



Variance Request 5712 East Glen Drive Paradise Valley, Arizona



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collaborative

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Cover Sheet | Variance

Glen Residence
5712 East Glen Drive
Paradise Valley, AZ

Site Location

The property at 5712 East Glen Drive (APN 169-55-026A) is located on the south side of Mummy Mountain, visible from much of Paradise Valley and Camelback Mountain to the south. The site measures approximately 1.03 acres (44,786 SF).



Site History

The lot was originally graded in the early 1970s, as shown by 1976 aerial photography, creating the existing building pad and spill slope. This pad has remained undeveloped for nearly 50 years, standing as a visible scar on the hillside.





Hardship 5

Non-Conforming Lot Size (Area)

Minimum R-43 lot size for 36% slope=4.4 acres. 191,664sf

Lot size= 44,786 sf.

Undersized by 146,878 sf.

Hardship 5: undersized lot depth

Standard R-43: 205'

Subject Property: 120'

Result: Undersized by 85'-0"

Hardship 1 – Irregular Lot & Pad

Hardship 2 – Steep Slopes

Hardship 3 – Rocky Cliff Face

**UNBUILDABLE PORTION
OF LOT**

Hardship 5 Non conforming lot diameter

Standard R-43 = 165'

VS. OUR LOT = 120'

= 45'-0" Undersized

Hardship 6: Existing spill slope

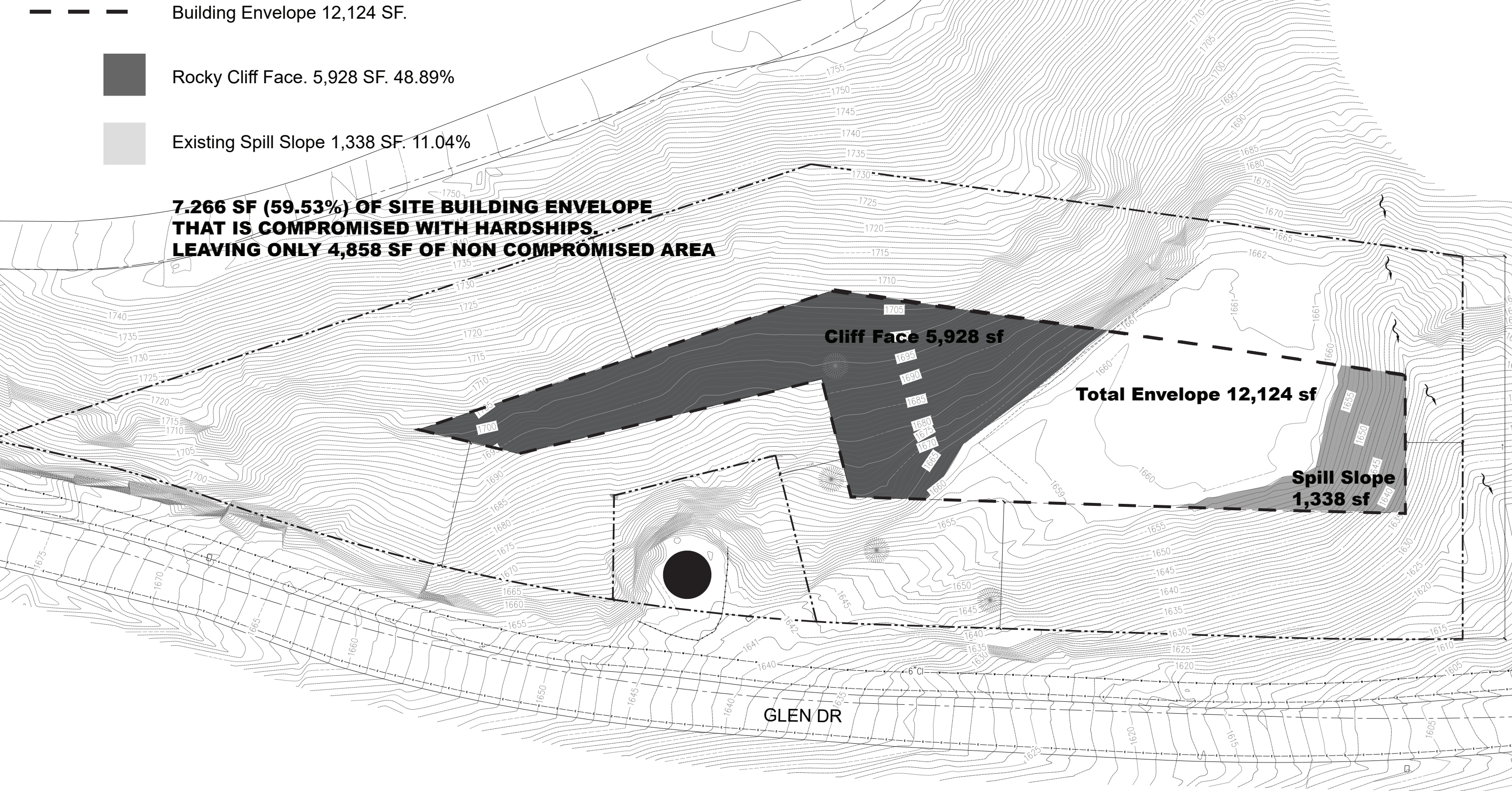
205' Minimum' lot depth

120' lot depth. 85' shallower

Hardship 4 – Booster Station

GLEN DR

Building Envelope With A Cliff Face And Spill Slope - Calculations



Historically Approved Variances

This property has a long history of approved variances, each recognizing the site’s unique hardships. The record of past approvals and the lot’s lack of prior development highlight the complexity of the site and confirm that these challenges are not self-imposed but inherent to the property.

2017 – Case No. BA-16-5

Approved to allow:

