

Schick Residence

6318 North 52nd Place, Paradise Valley, AZ. 85253
Lot 11 McDonald Acres APN 169-27-033

Narrative:

The existing residence is located at 6318 North 52nd Place, APN 169-27-033, and is owned by Richard & Janelle Schick. The existing home was built in 1949 prior to annexation into the Town of Paradise Valley in 1961. The Schick's purchased this residence in 1979. The existing residence as constructed in 1949 does not conform to the required Town of Paradise Valley rear setback requirements. Existing rear setback is 22'-0".

The existing residence and proposed addition is single story and conforms to all other zoning requirements for height and building area.

Scope of Variance Request

Due to existing residence location on the lot it is requested that an addition be allowed to be built in the required 40' rear yard setback. Of the 519 sf addition being proposed only 434 sf would encroach into the required 40' rear setback. These areas include roof overhangs.

The current residence is setback 22'-0" minimum from the west (rear) property line. The proposed addition would reduce the west (rear) setback at an angle that tapers from 22'-0" to 16'-2" over a distance of 18'-4".

In addition two wing walls would be added to the west elevation of the house similar to the existing wing wall in this area. These walls would be added to screen the existing electrical meter and trash & recycle containers. These walls would be 8" wide, 5'-0" high and 4'-0" long. They would protrude into the required 40'-0" rear setback leaving between 26'-0" and 23'-0" clear to the property line.

Variance Criteria

1. Such variance will serve not merely as a convenience to the applicant but is necessary to alleviate some demonstratable hardship or difficulty so great as warrant a variance under the circumstances.

The existing property is zoned R-43, however, the lot area is only 34,731 sf or 80% of the 43,560 sf area required by the zoning code. To further compound the problem there is a major wash that bisects the lot making the north east corner 10,816 sf unusable for

an addition to the house. Overall buildable area on this lot is 23,913 sf or 55% of the code allowable lot area.

Existing residence is only 3,238 sf in area. The proposed 519 sf of addition being planned would increase the final lot coverage to 10.2% well under the 25% lot coverage allowed by the Town zoning ordinance.

The existing house is designed around the natural grade of the lot. The natural grade east west follows the wash sloping from 1357.9 on the east to 1353.34 on the west for a drop of 4'-6" east west. Natural grade from north south slopes from 1360.67 on the south down to 1356.6 on the north for a total drop of 4'-2" in the area of the house. Existing finish floor is set at 1358.79. The entire pool area behind the house had to be raised 2'-0" above finish floor so it conformed to the existing grades on the south side of the lot. There is a 30" high retaining wall between the south patio and the pool to accommodate the grade difference.

The existing house was not laid out so the west exterior wall was parallel to the west property line. The west house wall is angled so that as you go south the house wall and the property line come closer together.

The addition is designed using the minimum amount of reduced setback area possible. Due to the existing site grades if the addition was angled to match the property line angle in order to maintain the 22'-0" setback the addition would protrude into the raised ground level around the pool disrupting the existing 30" high retaining wall and pool area access stairs on both the south and west sides of the pool. Exit door out of the back of the house would be 2'-0" below existing grade.

2. "Special circumstances, hardship or difficulty do not arise out of misunderstanding or mistake"

This lot and existing residence were constructed with a reduced rear setback in 1949 prior to this area being annexed into the Town of Paradise Valley in 1961 and being subject to the R-43 zoning requirements imposed by the Town zoning ordinance.

The existing residence as constructed in 1949 prior to annexation currently encroaches into the required 40 rear yard setback.

3. Such variance from the strict application of the terms of the Zoning Ordinance are in harmony with its general purposes and intents.

The proposed addition to the residence has been designed so as not to affect the required front and side yard setbacks, these are consistent with the requirements of the zoning ordinance. The existing houses built to the north, south and east sides of the existing residence all encroach into the front or rear 40' setbacks required. The reduced

rear (west) setback does not encroach into the existing utility easement along the west property line and will be enclosed entirely within the existing 6'-0" high site fence surrounding the rear and sidewalls of the proposed addition screening it from adjacent properties. Additional landscaping will be added between the addition and the west property line to help create a buffer between the addition and the residence to the west. See attached site plan.

4. The special circumstances, hardship or difficulty applicable to the property are not self-imposed by the property owner, or predecessor.

