



Memorandum

October 8, 2020

Loras Rauch
Special Projects Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

Scott Carson
Cosan Studio
4300 N. Miller Road, Ste #140
Scottsdale, AZ 85251

**Re: Meyer/Pavio Variance – 4502 E. Moonlight Way (APN 169-11-003E and 169-11-003D)
Case No BA-20-04**

Dear Scott:

The Board of Adjustment heard the above case on October 7, 2020. The Board of Adjustment, by a vote of 6 to 0, **approved** your three variances from the Zoning Ordinance: 1) Article X, Height and Area Regulations, to allow a new single family residence to encroach into the setback, 2) Article XXII, Hillside Development Regulations, to allow a new single family residence to encroach into the Mountain Top Ridgeline Limit, and 3) Article XXIV, Walls and Fence, to allow retaining walls to encroach into the setbacks

The request was approved with the stipulation that the variance shall comply with the submitted plans and documents:

1. The Variance Request, prepared by Cosan Studio and dated Revised August 26, 2020 containing Site Photos, Site Plans, Maps, Criteria Narrative, Elevations, Wall Exhibits, and Engineering Plans sheets 1-25.

The next step is to submit the necessary plans for review by the Town of Paradise Valley's Hillside Building Committee. To start the hillside review process please contact Hugo Vasquez, Hillside Development Administrator at 348-3528 or hvasquez@paradisevalleyaz.gov .

Please note, any person aggrieved by a decision of the Board of Adjustment may bring a special action, within 30 days of the Board's decision (the 30th day being November 6, 2020), in Superior Court of Maricopa County for the purpose of reviewing the Board's decision, pursuant to the "Rules of Procedure for Special Actions." Although a special action is rare, the Building Department cannot issue any building permits until after the 30-day appeal period for the variance.

I appreciate all your time and assistance in processing your case. The Board and staff valued your professional and pleasant attitude throughout the process. If you have any other questions, please contact me at 480-348-3595.

Sincerely,

Loras Rauch

Loras Rauch, AICP

Special Projects Planner

C: Case File, BA-20-04