

# VARIANCE REQUEST

## 7102 N. 57TH PLACE

Paradise Valley Board of Adjustment  
September 3, 2025

# PROPERTY LOCATION & PROJECT OVERVIEW

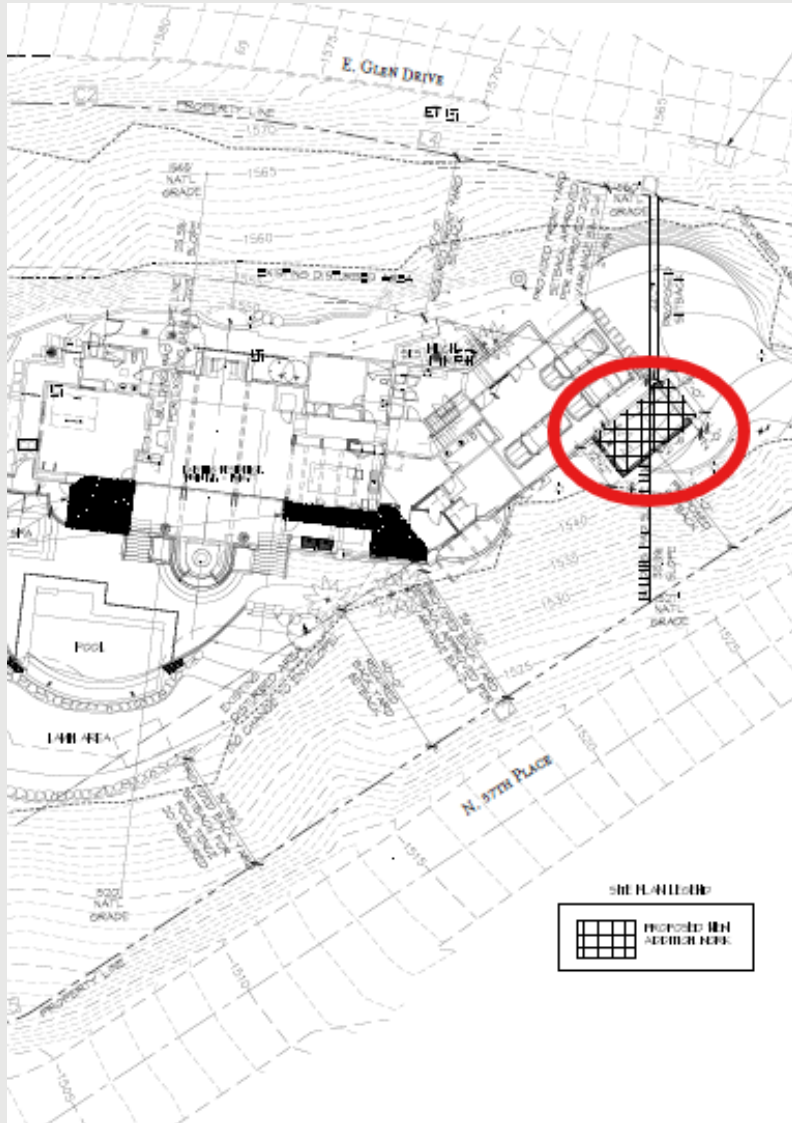
- 7102 N. 57th Place
- Hillside Overlay
- Challenging Lot
- Severe Slope
- Drainage Easement
- Triangle Lot
- Frontage on 3 Sides





# UNIQUE PROPERTY CONSTRAINTS





# PROPOSAL

- Additional garage space is intended to provide a safer, more efficient parking arrangement consistent with what similarly situated neighbors already enjoy.
- The 10-foot setback encroachment creates minimal visual or functional impact on adjacent properties and is the only feasible location given the lot's unique constraints.
- Without this addition, the steep grade in the driveway and garage area combined with the narrow parking configuration causes vehicles to be blocked in.
- Current conditions have already led to at least one incident where emergency medical services were delayed due to blocked driveway access.

## CRITERIA 1 — Special Circumstances Applicable to the Property

**Shape:** Irregular triangular lot with roads on three sides — rare in Paradise Valley.

**Topography:** 25.3% hillside slope; hillside regulations already limit buildable area.

**Setback Anomaly:** Property line is 15 ft farther from road than neighbors, creating a landscaped buffer but also exaggerated setback depth.

**Wash Easement:** Western section restricted by drainage easement — no buildable area there.

**Functional Side Yard:** Proposed garage location is the only viable location.



## CRITERIA 2 — SPECIAL CIRCUMSTANCES TO THE PROPERTY NOT SELF-IMPOSED

- Site constraints — shape, slope, triple frontage, wash easement — predate ownership.
- The wash easement, which further limits the buildable area, was established to preserve natural drainage and protect the surrounding community and town infrastructure.
- Limitations were not created by any action of the property owner.
- Current unsafe driveway conditions stem from original lot layout, not owner choice.

# CRITERIA 3 — PRIVILEGES ENJOYED BY OTHER PROPERTIES

- Similar hillside homes in the district accommodate 4–5 enclosed parking spaces.
- Strict code application here denies the same privilege due to unusual lot geometry.
- Proposal aligns with neighborhood patterns, preserves hillside, and keeps 80 ft separation from nearest neighbor.
- Variance ensures safe emergency access — a privilege neighbors inherently have through less constrained designs.

# CONCLUSION

- All criteria are met special circumstances, no self-created hardship, and deprivation of equal privileges.
- Proposed garage is minimal in impact, compatible in design, and solves a real safety concern caused by unique site limitations.







# THANK YOU

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