

TOWN OF PARADISE VALLEY

Case BA-25-01

6650 E. Meadowlark Lane

Detached Garage Setback Variance

Board of Adjustment

May 7, 2025



TODAY'S GOAL

- Review and take action on variance request:
 - Detached garage to encroach into west side setback

- Background:
 - Previously reviewed at March 5th meeting
 - Continued to May 7th meeting
 - Applicant reduced proposed setback encroachment



AGENDA

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



VICINITY MAP & AERIAL

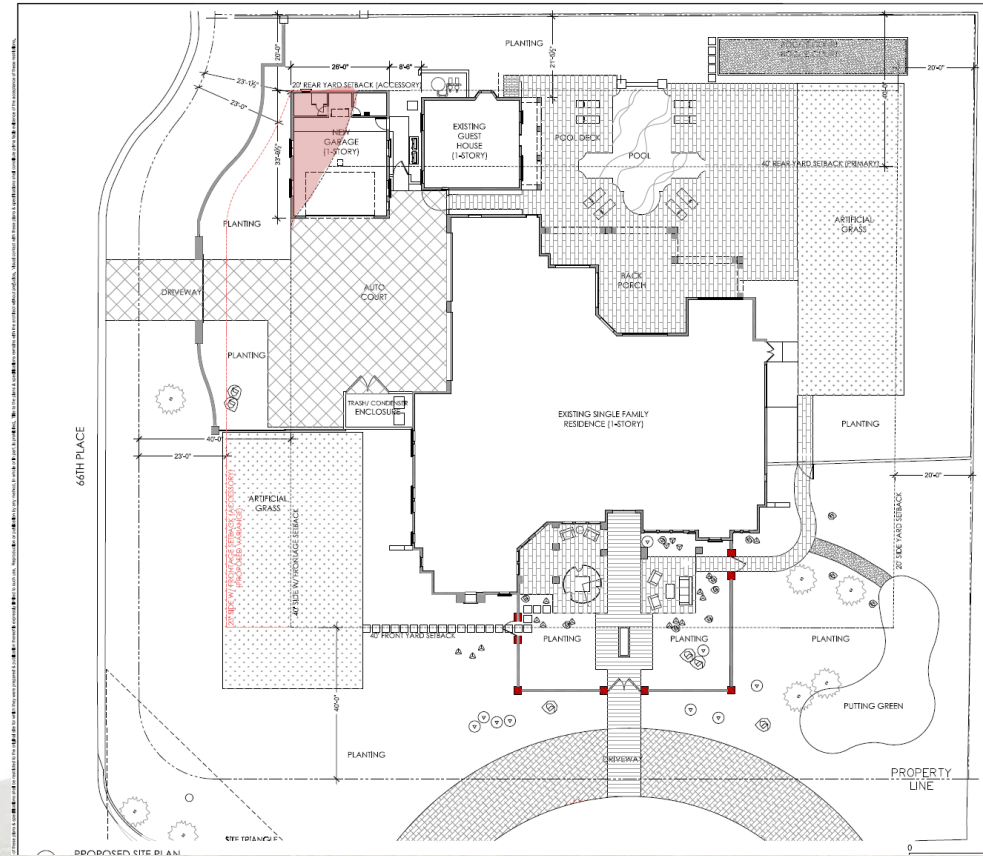
Subject Property



May 7, 2025

SITE CONDITIONS

- Zoned R-43
- 44,543 sq ft (1.02 acres)
- Corner Lot
- Square shaped lot
- 215' wide & 202' deep



HISTORY

- Lot 10 Hummingbird Vista
- Platted in Town of PV - 1972
- Original house built in 1974
- Current house and guest house built in 2012
- Proposed setback encroachment on west/side yard (adjoining N. 66th Place)

UPDATED REQUEST

Detached Garage	Original Request	Proposed Request
Front Yard Setback	145' (+/-)	142' (+/-)
West Side Yard Setback	23'1-1/2" (366 sq ft encroachment)	30' (124 sq ft encroachment)
East Side Yard Setback	130' (+/-)	130' (+/-)
Rear Yard Setback	21'5-1/2"	24'1-1/2"
Maximum Height	16'	16'
No Floor Area Ratio Limit	19.83%	19.15%
Change/Delta	30% Greater Setback with 66% Less Encroachment	



