

Dear Town of Paradise Valley Board of Adjustment,

The new owners of 6521 N 40th Place, Paradise Valley have shared with us with their plans for a new home on the property immediately north of our home on 40th Place. We understand that they would like to build a modern home on that lot and will need a variance for roof heights that exceed what is allowed.

Based on our review of the plans (dated February 2025), we are in support of their request, as we believe that the new home will improve our neighborhood. We do not have concerns about the height of the roofs, as they will have no real impact on our house or property, especially considering the tall plantings between our two lots. We are especially happy that they would eliminate the driveway that is directly next to our home.

My wife & I are looking forward to having the lovely Amin family as our neighbors.

Thank you,

A handwritten signature in black ink, appearing to read 'Paramvir Tuli', with a large, stylized loop at the end.

Paramvir Tuli



From: [George Burton](#)
To: [Chad Weaver](#); [Paul Michaud](#); [Brandon McMahon](#); [Cherise Fullbright](#)
Bcc: [Board Chair Hope Ozer](#); [Board Member Bill Petsas](#); [Board Member Eric Leibsohn](#); [Board Member James Kuykendall](#); [Board Member Joseph Contadino](#); [Board Member Ken Barnes](#); [Board Member Quinn Williams](#)
Subject: FW: Variance Request 6521 N 40th Place
Date: Tuesday, May 6, 2025 11:45:00 AM
Attachments: [Map view 6521 N 40th Pl.pdf](#)
[View of 6521 N 40th Pl.pdf](#)

Dear Chair and Board Members (Bcc),

Please reference the comments below regarding the variance request at 6521 N 40th Pl.

Please let me know if you have any questions.

George Burton

Senior Planner

Community Development Department

6401 E. Lincoln Drive

Paradise Valley, AZ 85253

O – 480-348-3525

gburton@paradisevalleyaz.gov

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From: William Hunter [REDACTED]
Sent: Monday, May 5, 2025 5:28 PM
To: George Burton <gburton@paradisevalleyaz.gov>
Subject: Variance Request 6521 N 40th Place

External email: use caution with links & attachments

Mr. Burton -

I am writing with regard to the variance request for the property at 6521 to have roof lines and elevations in excess of the Town's Code. My family and I object to the variance request in the strongest possible terms.

Our property is located at [REDACTED], directly west of the subject property. (See

map view attachment.) The property between the two parcels (6520 N 40th Place) is several feet lower, so the subject property is prominently and directly visible from all of our home's eastern exposures as well as two of our outside decks. The current improvements are, I believe, 16 feet in height and represent a low rise ranch style house that is typical of the area and was designed to blend into the desert landscape.

Since the subject is situated at the top of a small hill it is substantially above street level. Given the height of the land, even the current 16 foot high improvements dominate our views to the east and essentially block any views of the eastern horizon. (See attached picture of the subject from our dining room.)

Even if the proposed improvements are limited to the 24 foot height allowed by Town Code the new structure will have a dramatic, intrusive, and negative effect on our eastern views.

Granting a variance for heights above 24 feet would cause substantial additional degradation, intrusion and domination of our views. It would also be noticeably out of step with the elevations of other homes in the area, including several recent newly constructed homes that had no problem creating beautiful, spacious homes while working within the 24 foot building height.

We see no need for the subject property to exceed the height limits established in the Town Code. We strongly object to the requested variance and urge the Board of Adjustment to deny the application.

Sincerely,

William Hunter

A solid black rectangular box used to redact the signature of William Hunter.





N 40TH PL

6521 N 40th
Place

From: [George Burton](#)
To: [Paul Michaud](#); [Brandon McMahon](#); [Chad Weaver](#); [Cherise Fullbright](#)
Bcc: [Board Chair Hope Ozer](#); [Board Member Bill Petsas](#); [Board Member Eric Leibsohn](#); [Board Member James Kuykendall](#); [Board Member Joseph Contadino](#); [Board Member Ken Barnes](#); [Board Member Quinn Williams](#)
Subject: Public Comment - 6521 N 40th Pl
Date: Wednesday, April 30, 2025 9:35:00 AM

Dear Chair and Board Members (bcc),

Below is public comment regarding variance case BA-25-02 at 6521 N 40th Place.

Please let me know if you have any questions.

George Burton

Senior Planner

Community Development Department

6401 E. Lincoln Drive

Paradise Valley, AZ 85253

O – 480-348-3525

gburton@paradisevalleyaz.gov

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From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Tuesday, April 29, 2025 4:29 PM
To: Duncan Miller <dmiller@paradisevalleyaz.gov>; George Burton <gburton@paradisevalleyaz.gov>; Cherise Fullbright <cfullbright@paradisevalleyaz.gov>
Subject: New eComment for Board of Adjustment on 2025-05-07 5:30 PM

External email: use caution with links & attachments

[Paradise Valley, AZ](#)

New eComment for Board of Adjustment on 2025-

05-07 5:30 PM

John Clifford submitted a new eComment.