The special circumstances, hardship or difficulty applicable to this project are not self-imposed by the property owner but are entirely due to the smaller than allowable lot area, the natural topography of the lot and the construction of the original residence built in 1949 prior to the property being annexed into the Town of Paradise Valley in 1961.

5. Because of special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, the strict application of the zoning ordinance will deprive such property of privileges enjoyed of the same classification in the same zoning district.

The reduced area of the lot, the existing wash which bisects the lot, natural topography of the lot and the location of the original residence on the lot as built in 1949 are all limiting factors in the location of any addition that would be constructed. All of these obstacles deprive this property of the privileges enjoyed by adjacent residences.

6. The variance would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located

In 1949 the McDonald Acres subdivision was laid out so houses alternated from front of the lot to the back of the lot in order for all homes to have a view of Camelback Mountain to the south. The houses that have not been demolished and rebuilt all have either a reduced front yard or rear yard setback. This variance request is consistent with the same limitations of other residences in the McDonald Acres subdivision which have either reduced front or rear yard setback granted by variances.

















REVISIONS	
2-11-17	

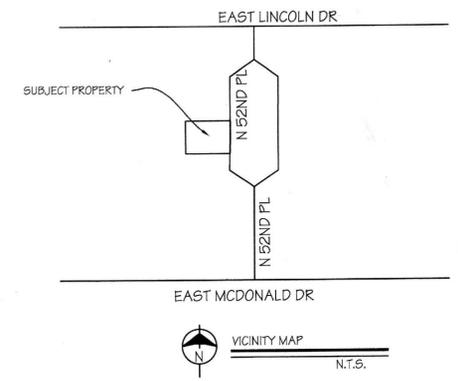
6813 N 52ND PLACE
PARADISE VALLEY, AZ

A NEW ADDITION
FOR:
RICHARD & JANELLE
SCHICK

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SHEET
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OF SHEETS