SCOPE OF REQUEST

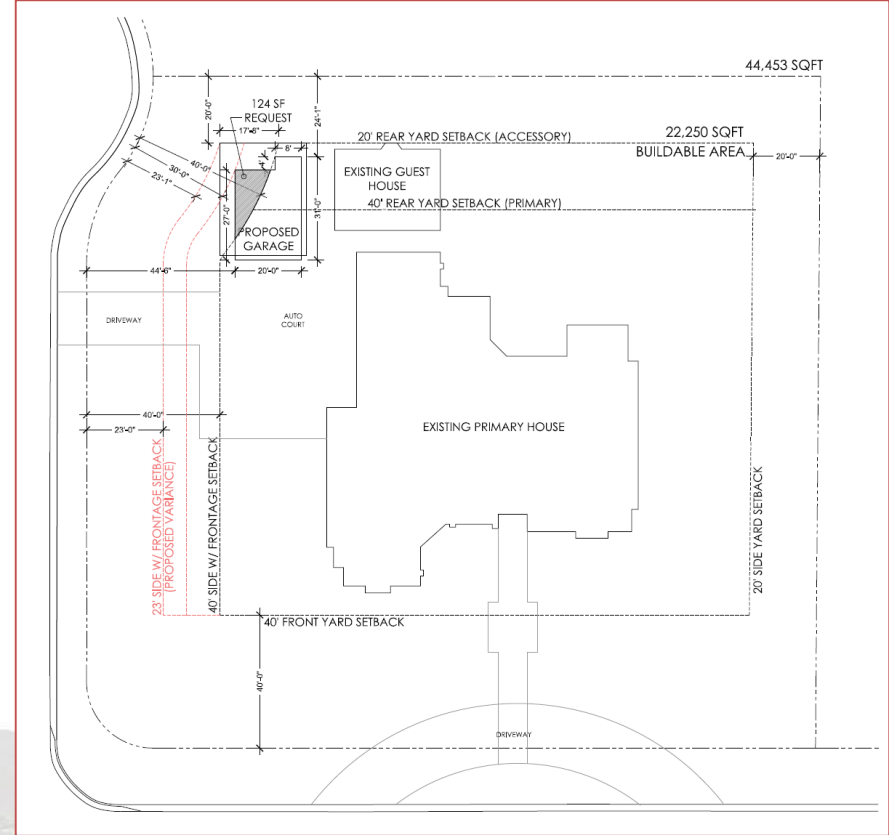
- Detached Garage:
 - Encroach into 40' west/side yard setback
 - Proposed 30' setback (10' encroachment)
 - 124 sq ft into setback
 - 16' tall



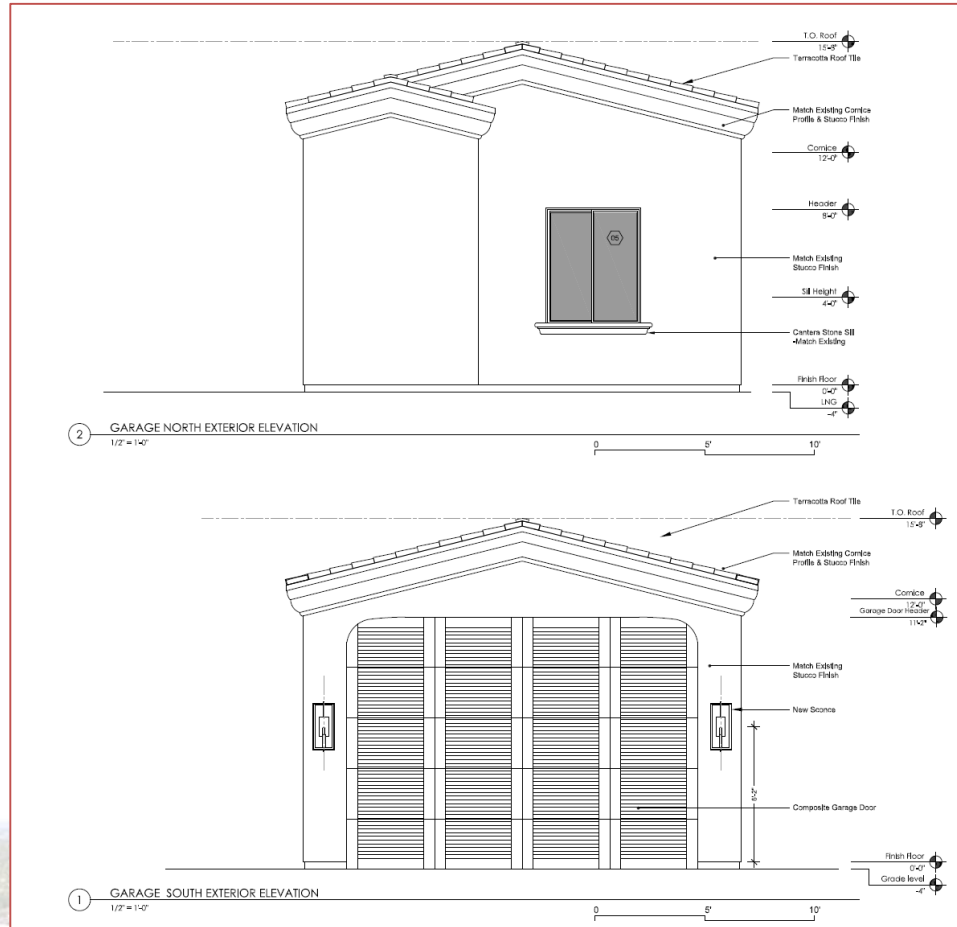
SCOPE OF REQUEST (CONT.)