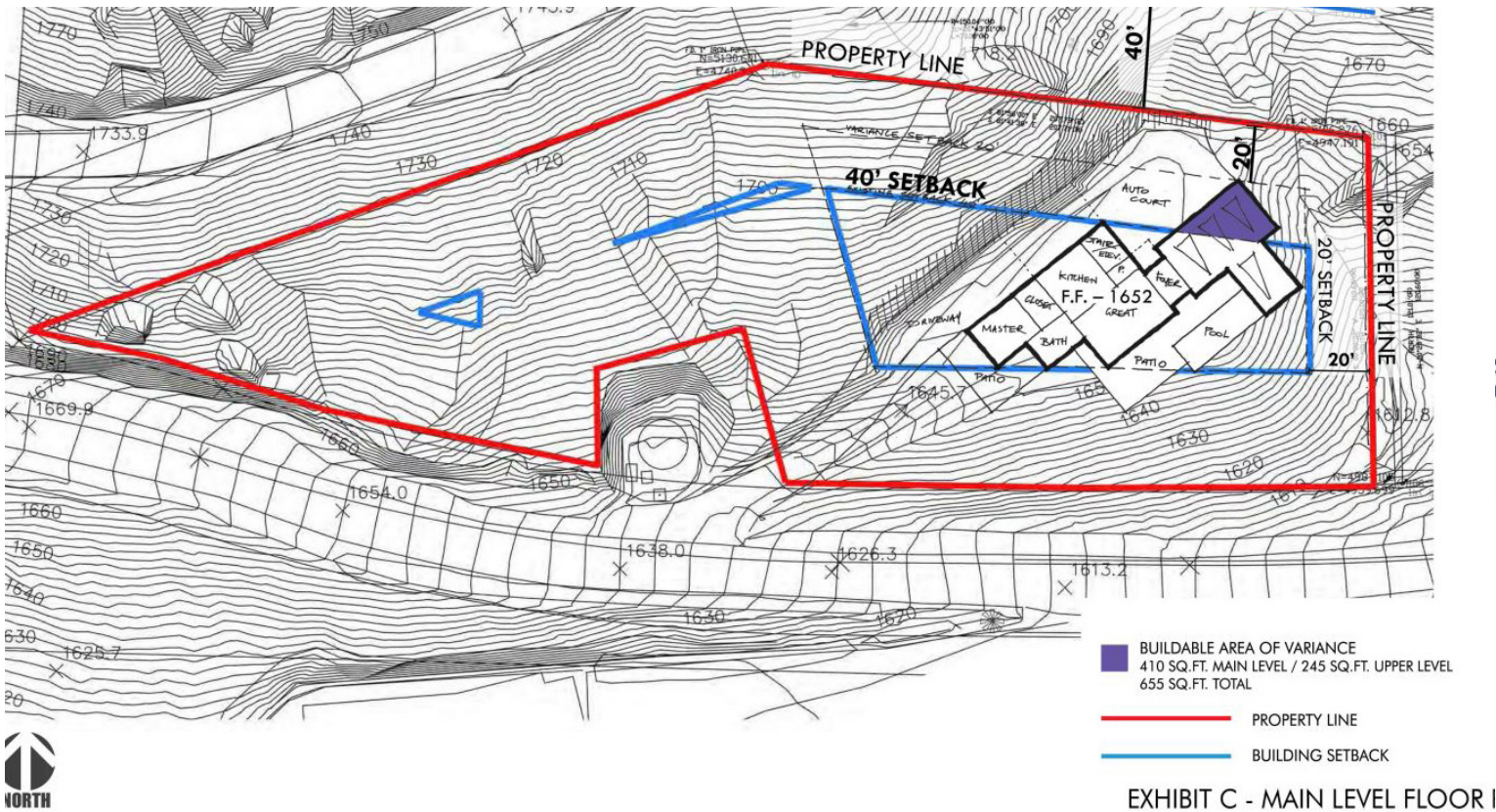
- 1.)Portions of a proposed home to encroach into the rear 40’ setback.
- This variance showed a front patio extending beyond the front setback at an elevation 9’ above natural grade, which was permissible under the hillside standards in effect then.

2021 – Case No. BA-21-11

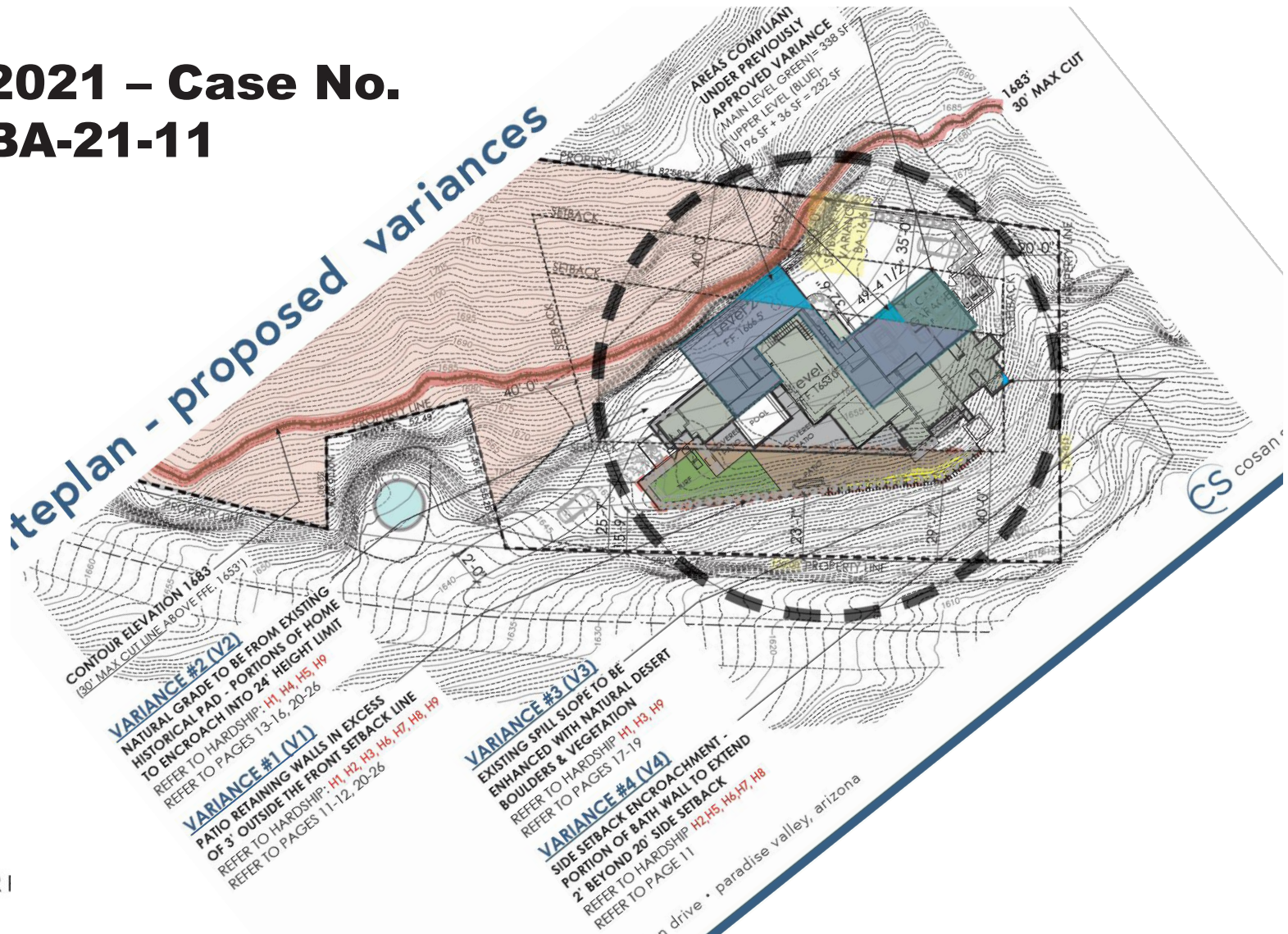
Approved to allow:

- 1.)A raised outdoor living area/patio to encroach into the front yard setback and exceed the 8’ height limit measured from natural grade.
- 2.)A new single-family residence to exceed the height limit.
- 3.)Modification and maintenance of a nonconforming spill slope.
- 4.)A portion of the new single-family residence to encroach into the side yard setback.

