

From: [REDACTED]
To: [George Burton](#)
Cc: [REDACTED]
Subject: Opposition to Variance Request — 6253 E. Catesby Road (FILE_4167)
Date: Thursday, May 28, 2026 10:07:17 AM

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Dear Members of the Planning Committee,

We are Kathy and Mike Kallner, and we own the home directly behind the property at 6253 E. Catesby Road. We are writing to respectfully ask the Committee to deny the rear yard setback variance being requested for that property. We are the neighbors most directly and materially affected by this proposal. Ironically, the representative for this variance privately requested that both subject property side neighbors (not affected by their variance) sign a legal document stating their approval of this but did not approach us. For obvious reasons we are opposed to the request.

What concerns us:

- The Town of Paradise Valley requires a 40-foot rear yard setback for good reason to protect privacy, light, and the open character of our neighborhood. The proposed structure encroaches approximately 959 square feet into that protected zone. That's not a small deviation.
- Our home sits directly to the south. The rear of this proposed home, including the portion that exceeds the setback, faces our property. It runs along the entire back of our property line. We will feel the impact of this encroachment every single day.
- Privacy and sightlines matter deeply to us. A structure built closer to our property line than Town code allows will affect our outdoor living areas, our views, and the sense of space we chose this neighborhood for.
- We don't believe the lot conditions require this variance. The parcel is angular, the but it is a large, buildable lot. The homeowners were

aware of the shape of this lot when they purchased it and designed their home and their guest house. We believe a thoughtful redesign could meet the 40-foot setback without sacrificing a quality home. We'd simply ask that the applicant be required to explore that.

We have been Paradise Valley homeowners and members of this community for many years. We take pride in this neighborhood and have great respect for the Town's planning process. That's exactly why we're asking the Committee to deny the variance.

We plan to attend the June 3rd hearing and would welcome the opportunity to speak. In the meantime, please don't hesitate to reach out to us directly with any questions.

With appreciation,

Kathy and Mike Kallner