	Zoning Ordinance	Detached Garage
Front Yard Setback	60'	142' (+/-)
West Side Yard Setback	40'	30'
East Side Yard Setback	20'	130' (+/-)
Rear Yard Setback	20'	24'1-1/2"
Maximum Height	16'	16'
No Floor Area Ratio Limit	25.0%	19.15%



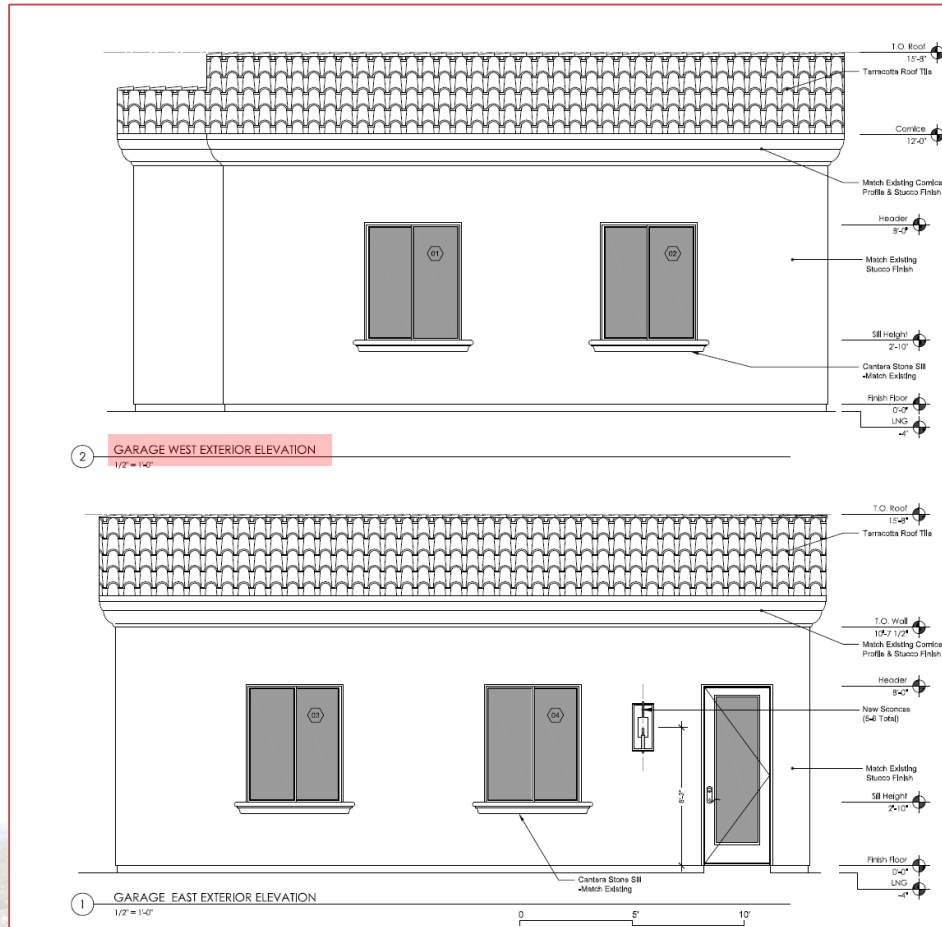


EXTERIOR BUILDING ELEVATIONS



EXTERIOR BUILDING ELEVATIONS (CONT.)