2017 – Case No. BA-16-5



2021 – Case No. BA-21-11



Variance Request Overview

The variance request pertains to an approximately 1.028-acre (parcel located at 5712 East Glen. The property presents several unique challenges, including its steep slope, irregular shape, undersized lot area, shallow depth, an existing water booster station, and a rocky cliff face with a spill slope created around 1975.

To allow the current owners to construct a new home consistent in size and quality with neighboring residences, we are requesting the following variance approvals (all of which have been historically approved per their respective design):

- Variance 1: Retaining walls exceeding 3’-0” in height, located within the 40’ front setback.**
- Variance 2: Allow a new single-family residence to exceed the 24’ sloping height limit.**
- Variance 3: Enhancement of the existing spill slope with natural desert boulders and vegetation.**
- Variance 4: Allow a portion of the new single-family residence to encroach into the 20’ side yard setback.**
- Variance 5: Allow portions of a proposed home to encroach into the rear 40’ setback.**

Approval of these variances would allow a reasonably scaled new home to be built on the existing historical pad (lowered 10’ from its current elevation), which has been in place since at least 1976. This approach minimizes further site disturbance while making thoughtful use of the previously developed area.

Due to the property’s highly unique conditions and the presence of the long-established pad, it is nearly impossible to accommodate even a modest home, three-car garage, outdoor barbecue, and limited outdoor living space without approval of the requested variances.

SITE DATA AND EXISTING/PROPOSED SITE CALCULATIONS

SITE DATA		DISTURBED AREA CALCULATIONS	
APN:	169-55-026A	EXISTING LOT AREA:	44,786 S.F (1.028 AC.)
ADDRESS:	5712 E GLEN DR., PARADISE VALLEY, AZ 85253	TOTAL AREA UNDER ROOF:	6,958 S.F.
ZONING:	R-43 (HILLSIDE)	FLOOR AREA RATIO:	15.54% < 25%
LOT AREA:	44,786 S.F. (1.028 AC.)	(AREA UNDER ROOF/AREA OF LOT)	
QS #:	23-41	BUILDING PAD SLOPE:	36.11%
AREA SUMMARY		VERTICAL:	39 FT
MAIN LEVEL:		HORIZONTAL:	108 FT
LIVABLE:	1,635 S.F.	ALLOWABLE NET DISTURBED AREA:	10.1%
MECH./UNCONDITIONED:	377 S.F.	ALLOWABLE NET DISTURBED AREA:	4,523.4 S.F.
GARAGE/STORAGE:	941 S.F.	EXISTING GROSS DISTURBED AREA:	58.98%
TOTAL:	2,953 S.F.	EXISTING GROSS DISTURBED AREA:	26,414 S.F.
UPPER LEVEL:		PROPOSED NEW DISTURBED AREA*:	15,427 S.F. (34.44%)
LIVABLE:	4,089 S.F.		
TOTAL:	4,089 S.F.		
TOTAL ENCLOSED AREA:	7,330 S.F.		
TOTAL AREA UNDER ROOF:	6,958 S.F.		
LOT COVERAGE:	15.54% < 25%		
DISTURBED AREA: 15,427 S.F. (0.354 AC.)			

Pad Elevation / Cut

- Existing Pad Elevation: 1,662’
- Proposed Pad Elevation: Pad 1649.50 FF:1,650’
- Proposed FFE (Pad Cut): 12’ reduction
- Top of Cut 1679. Bottom Pad height 1649.50=29.50

Existing Spill Slope

- Total Area: 10,600 SF
- Proposed Spill Slope Removal: 2,508 SF
- Proposed Spill Slope Restoration: 8,092 SF

