

TOWN OF PARADISE VALLEY

Case BA-25-06

6341 N 34th PI

Retaining Wall Height Variance

**Board of Adjustment
September 3, 2025**



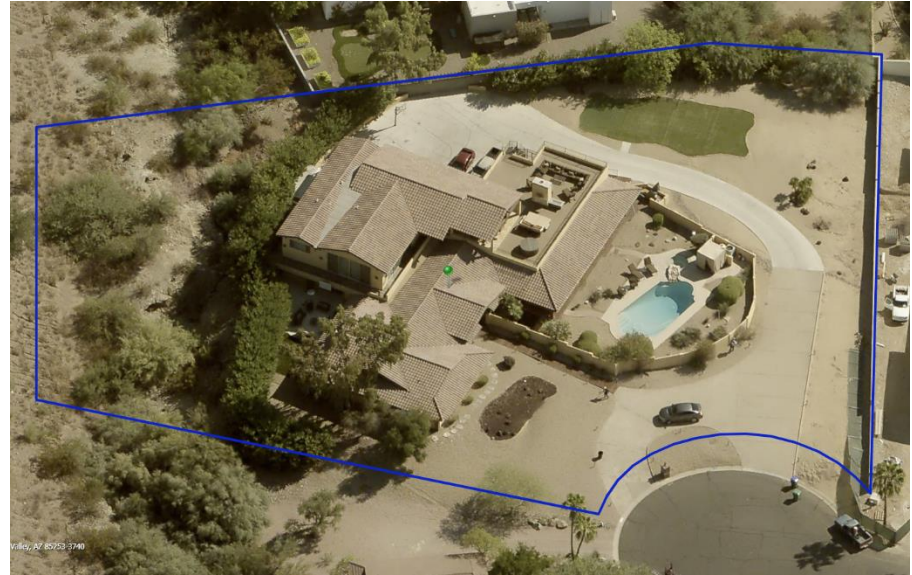
TODAY'S GOAL

- Review and take action on variance request:
 - Allow a retaining wall to exceed the 6' above exterior grade requirement found within Article 24 (Section 2407).



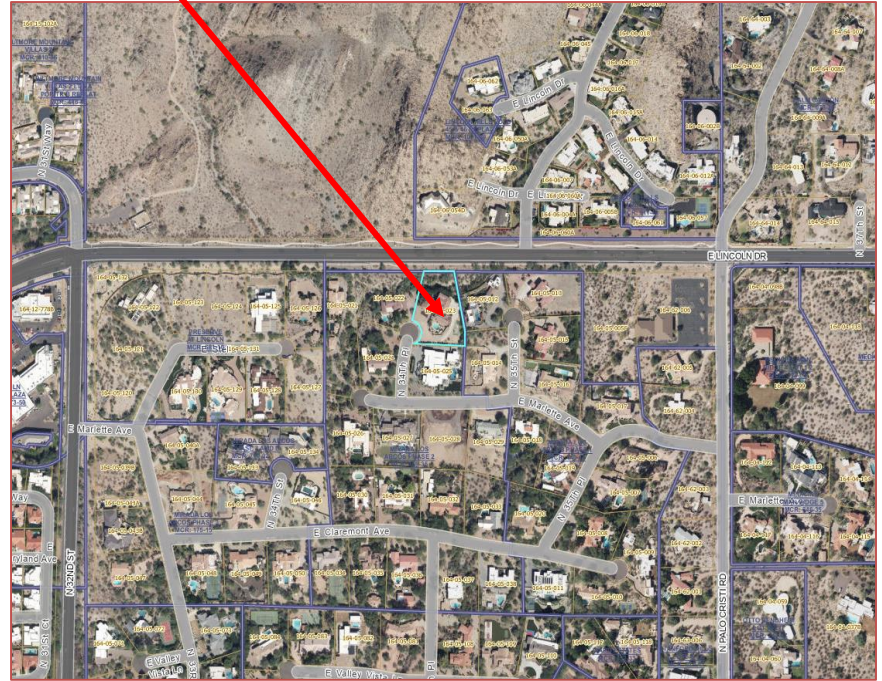
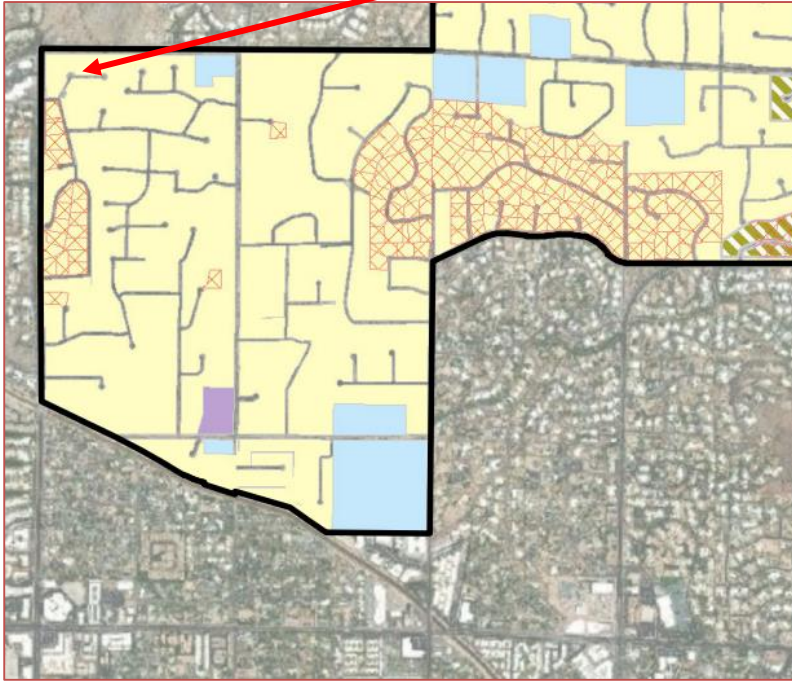
AGENDA