12

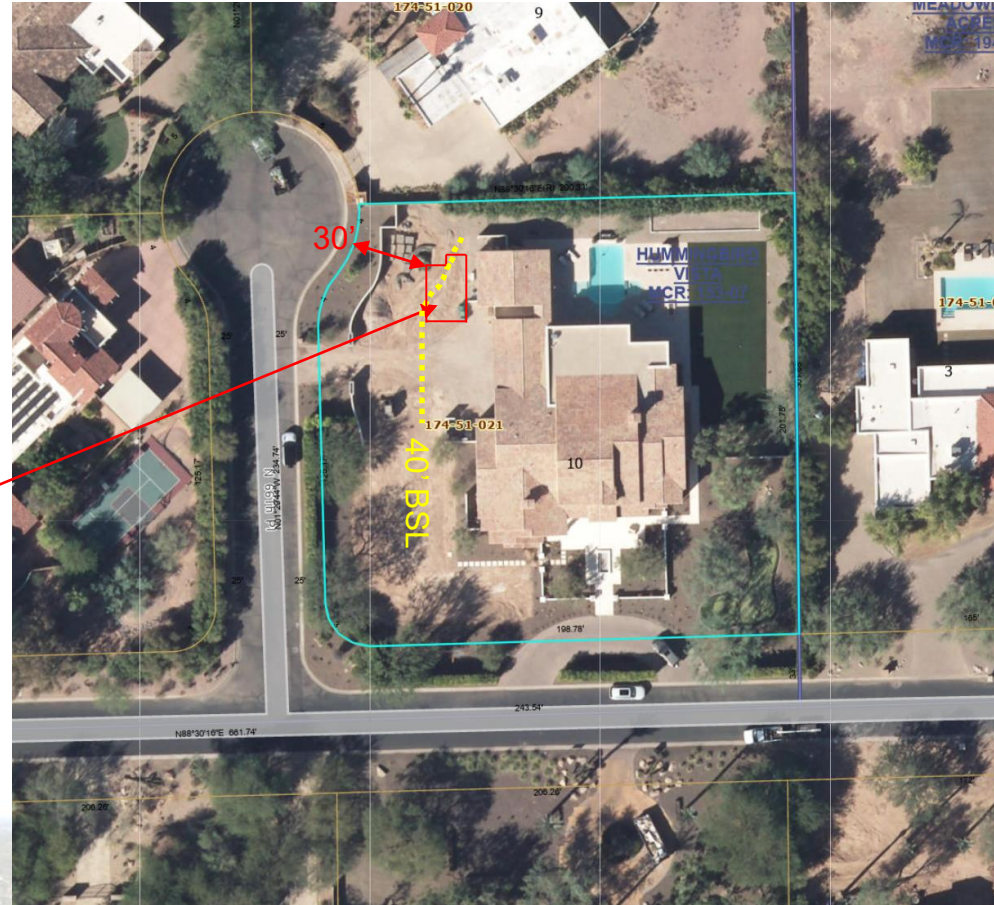


May 7, 2025

AERIAL PHOTO

- 124 Sq Ft of Encroachment at 30' setback

Detached
Garage



AREAL PHOTOS



SITE PHOTOS



May 7, 2025

SITE PHOTOS (CONT.)



ANALYSIS

- There are no property hardships that warrant the request and other alternatives exist:
 - Property is not undersized, oddly shaped, nor burdened with an adverse topographical feature which prohibits setback compliance
 - Corner lots not atypical
 - Property meets or exceeds Town's platting standards:
 - Minimum 165' wide and 205' deep
 - Lot is 200' wide and 202' deep



ANALYSIS (CONT.)