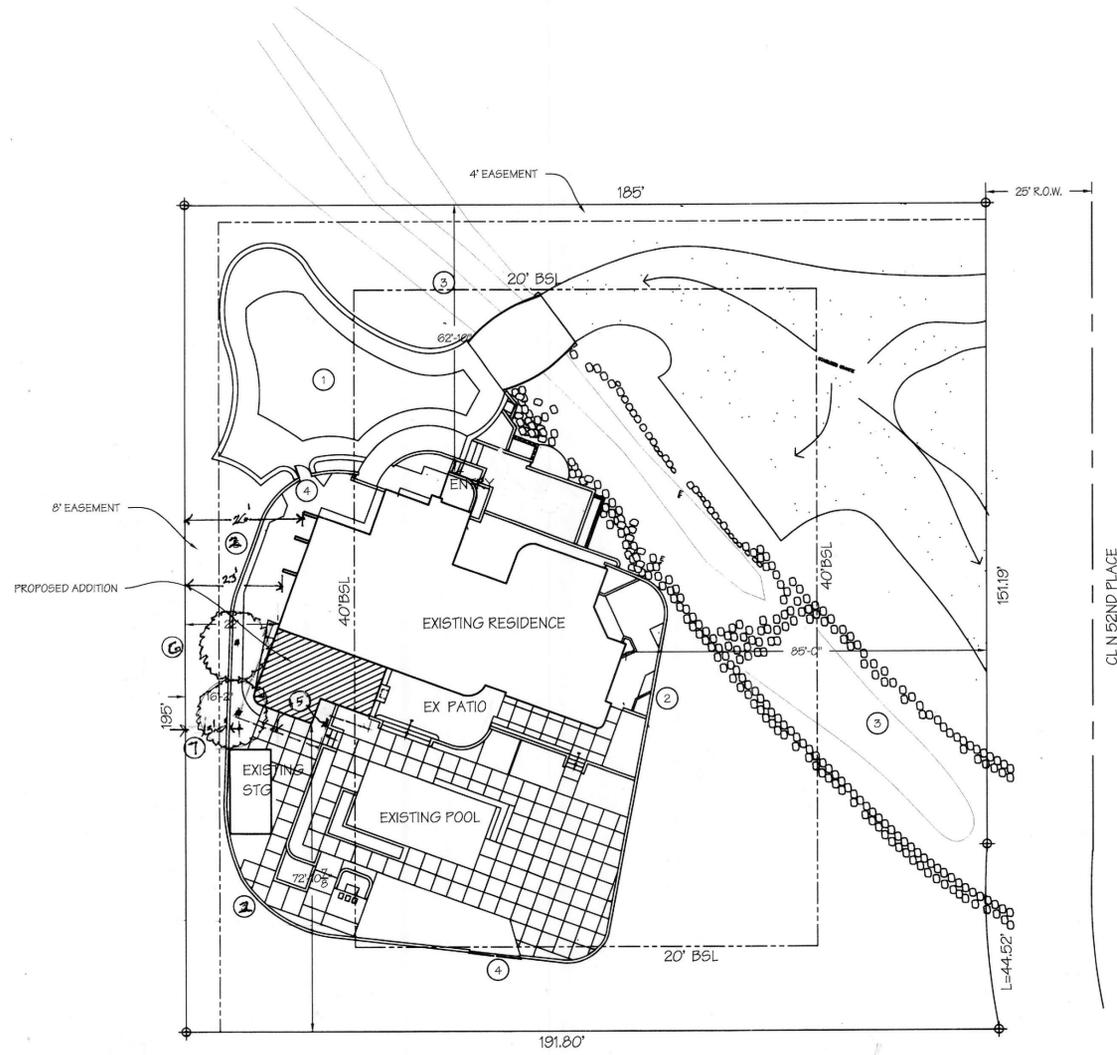
PROJECT DATA

OWNER: RICHARD AND JANELLE SCHICK
OWNERS PHONE:
OWNERS ADDRESS: 6318 N 52ND PLACE
PARADISE VALLEY, AZ 85253
PROJECT ADDRESS: 6318 N 52ND PLACE
PARADISE VALLEY, AZ 85253
PROJECT LEGAL: LOT 11 MACDONALD ACRES
PARCEL NO.: 169-27-033
ZONING: R-43

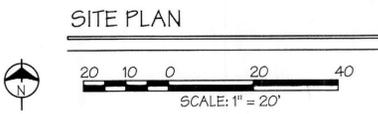
	AREA TABULATION		
	EXISTING	PROPOSED CHANGES	FINAL
LIVING AREA	2486	427	2913
MAIN FLOOR	2486	427	2913
ROOF OVERHANG	323	92	415
GARAGE	0	0	0
STORAGE	192	-192	0
ENTRY PORCH	55	0	55
SHED	200	0	200
TOTAL UNDER ROOF	3256	327	3583
TOTAL FOOTPRINT	3256	327	3583
LOT AREA	34731		34731
LOT COVERAGE	9.37%		10.31%

SHEET INDEX

- C COVER SHEET
- A-1 DEMOLITION PLAN
- A-2 FLOOR PLAN
- A-3 FOUNDATION PLAN
- A-4 ROOF FRAMING /SECTIONS
- A-5 ELEVATIONS
- E-1 POWER DISTRIBUTION
- E-2 LIGHTING PLAN
- M-1 MECHANICAL PLAN
- L-1 RETAINING WALLS
- S-1 SPECIFICATIONS



- KEYED SITE NOTES:
1. CONCRETE PAVER DRIVE
 2. EXISTING 6" CMU FENCE
 3. EXISTING WASH
 4. EXISTING GATE
 5. ROOF OVERHANG
 6. EXISTING TREE TO REMAIN
 7. NEW TREE