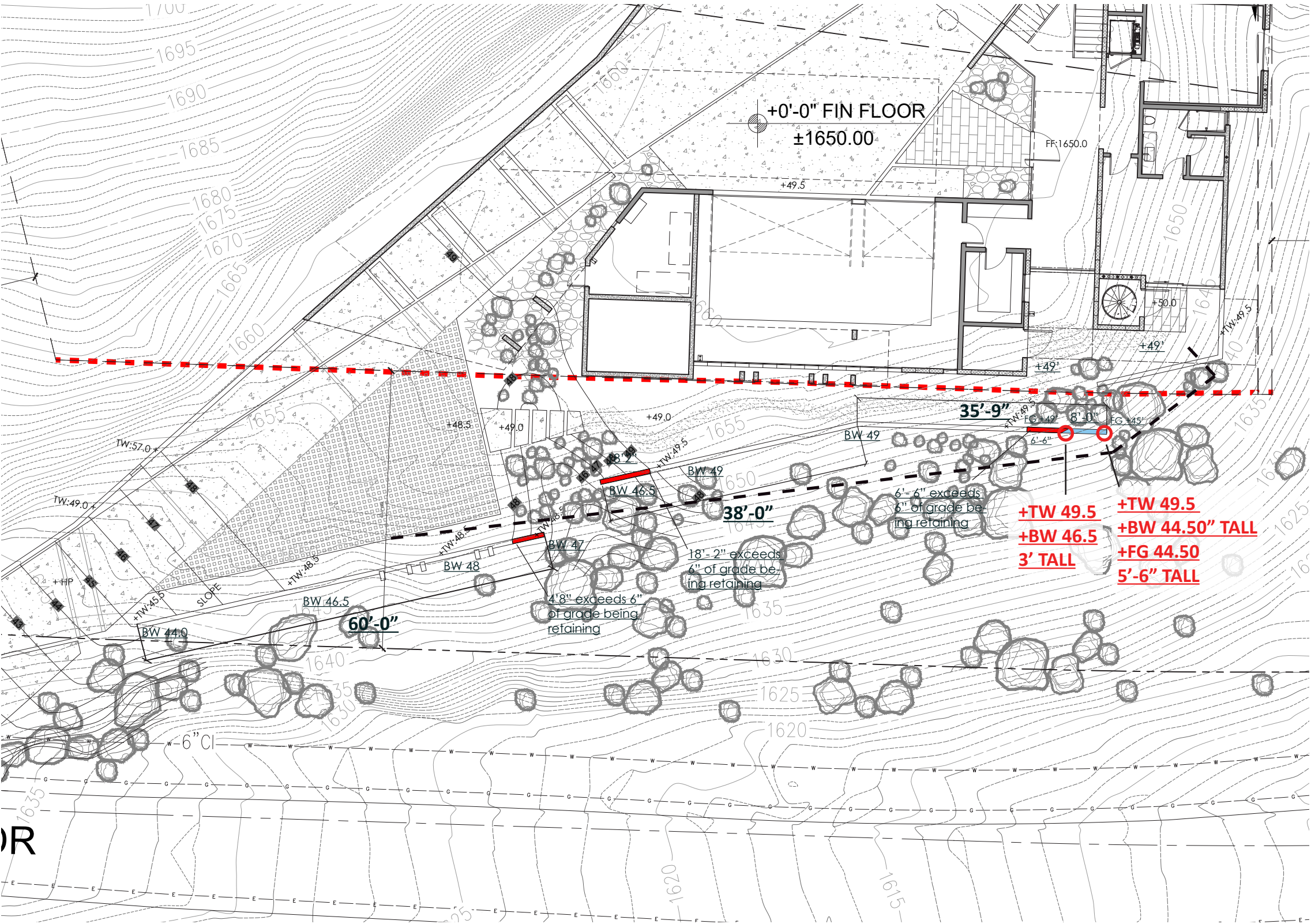
Building Pad Slope






- Vertical Elevation Change: 39’
- Horizontal Length: 108’
- Calculated Slope: 36%

Encroachment:

- Side yard: 59 sf. (22 sf is roof overhang)
- Rear yard: Lower level 643 sf, Main Level 1,151sf overhang 365
- Total: 2,159 sf of floor area.**

Variance 1: Retaining Walls Exceeding 3' and 6" above grade it is retaining.



- 40' Front yard set back 
- Previously approved BA-21-11 Location of retaining walls in excess 3' 
- Portion of Retaining walls in excess of 3' within the front yard setback line and 6" above the grade its retaining. 8' total 
- Portion of Retaining walls in excess of 6" above the grade its retaining within the front yard setback. These walls are below the 3' height limit. Approximately 37'-4" of retaining wall extends more than 6 inches above the material it retains. This condition is necessary to provide proper drainage, maintain a stable slope, and ensure effective water management and erosion control. Only 8 linear feet of this wall section exceeds the 3-foot allowable height limit. 
- Retaining wall height control points 

Variance 2: Allow a Portion of the Residence to Exceed the 24’ Sloping Height Limits

We request approval to allow a small portion of the residence to exceed the 24-foot sloping height limit.

This variance is necessary due to several unique site hardships that make strict compliance impractical:

- Limited build able footprint caused by steep topography and setbacks.**
- Rock face to the west, which we intend to preserve to avoid unnecessary excavation.**
- Historic spill slope and disturbed soils restricting safe build able area.**
- Drastic grade variation across the lot, compressing the feasible building envelope.**

To address these constraints, the design proposes to lower the existing pad by 10 feet, removing unstable fill from the 1970s spill slope. This creates a more compact home that fits naturally into the hillside, reduces visible massing, and minimizes disturbance to surrounding terrain.

Precedent – Case No. BA-21-11 (2021):

A prior variance approved similar height relief for four portions of a home (parapets, roof, chimney, and railing) on this same site, based on comparable hardships.

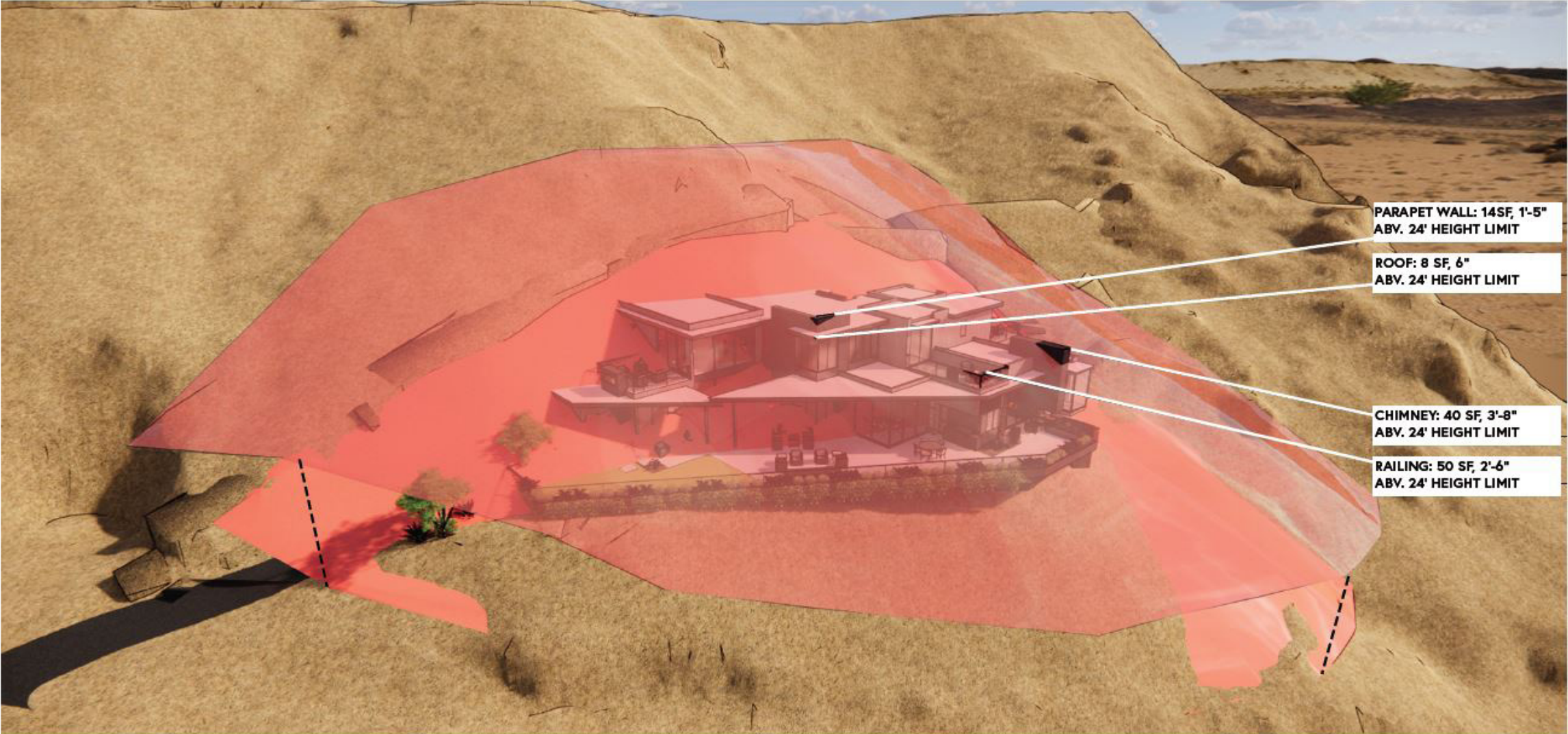
Current Request:

Relief for only one portion of the home, in the same general location and scale as the previously approved design.

Key Takeaway:

This variance limits additional disturbance to the rock face and natural desert, and maintains visual harmony with the surrounding hillside context.