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



VICINITY MAP

Subject Property



SITE CONDITIONS

- Zoned R-43
- Lot 18 of the MIRADA LOS ARCOS PHASE 2 subdivision
- 51,462 SF lot (± 1.18 acres)
- Home built in 1977.
- Large drainage wash running along the south side of Lincoln drive, on the north end of the site.
- Current wash and retaining wall eroding and will need to be stabilized.



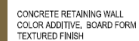
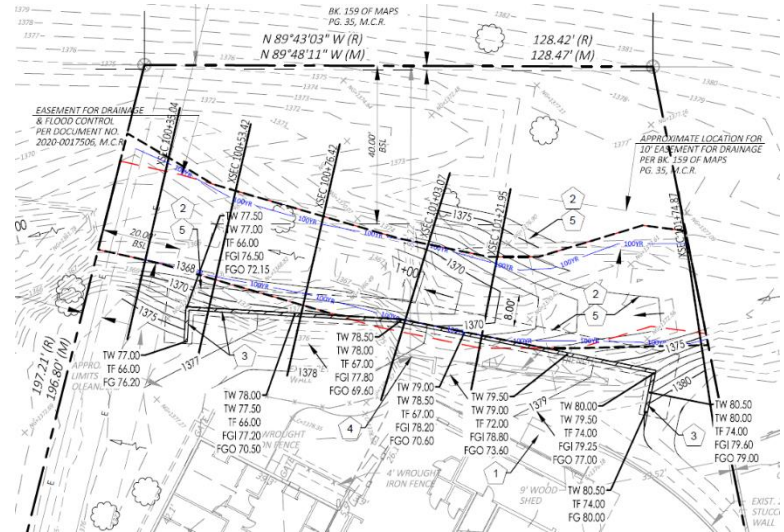
HISTORY

January 3, 1977	Home constructed
April 17, 1977	Building permit for new pool
July 21, 1977	Building permit for new fence walls (noted at 6' max)
February 12, 1981	Building permit for remodel/addition
March 14, 2011	Building permit for second-story addition, covered walkway & decking
April 2, 2013	Electrical permit to restore power after house fire
April 11, 2013	Building permit to rebuild trusses after house fire
June 26, 2014	Building permit for additions
January 9, 2020	Building permit to scour wall to prevent erosion/modify retention
April 21, 2020	Building permit for roof-mounted solar array

SCOPE OF REQUEST

- Proposing new retaining wall and redefine the existing drainage easement to provide future protection (max 9-foot in height from exterior side).
- South bank of wash eroded after decades of flow and continue to cause erosion towards the residence (causing concern for failure of the existing foundations).
- New retaining wall will not be visible from Lincoln Dr (photos provided) and will stop erosion.