DESIGN CRITERIA

RESIDENTIAL CODES PARADISE VALLEY AZ

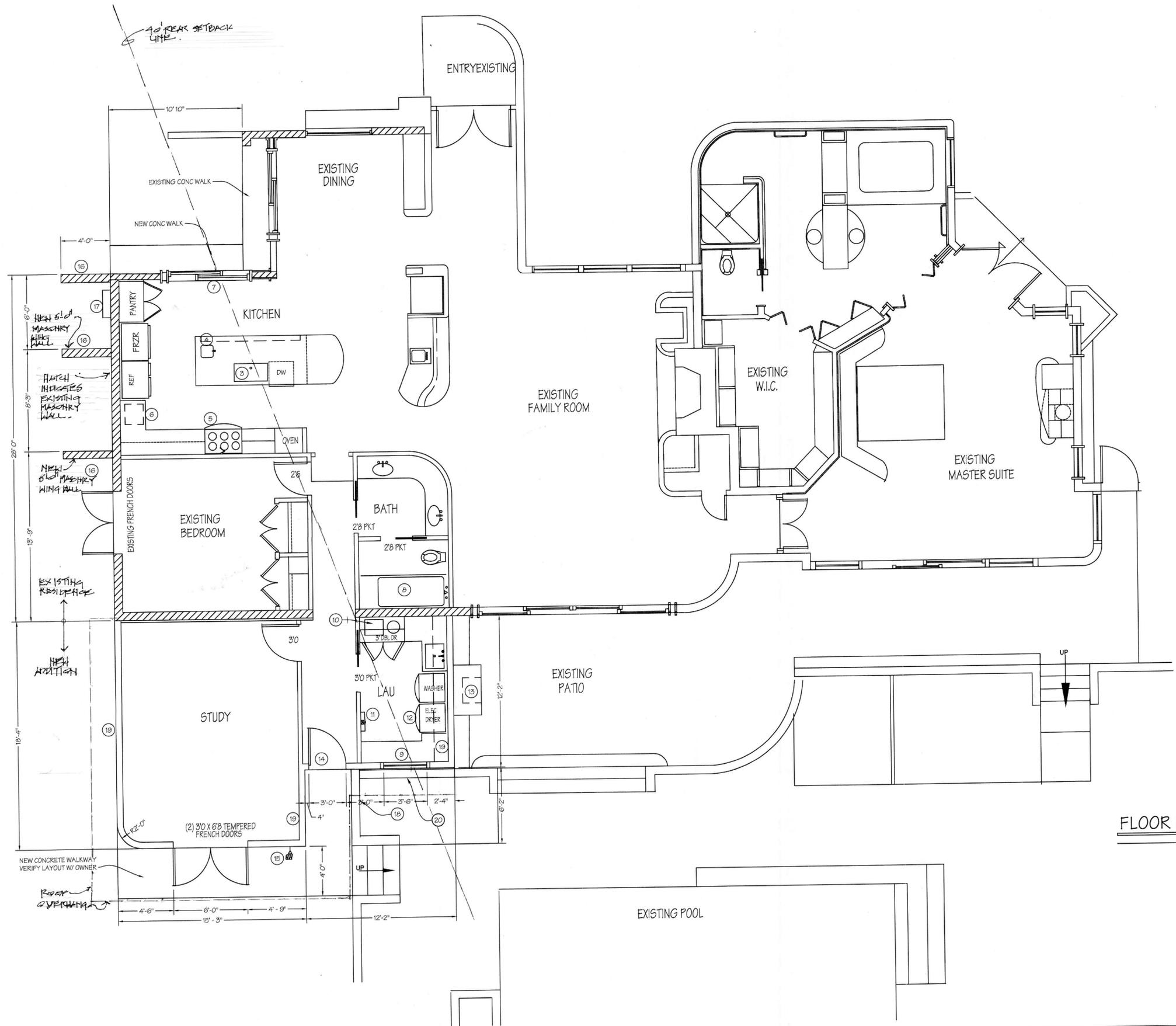
BUILDING CODE	2015	INTERNATIONAL RESIDENTIAL CODE
ELECTRICAL CODE	2014	NATIONAL ELECTRICAL CODE
ENERGY CODE	2015	INTERNATIONAL ENERGY CONS CODE

GROUND SNOW LOAD	BASIC WIND SPEED	EXPOSURE CATEGORY	SEISMIC DESIGN CATEGORY	CLIMATE ZONE
0	115	B	B	2-B

OCCUPANCY R-3 CONSTRUCTION TYPE V-B

DESIGN LOADS	LIVE LOADS	DEAD LOADS
ROOF LOADS (TILE)	20 PSF	24 PSF
ROOF LOADS (BUILT UP)	20 PSF	20 PSF
FLOOR LOADS	40 PSF	15 PSF

NO SITE SPECIFIC SOILS REPORT PROVIDED TO DESIGNER BY OWNER OR BUILDER. FOUNDATION DESIGN ASSUMES 1500 PSF ALLOWABLE SOIL BEARING STRESS ON UNDISTURBED NATURAL SOIL (NOT FILL) AT A MINIMUM 18" BELOW EXTERIOR FINISH GRADE. DESIGNER HAS NO KNOWLEDGE OF AND THEREFORE ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS AND ABILITY OF SITE SOILS TO SUPPORT STRUCTURE BEYOND THE ASSUMED ALLOWABLE SOIL BEARING STRESS ONLY. DESIGNER ASSUMES NO RESPONSIBILITY FOR CRACKED FOUNDATIONS, SLABS, STUCCO, ETC. DUE TO UNKNOWN SOIL CONDITIONS WHEN NO SPECIFIC SOILS REPORT IS MADE AVAILABLE TO DESIGNER PRIOR TO FOUNDATION DESIGN.