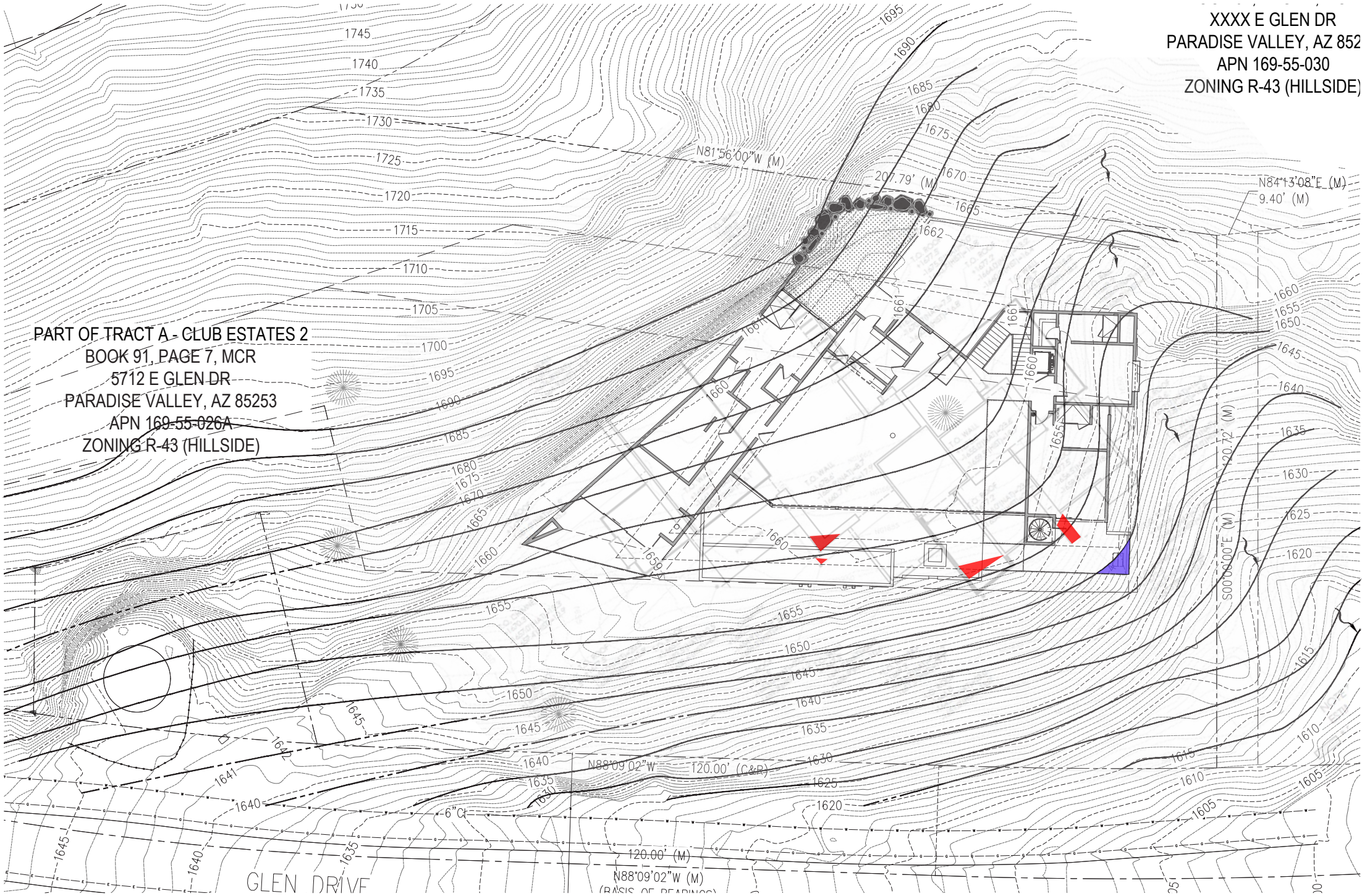
variance 2: portions of structure over 24' natural grade height overlay