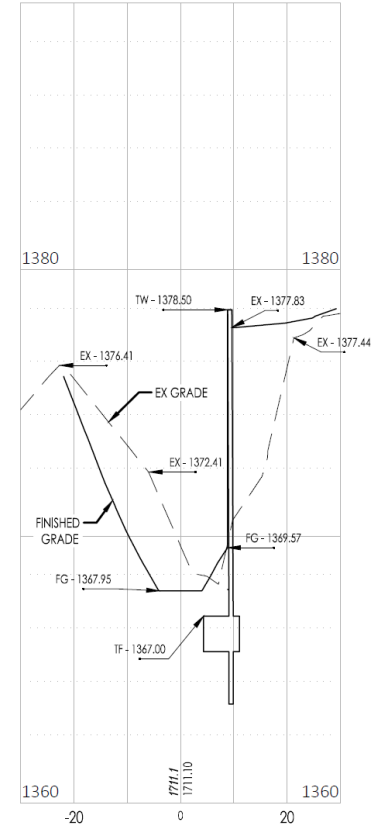
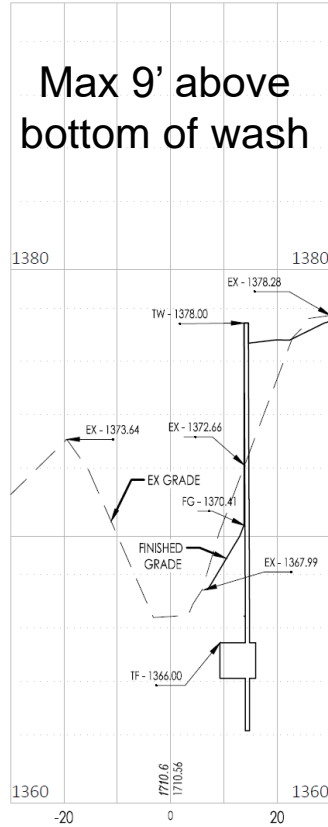
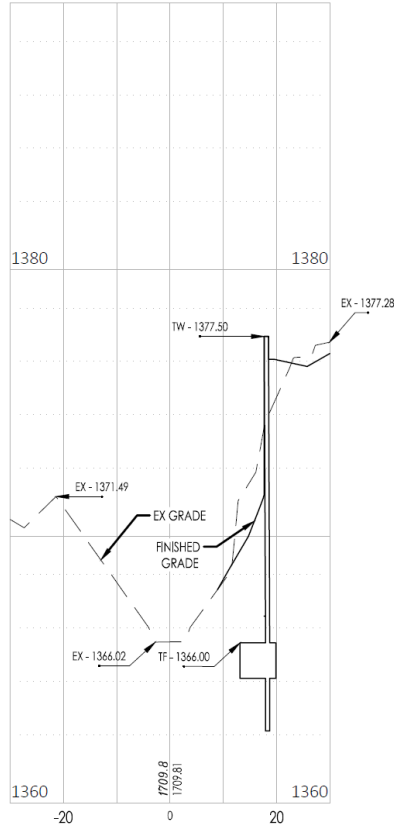


RETAINING WALL
FINISH COLOR

5 SAMPLE

NO SCALE

SECTIONS



SITE PHOTOS

05- PHOTO VIEW FROM LINCOLN DRIVE SIDEWALK



03- PHOTO VIEW FROM LINCOLN DRIVE SIDEWALK



02- PHOTO VIEW FROM LINCOLN DRIVE SIDEWALK



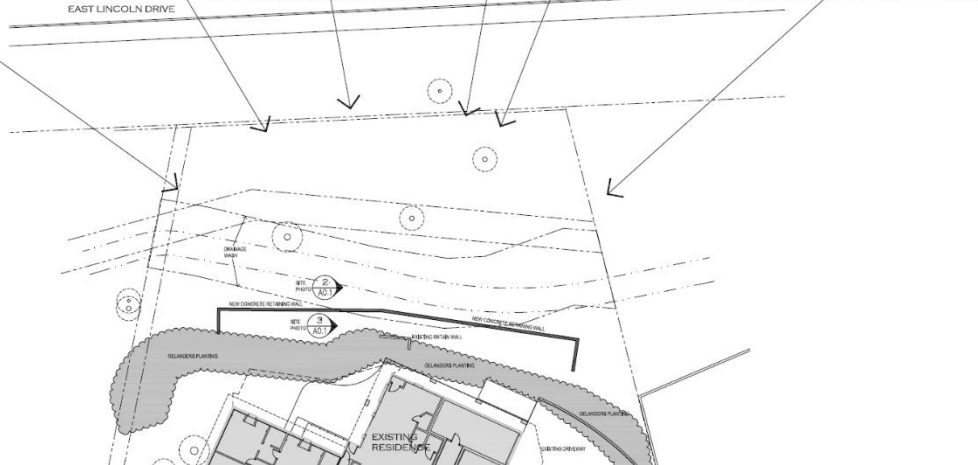
06- PHOTO VIEW FROM LINCOLN DRIVE SIDEWALK



04- PHOTO VIEW FROM LINCOLN DRIVE SIDEWALK



01- PHOTO VIEW FROM LINCOLN DRIVE SIDEWALK



Existing deteriorating
wall

ANALYSIS

- Property hardships that warrant variance:
 - Shape and topographical hardships exist:
 - Lot oddly shaped (6-sided).
 - Large wash running along the north side.
 - Town Engineering concurs that the new retaining wall, as proposed, is necessary.
 - Lot is adequately sized for its zoning classification.

PUBLIC COMMENT/NOTIFICATION

- Notification mailed and site posted on July 29th.
- Newspaper legal advertisement August 18th.
- One phone inquiry.
- Affidavits provided.



STAFF RECOMMENDATION

MOTION

It is recommended that the Board of Adjustment [approve] BA-25-06, a request by Steven R. Frome, SefDesign LLC, on behalf of Phillip Westbrook, property owner of 6341 N 34th Place (APN 164-05-023) for a for a variance from the Zoning Ordinance, Article XXIV, Walls and Fences, to allow retaining walls to exceed the height limits.

REASONS FOR APPROVAL

Staff finds that there are special circumstances, applicable to only the subject lot, meeting all three variance criteria.

POSSIBLE ACTIONS

1. Approve with stipulations:
 - a. Improvements in compliance with submitted plans and documents.
 - a. Modify existing drainage easement.
 - b. Must obtain required building permits and inspections from Building Division.
2. Deny.
3. Continue for further review.