- KEYED FLOOR PLAN NOTES
- EXISTING KITCHEN CABINETS TO REMAIN
 - NEW KITCHEN CABINETS AND TOPS
 - NEW KITCHEN SINK
 - NEW VEGETABLE SINK
 - REUSE AND RELOCATE RANGE WITH WOOD OVER, VENTED THRU ROOF
 - WARMING DRAWER
 - CUT INTO EXISTING CMU WALL A NEW 6'0" X 6'8" SLIDING DOOR TO MATCH EXISTING SLIDERS, TEMPERED GLASS
 - NEW C.I. TUB W/ SHOWER OVER. CERAMIC TILE TO 6" A.F.F.
 - 5"Ø WINDOW TO BE RELOCATED FROM PREVIOUS BATH WALL
 - WATER SOFTENER
 - NEW ELECTRIC TANKLESS WATER HEATER W/ TEMPERATURE AND PRESSURE RELIEF LINE TO EXTERIOR WALL MAX 6" ABOVE FIN. GRADE PER IRC SEC P2803.6.1
 - VENT DRYER THROUGH WALL
 - DIRECT VENT GAS FIREPLACE AT EXTERIOR WALL, VENTED UPWARDS THROUGH CHIMNEY
 - RELOCATED FRENCH DOOR FROM ORIGINAL LOCATION
 - RELOCATE WATER SHUT OFF VALVE W/ NEW HOSE BIBB
 - 8" CMU WING WALL. ONE KOTE STUCCO OVER. MATCH EXISTING TEXTURE
 - NEW 400 AMP, 240V, 1Ø UNDERGROUND SES
 - EXISTING PLANTER WALL
 - NEW EXTERIOR WALL, 2X6 STUDS @ 16" O.C. ONE KOTE STUCCO ON EXTERIOR AND ½" DRYWALL INTERIOR. W/ FULL THICK BATT INSULATION
 - NEW 8" CMU PLANTER WALL W/ 1" GAP TO FRAME WALL. POUR CONCRETE FOOTING TO ACCOMMODATE BOTH WALLS
 - NEW 8" CMU PLANTER WALL, GROUT SOLID AND COAT INSIDE FACE WITH THOROSEAL WATERPROOFING

FLOOR PLAN
SCALE 1/4" = 1'