Meeting: Board of Adjustment on 2025-05-07 5:30 PM

Item: C. 25-075 Discussion and Possible Action on Case No. BA-25-02 Amin Variance - 6521 N. 40th Place (APN 169-52-020) Variance to allow a new single-family residence to encroach beyond the allowable height limits.

eComment: I strongly oppose this request. One owner (the Applicant) exceeding the height limit impacts many others in a negative way. Views of the mountains and the sky are unnecessarily blocked by the excess structure height. The nature and feel of the neighborhood, one or air, space and openness, is impacted. This request will infringe badly on the rights of neighbors and the public to enjoy this great area and neighborhood. There is no countervailing benefit to the Applicant to offset the harm here.

[View and Analyze eComments](#)

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From: [George Burton](#)
To: [Paul Michaud](#); [Chad Weaver](#); [Cherise Fullbright](#); [Brandon McMahon](#)
Bcc: [Board Chair Hope Ozer](#); [Board Member Bill Pelsas](#); [Board Member Eric Leibsohn](#); [Board Member James Kuykendall](#); [Board Member Joseph Contadino](#); [Board Member Ken Barnes](#); [Board Member Quinn Williams](#)
Subject: FW: Variance hearing at 6521 N 40th Place, PV
Date: Thursday, May 1, 2025 9:57:00 AM
Attachments: [image001.jpg](#)

Dear Chair and Board Members (Bcc),

Below, for reference, is correspondence between the applicant for 6521 N 40th Pl and one of the neighboring property owners.

Please let me know if you have any questions.

George Burton
Senior Planner
Community Development Department
6401 E. Lincoln Drive
Paradise Valley, AZ 85253
O – 480-348-3525
gburton@paradisevalleyaz.gov

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From: Victor Sidy [REDACTED] >
Sent: Thursday, May 1, 2025 9:23 AM
To: George Burton <gburton@paradisevalleyaz.gov>
Subject: Fwd: Variance hearing at 6521 N 40th Place, PV

External email: use caution with links & attachments

George,

Thanks for sending the agenda with the link to download the report. Good report in general, despite our differences in opinion.

Regarding the public comment that you had forwarded to me, did you get any address of the person who made the comment? It seemed to be a generic comment about not supporting any increase roof heights in general, without the context of the project, or how it would impact that specific person. It also appears that the person has (or had) an address on the far East side of PV, no where close to this neighborhood.

I did want to let you know that two other neighbors reached out to me. One (Francine) was further away [REDACTED] and mostly just curious about what we were doing; we spoke by phone and determined that she wouldn't be impacted at all by the project. More significantly, though, were the residents at [REDACTED], just to the northwest of our clients' property. In our analysis, their property would be impacted more than most other neighbors. I'm providing our email exchange with them and should also note that if we were to shift the house further west and north (to avoid the LNG control point at the SE side of the building), doing so could negatively impact the views of those neighbors more than our current proposal.

In any case, I'll let you know if we receive any further correspondence from neighbors, and we'll see what shakes out at the meeting next week.

Best, Victor

Victor E. Sidy, AIA LEED AP | 480.688.5599 | [REDACTED]

Begin forwarded message:

From: CC May [REDACTED] >
Subject: Re: Variance hearing at 6521 N 40th Place, PV
Date: April 17, 2025 at 11:42:20 AM MST
To: Victor Sidy [REDACTED]
Cc: Barbara May [REDACTED]

Thank you, that's very helpful for visualization of what you are planning. I was hoping it wasn't another very large boxy house like some of our other neighboring parcels, and it doesn't seem so. We will still try to attend the meeting, but if it works out like you have sketched here, I can't see how that would be too objectionable for us.

-ccm

On Mon, Apr 14, 2025 at 7:14 PM Victor Sidy [REDACTED] > wrote:

Chris,

Thanks for reaching out regarding this project. Your photo is very helpful to give us a feel for your vantage point and your concerns.

Based on the photo, it appears that the portion that we're requesting a variance for would not affect your view of Camelback – those portions are more towards the south and east of the property – to the right of the mountain. The portion of the proposed roof that would be between your house and Camelback is actually proposed to be relatively low (13'-6" maximum above the floor elevation, which is roughly the same level as the existing house). I'm attaching some plans and elevations per your request, as well as an overlay of the silhouette of the house on the photo you sent. This overlay is approximate, based on projections from our 3d model.

Hopefully this helps explain our intent for the project; the main reason why the variance is required is that the Town measures total height of the house from the "lowest natural grade below improvements" (which in this case is on the SE corner of the house), and from the setback lines. Both of these benchmarks handicap the project's height limits; therefore the need for a variance.

Let me know if you have further questions; again, thanks for your email.

Regards, Victor



Victor E. Sidy, AIA LEED AP [REDACTED]

On Apr 14, 2025, at 2:21 PM, Christopher May [REDACTED] > wrote:

Hello Victor,

I am a neighbor of the property mentioned above. My wife and I live across the street at [REDACTED]

We got a notification that you are requesting a hearing next month for a variance to allow you to exceed the town's height restrictions. I am curious to learn what you are proposing, as it might impact our view of Camelback Mountain, as you can see from the enclosed photograph taken from our front doorway.

Do you have any site plans and elevations showing what you are contemplating, and documenting how high above grade level you propose to build?

Thanks,

-ccm

[REDACTED]
[REDACTED]

<IMG_1461.jpeg>