13 variance request • 5712 east glen drive • paradise valley, arizona

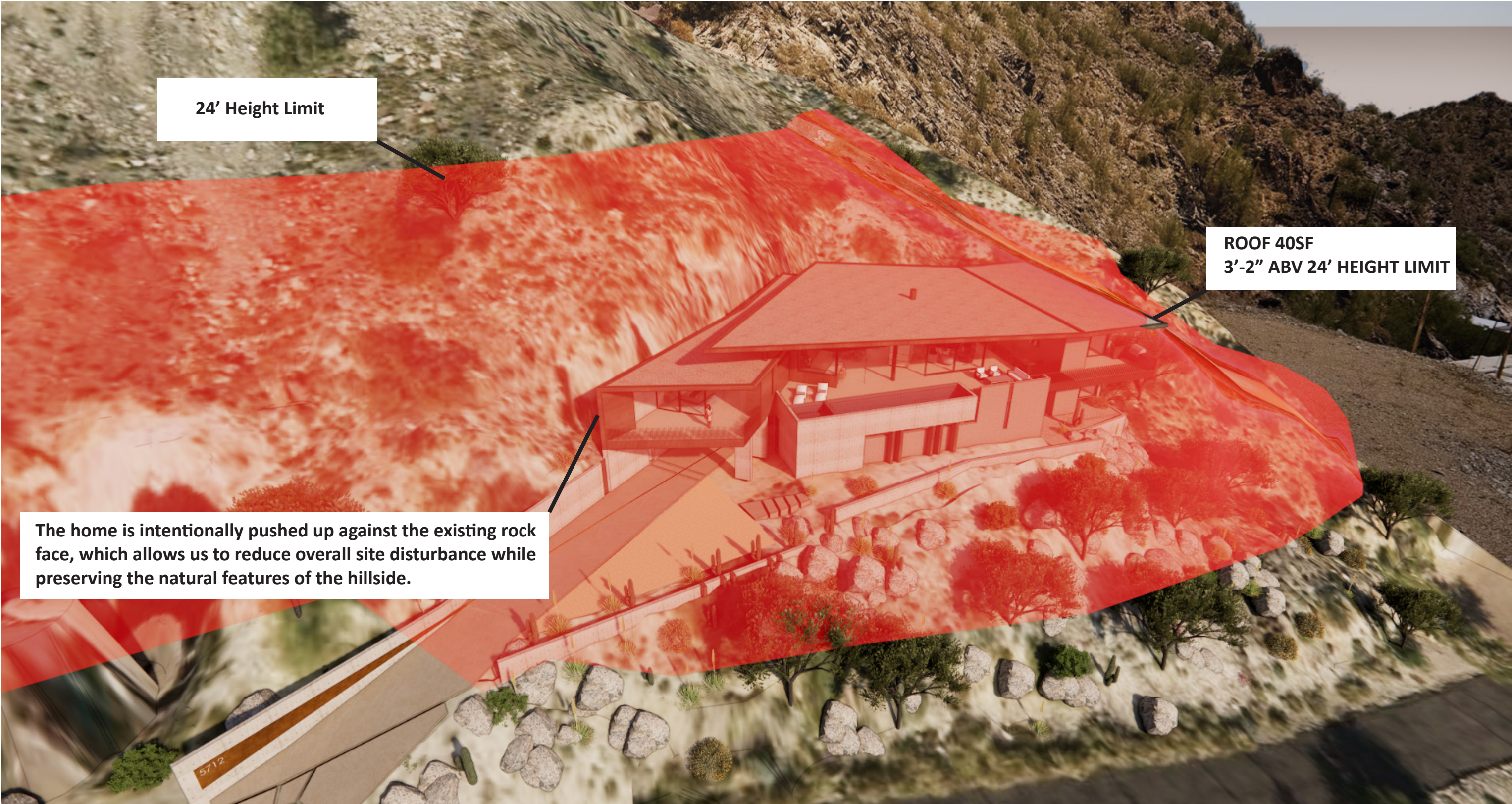


Variance 2: Portions of Roof to Exceed 24' Height Limit – Overlay of Requested vs. Previously Approved (BA-21-11)



- Requested Portions of roof Exceeding the 24' height limit. 
- BA-21-11 Approved portions of roof exceeding the 24' height limit. 

Variance 2: Proposed Design – Portion of Roof Over 24'



Variance 3: Existing Spill Slope – Reduced & Enhanced

The owner requests approval to stabilize and enhance the existing 50 year-old spill slope using native boulders and vegetation. Approximately 24% of the slope will be removed and 76% will be restored in full compliance with hillside standards.

Complete removal is impractical due to slope size, steepness, and proximity to neighboring homes. This proposal builds upon Variance Case No. BA-21-11, further improving site conditions under the guidance of Greey Pickett.

Spill Slope Summary

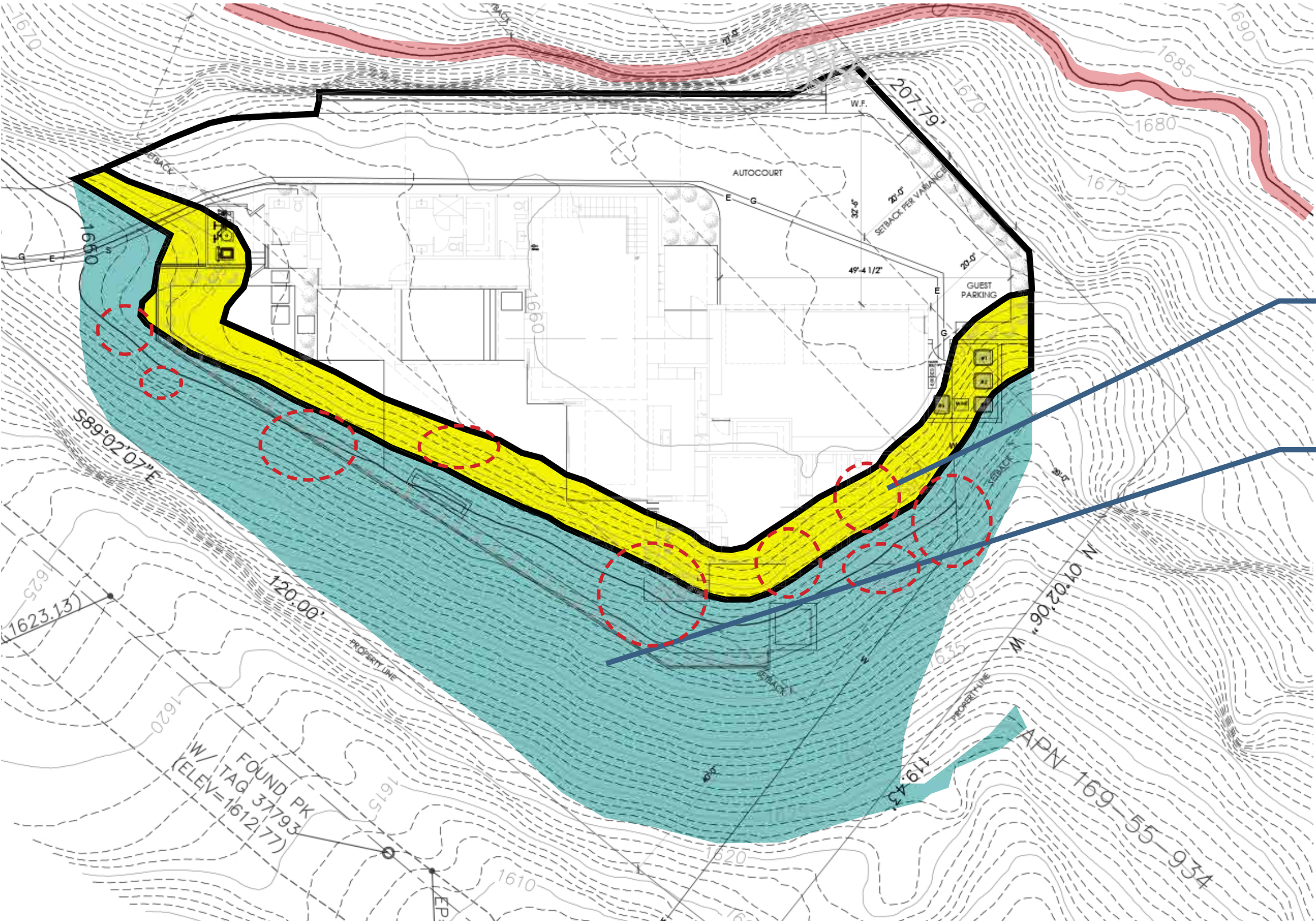
Existing area: ~10,600 sf

To be removed: 2,508 sf

To be restored: 8,092 sf



Variance 3: Previously Approved Variance Exhibit – Spill Slope (Case No. BA-21-11)



TOTAL SPILL SLOPE ~ 10,600SF

± 2,200 SF OF EXISTING PORTION OF SPILL SLOPE TO BE REMOVED FOR NEW BUILDING PAD ENLARGEMENT.

± 8,400SF OF EXISTING SPILL SLOPE TO BE RESTORED. REFER TO LANDSCAPE EXHIBIT FOR RESTORATION PLAN. AVG. SLOPE = 1:1.5 OR 34 DEG.

AVG. SLOPE OF NATURAL GRADE (ESTIMATED) = 1:1.7 (30 DEG.) TO 1:1.5 (34 DEG.)

PORTION OF SPILL SLOPE WITH SLOPE GREATER THAT 1:1 OR 45 DEG.

Variance 3: Proposed Spill Slope Removal and Restoration – Diagram



TOTAL SPILL SLOPE ≈ 10,600

(±) 2,508 SF OF EXISTING PORTION OF SPILL SLOPE TO BE REMOVED FOR NEW BUILDING PAD ENLARGEMENT.