- Design Hardship & Other Alternatives Exist:
 - Location of garage is most practical and ideal location based upon layout and location of the existing structures
 - However, size, shape, and property of lot do not prevent code compliant structure or additions
 - Although not ideal, can build:
 - Setback compliant detached garage elsewhere
 - Extend existing house garage that meet setbacks
 - Attach proposed garage to existing guest house



-
- A diagram of a rectangular lot. A red double-headed arrow at the top indicates a width of 165'. A green double-headed arrow on the left indicates a depth of 205'. The bottom boundary is labeled 'Street'.

ns

66TH PLACE

215' Wide

202' Deep

218'7"

1

2

3

DETACHED GARAGE (1400)

EXISTING GUEST HOUSE (1400)

EXISTING SINGLE FAMILY RESIDENCE (1400)

AUTO COURT

DRIVEWAY

PLANTING

ARTIFICIAL GRASS

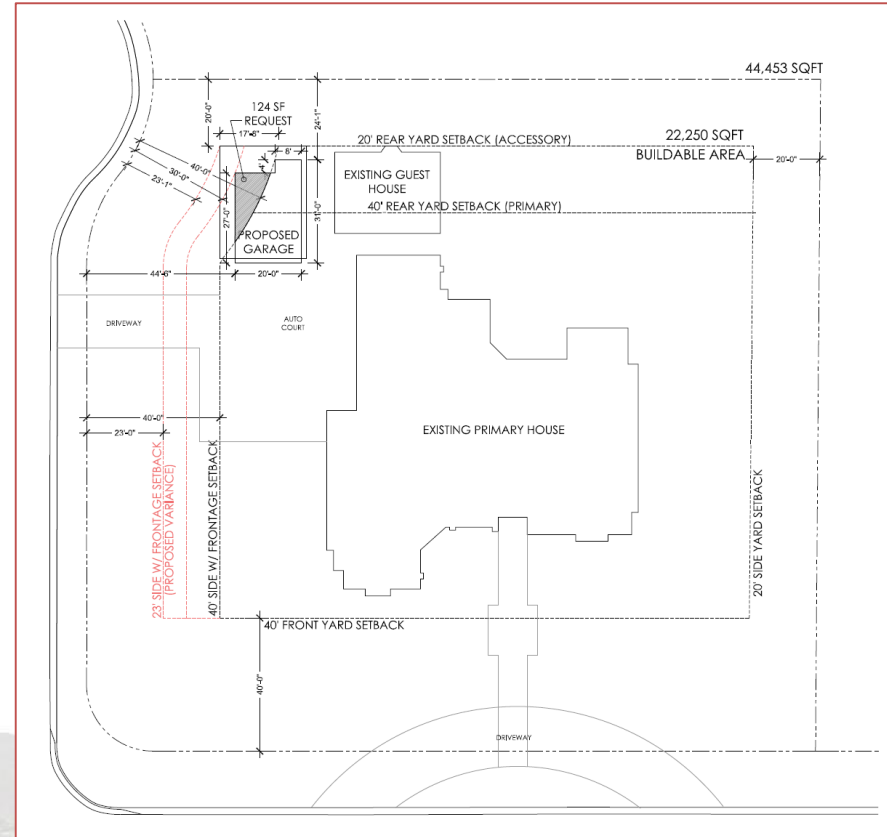
PUTTING GREEN

PROPERTY LINE

PROPOSED SITE PLAN
1024 W. 66TH PLACE

PUBLIC COMMENT

- Updated Request:
 - No comment received
- Original Request:
 - 2 neighbors in opposition
 - 2 neighbors in support



STAFF RECOMMENDATION

MOTION

Denial of Case No. BA-25-01, request by Mathew Fishman, property owner of 6650 E. Meadowlark Lane; for a variance from Article X, Height and Area Regulations, to allow detached garage to encroach into west side setback

REASONS FOR DENIAL

- Design hardship
- No property hardships that warrant variance nor prevent code compliant structure or additions
- Other alternatives exist

POSSIBLE ACTIONS

1. Deny the variance request
2. Approve variance request with following stipulations:
 - a. Improvements in compliance with submitted plans and documents
 - b. Must obtain required building permits and inspections from Building Division

(Note: must state findings of approval)

2. Continue for further review

QUESTIONS?