NO.	REVISIONS

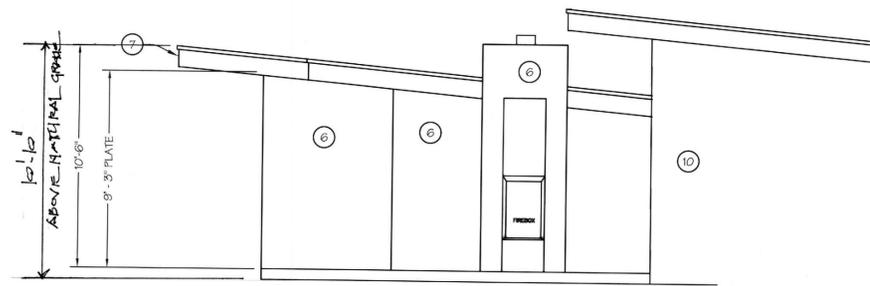
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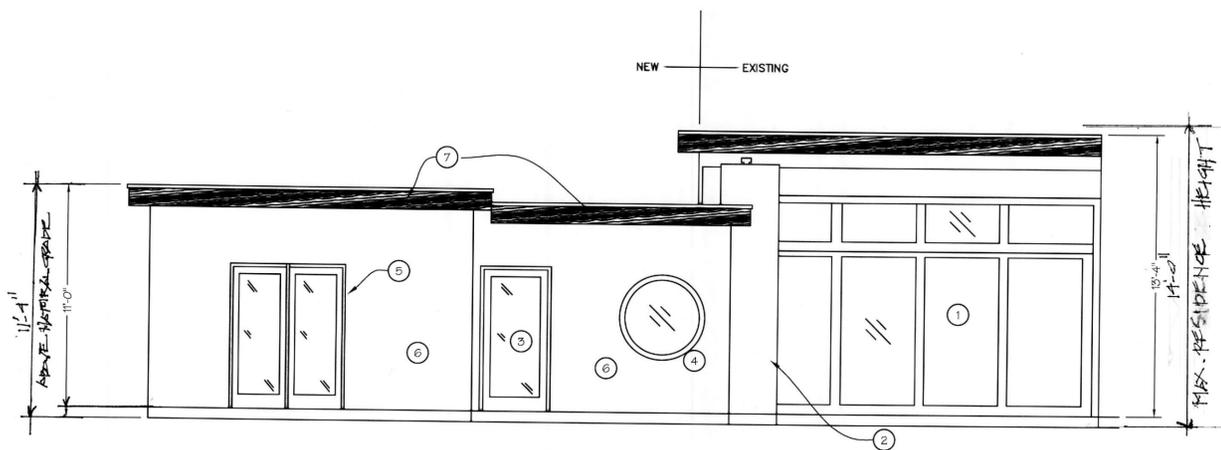
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SHEET
A-2
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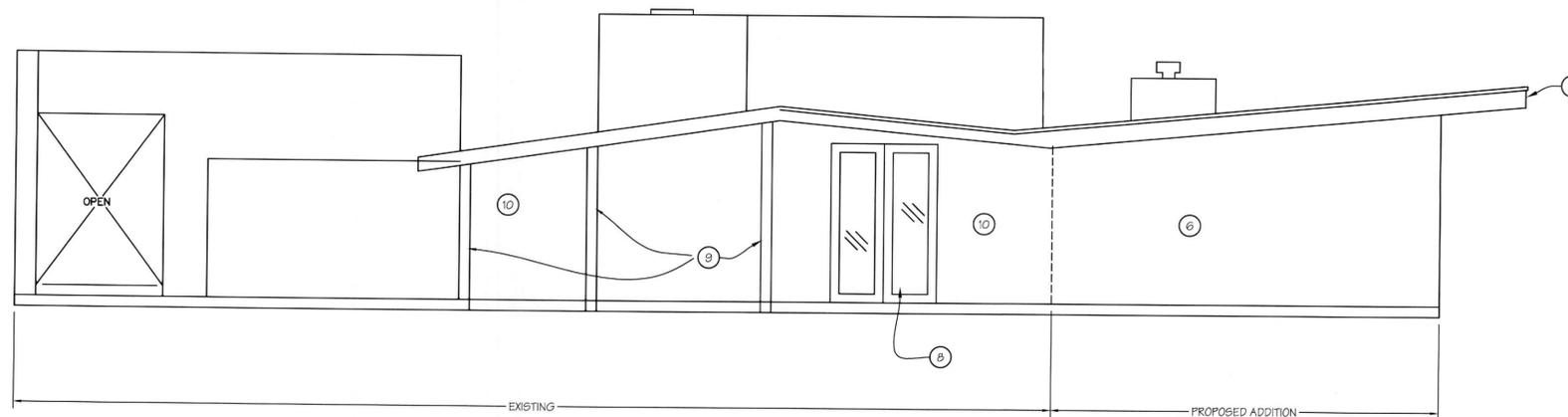
EAST ELEVATION

SCALE 1/4" = 1'



SOUTH ELEVATION

SCALE 1/4" = 1'



WEST ELEVATION

SCALE 1/4" = 1'

KEYED ELEVATION NOTES

1. EXISTING LIVING ROOM WINDOWS
2. NEW ZERO CLEARANCE DIRECT VENT GAS FIREPLACE IN STUD FRAMED ENCLOSURE. VENT TO TOP OF CHIMNEY
3. RELOCATED FRENCH DOOR
4. RELOCATED 4' Ø FIXED WINDOW
5. NEW PAIR 2'6" X 6'8" 1 LITE FRENCH DOOR, TEMPERED GLASS
6. NEW 2X6 FRAME WALL W/ SAN KOTE STUCCO OVER 1/2" PLYWOOD SHEATHING. PROVIDE APPROVED WEATHER RESISTIVE BARRIER. ESR #2729
7. 2X12 FASCIA TO MATCH EXISTING
8. EXISTING PAIR 1 LITE FRENCH DOORS
9. 8" CMU WING WALL, STUCCO FINISH
10. EXISTING STUCCO OVER 8" CMU

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185.00'

151.18'

195.00' N 0° 01' 00" W

191.80' N 89° 58' 35" W

FF.=1358.79

52nd PLACE

44.52'

PROPERTY LINE

PROPERTY LINE

ELEC

TELEPHONE

CABLE

8'-0" UTILITY EASEMENT

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

WATER METER

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