(±) 8,092 OF EXISTING SPILL SLOPE TO BE RESTORED. REFER TO LANDSCAPE EXHIBIT FOR RESTORATION PLAN.
AVG SLOPE- 1:1.5 OR 34 DEG.

AVG. SLOPE OF NATURAL GRADE (Estimated) = 1=1.7 (30 DEG.) TO 1:1.5 (34 DEG.)

PORTION OF SPILL SLOPE WITH A SLOPE GREATER THAN 1:1 OR 45 DEG.

Variance 3: Proposed Spill Slope Restoration – Exhibit



Glen Residence
Paradise Valley, AZ

Slope Restoration Exhibit

GREY PICKETT
1"=10'-0" Oct 01, 2025

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Variance 4: Side Setback Encroachment

We request approval for a minor encroachment where a portion of the guest bedrooms and roof overhang extend 0’–2’ into the required 20-foot side setback.

This adjustment is due to the lot’s small size (44,786 SF), irregular shape, and several site constraints, including:

Undersized lot – Below R-43 hillside standard for a 36% slope (4.4 acres required).

Booster station – Limits ability to shift home east or west.

Natural features – Rock face to the north/west and historic spill slope to the south.

The proposed encroachment is minimal, functional, and environmentally sensitive, preserving the intent of the 20-foot setback while avoiding deeper excavation into the hill-side rock face.

Precedent:

Case No. BA-21-11 previously granted a similar side setback variance under comparable site hardships.

Encroachment Summary

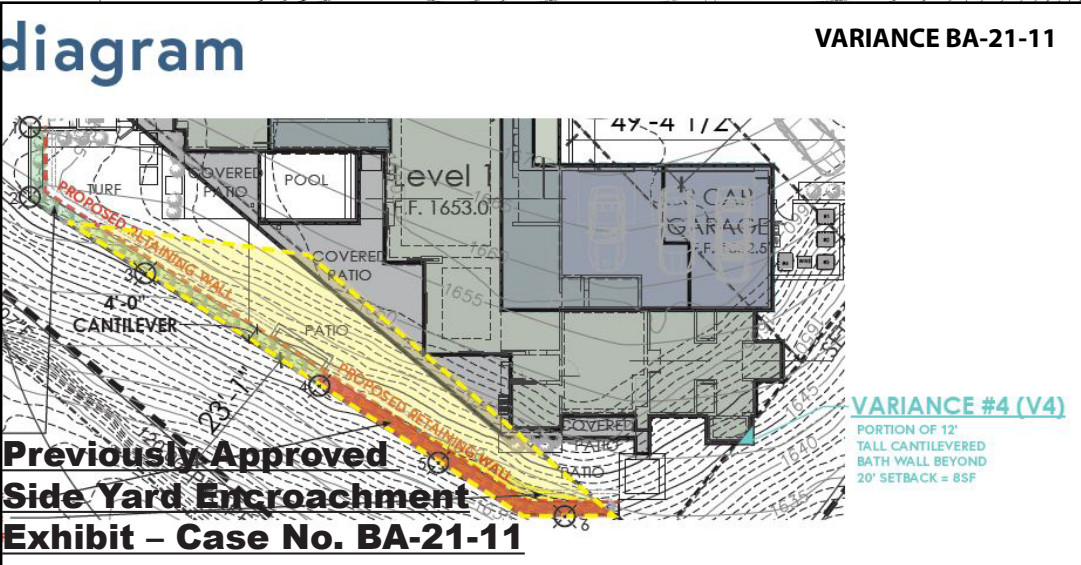
Previously approved: 8 SF (0.01%)

Proposed footprint: 37 SF (0.08%)

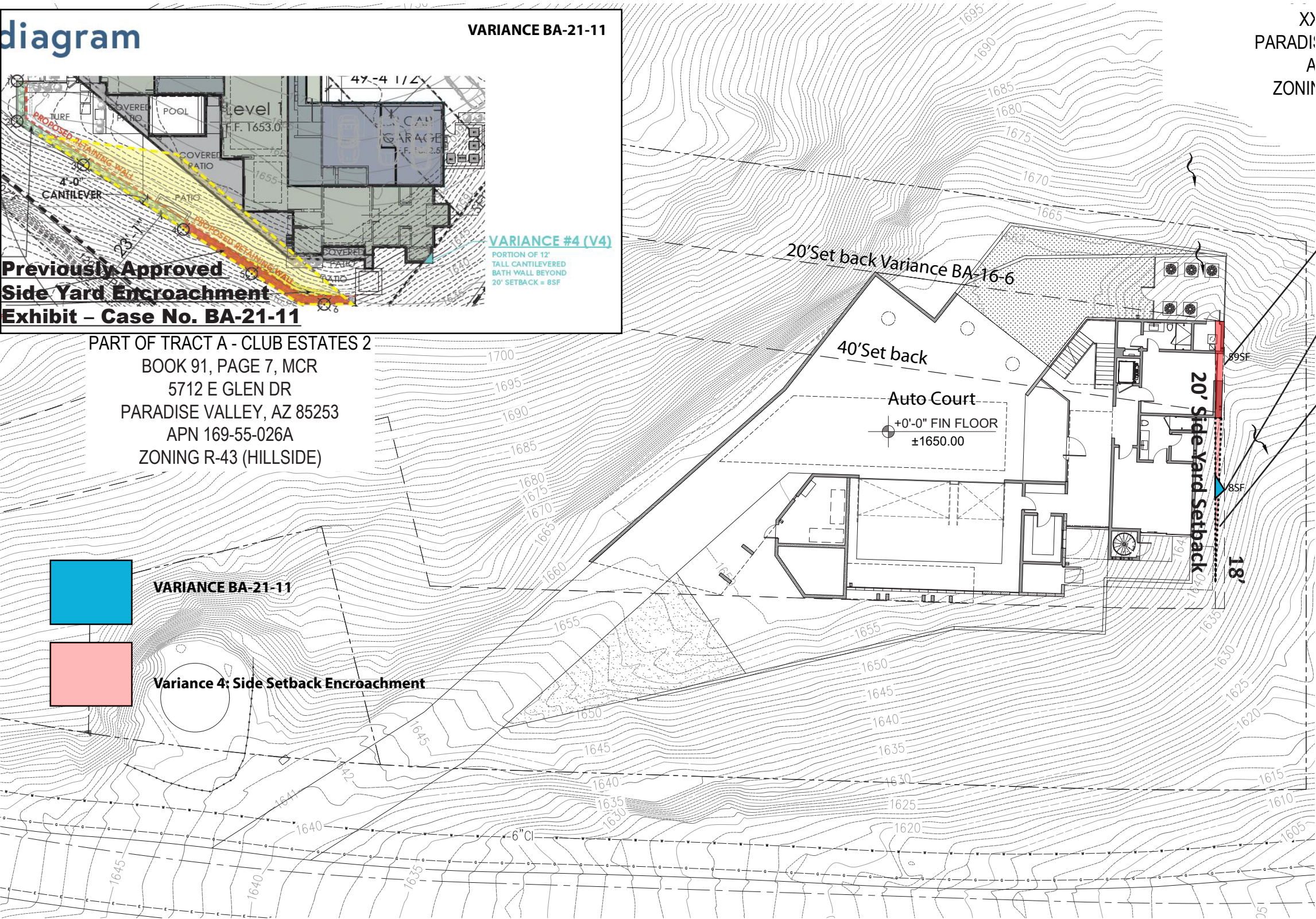
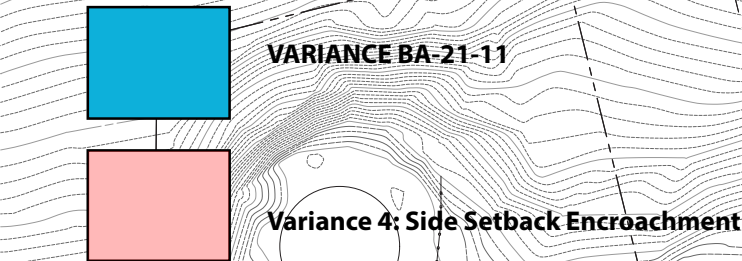
Roof overhang: 22 SF (0.04%)

