ENCROACHMENTS (#2)

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- Property hardships prohibits compliance:
  - Shape and topography create restrictive building envelope
  - Cliff face encompasses approx. half of building envelope
  - One-Third of lot is buildable and limited to eastern part of property (which is location of existing pad)



December 3, 2025

## ANALYSIS – SFR SETBACK ENCROACHMENTS (#2)

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- Average house size is approximately 8,000 sq ft:
  - This home is 6,958 sq ft
  
- If platted today:
  - Square or rectangular lot (not triangular)
  - 4.4-acre minimum lot size based upon slope (not 1.03 acres)
  - 205' deep (instead of 120' deep)



December 3, 2025

## ANALYSIS – RETAINING WALLS (#3)

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- Development limited to eastern part of lot due to shape and topography
- Retaining walls needed for drainage and site stability since utilizing existing pad
- Limited amount of encroachment:
  - 8 lineal feet exceeds 3' height limit
  - 38 lineal feet exceeds 6" height limit




November 3, 2021



## ANALYSIS – EXISTING SPILL SLOPE (#4)

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- Request meets intent of Code:
  - Reducing nonconformity:
    - 24% reduction in amount of spill
    - Average slope of 30% - 34%
  
- Reducing and vegetating existing spill slope helps it blend in with surrounding hillside

An aerial photograph showing a landscape with a road winding through a valley. In the background, there are several hills or mountains under a clear sky. The foreground shows a mix of green vegetation and some structures.

December 3, 2025



# PUBLIC COMMENT

- Neighborhood notification completed in accordance with Town requirements
- Staff received no inquiry or comments



December 3, 2025

# STAFF RECOMMENDATION

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## MOTION

**Approval** of Case No. BA-25-09, for variances from Zoning Ordinance, Article XXII, Hillside Development Regulations and Article X, Height and Area Regulations, to allow: 1) retaining walls and a raised outdoor patio area to encroach into the front yard setback and exceed height limit, 2) allow new SFR to exceed height limit, 3) modify and maintain a nonconforming spill slope, and 4) allow portions of new SFR to encroach into side yard and rear yard setbacks.

## REASONS FOR APPROVAL

- Restrictive bldg. envelope due to shape, slope, and depth of lot
- Utilizing existing pad

December 3, 2025

## POSSIBLE ACTIONS

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1. Approve with stipulations:
  - a. Improvements in compliance with submitted plans and documents
  - b. Must obtain Hillside Committee approval & required building permits and inspections from Building Division
  - c. Variance Case BA-25-09 will supersede and void previous variance Case Numbers BA-16-6 and BA-21-11
2. Deny
3. Continue for further review



# QUESTIONS?



kendledesign collaborative Page 28

Conceptual Renderings | Variance

Glen Residence  
5712 East Glen Drive  
Paradise Valley, AZ

December 3, 2025



# Town of Paradise Valley

6401 E Lincoln Dr  
Paradise Valley, AZ 85253

## Action Report

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**File #:** 25-259

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**AGENDA TITLE:**  
Approval of November 5, 2025 Board of Adjustment Minutes.

**STAFF CONTACT:**



# Town of Paradise Valley

6401 E Lincoln Dr  
Paradise Valley, AZ 85253

## Minutes – FINAL

### Board of Adjustment

*Chair Eric Leibsohn*  
*Boardmember Ken Barnes*  
*Boardmember Joseph Contadino*  
*Boardmember James Kuykendall*  
*Boardmember Hope Ozer*  
*Boardmember Bill Petsas*  
*Boardmember Quinn Williams*

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Wednesday, November 5, 2025

5:30 PM

Council Chambers

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#### 1. CALL TO ORDER

Chair Leibsohn called the meeting to order at 5:30 PM.

#### **STAFF MEMBERS PRESENT**

Town Attorney Deborah Robberson  
Community Development Director Chad Weaver  
Senior Planner George Burton  
Town Planner II Brandon McMahon  
Lead Management Specialist Cherise Fullbright  
Vice Mayor Ellen Andeen

#### 2. ROLL CALL

**Present –** Acting Chair Hope Ozer  
Boardmember Ken Barnes  
Boardmember Joseph Contadino  
Boardmember James Kuykendall  
Boardmember Bill Petsas  
Boardmember Quinn Williams

**Absent –** Chair Eric Leibsohn

#### 3. EXECUTIVE SESSION

#### 4. STUDY SESSION ITEMS

#### 5. PUBLIC HEARINGS

**A. 25-221 Discussion and Possible Action on Case No. BA-25-08  
Rossi Variance – 7000 E Vermont Avenue (APN 173-18-031A)  
Variance to allow a new pool to encroach into the setback**

Mr. McMahon presented the item. He started by going over today's goal and the scope of the request, then went over the background of the lot, its history, and conditions. He

showed images to display the current location of the pool against the proposed location. Mr. McMahon shared that the analysis presented property hardships warranting the request, so staff was recommending approval. He briefly addressed public comments and notifications.

David Dick, applicant's architect, expressed his appreciation for staff. He spoke about salvaging the property by saving the home and existing footprint, resulting in the request today. He welcomed questions.

Boardmember Petsas asked if the position of the pool was based off future septic.

Mr. Dick explained that the requirement for a secondary leach field was one of the reasons for the design location. He confirmed sewer did not run to the street at this property.

Acting Chair Ozer opened the public hearing at 5:42 PM. No comment was received, and public comment was closed.

**A motion was made by Boardmember Kuykendall, seconded by Boardmember Petsas, to approve item 25-221 subject to stipulations. The motion passed by the following vote:**

**Aye:** 6 – Acting Chair Ozer, Boardmember Barnes, Boardmember Contadino, Boardmember Kuykendall, Boardmember Petsas, Boardmember Williams

**Absent:** 1 – Chair Leibsohn

## **6. ACTION ITEMS**

## **7. CONSENT AGENDA**

### **A. 25-200 Approval of September 3, 2025 Board of Adjustment Minutes.**

Acting Chair Ozer pointed out a typo on page 6 of the September 3, 2025 meeting minutes and was assured it would be corrected.

**A motion was made by Boardmember Williams, seconded by Boardmember Barnes, to approve the September 3, 2025 Board of Adjustment Minutes as amended. The motion carried with the following vote:**

**Aye:** 6 – Acting Chair Ozer, Boardmember Barnes, Boardmember Contadino, Boardmember Kuykendall, Boardmember Petsas, Boardmember Williams

**Absent:** 1 – Chair Leibsohn

## **8. STAFF REPORTS**

## **9. PUBLIC BODY REPORTS**

## **10. FUTURE AGENDA ITEMS**

Mr. Burton stated that the next meeting scheduled for December 3, 2025 would include one item on the agenda.

## 11. ADJOURNMENT

A motion was made by Boardmember Kuykendall, seconded by Boardmember Williams, to adjourn the meeting at 5:46 PM. The motion carried with the following vote:

**Aye:** 6 – Acting Chair Ozer, Boardmember Barnes, Boardmember Contadino, Boardmember Kuykendall, Boardmember Petsas, Boardmember Williams

**Absent:** 1 – Chair Leibsohn

### Paradise Valley Board of Adjustment

By:   
Cherise Fullbright, Secretary