Total: 59 SF (0.13% of lot area)

Variance 4: Side Setback Encroachment



PART OF TRACT A - CLUB ESTATES 2
BOOK 91, PAGE 7, MCR
5712 E GLEN DR
PARADISE VALLEY, AZ 85253
APN 169-55-026A
ZONING R-43 (HILLSIDE)



X)
PARADI
A
ZONIN

- Requested side yard encroachment Building footprint 37 sf
- BA-21-11 Previously approved Side yard setback encroachment. 8sf
- Requested side yard encroachment Roof overhang 22sf.

Side Yard setback Encroachment Comparison

Previously approved side yard encroachment:
8 SF – representing 0.01% of the total lot area (44,786 SF).

Requested side yard encroachment:
Building footprint: 37 SF – 0.08% of the total lot area.

Roof overhang: 22 SF – 0.04% of the total lot area.

Total requested side yard encroachment: 59 SF – 0.13% of the total lot area.

VARIANCE 5 REAR YARD SETBACK ENCROACHMENT

Variance 5: Rear Yard Setback Encroachment

We request approval to allow a portion of the residence to encroach into the 40-foot rear yard setback.

This variance is driven by unique site constraints — including an irregular lot shape, steep topography, and a previously disturbed pad that limits the build able area. Strict application of the setback would push the home into undisturbed hillside areas, causing greater grading and disturbance.

Previously Approved:

Case No. BA-16-6 and BA-21-11 previously approved a similar rear yard encroachment. The current design aligns with the same location and conditions established under those approvals.

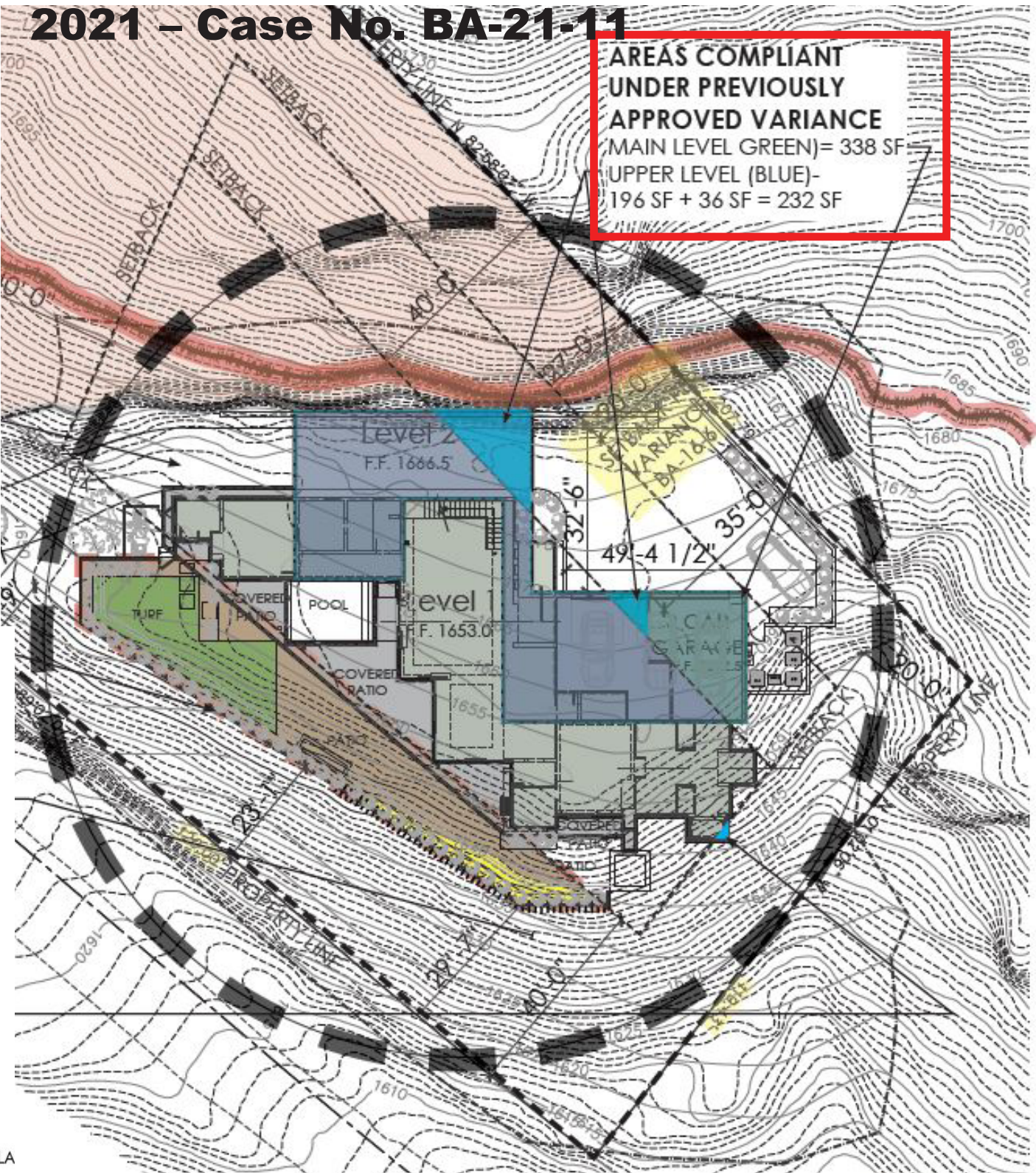
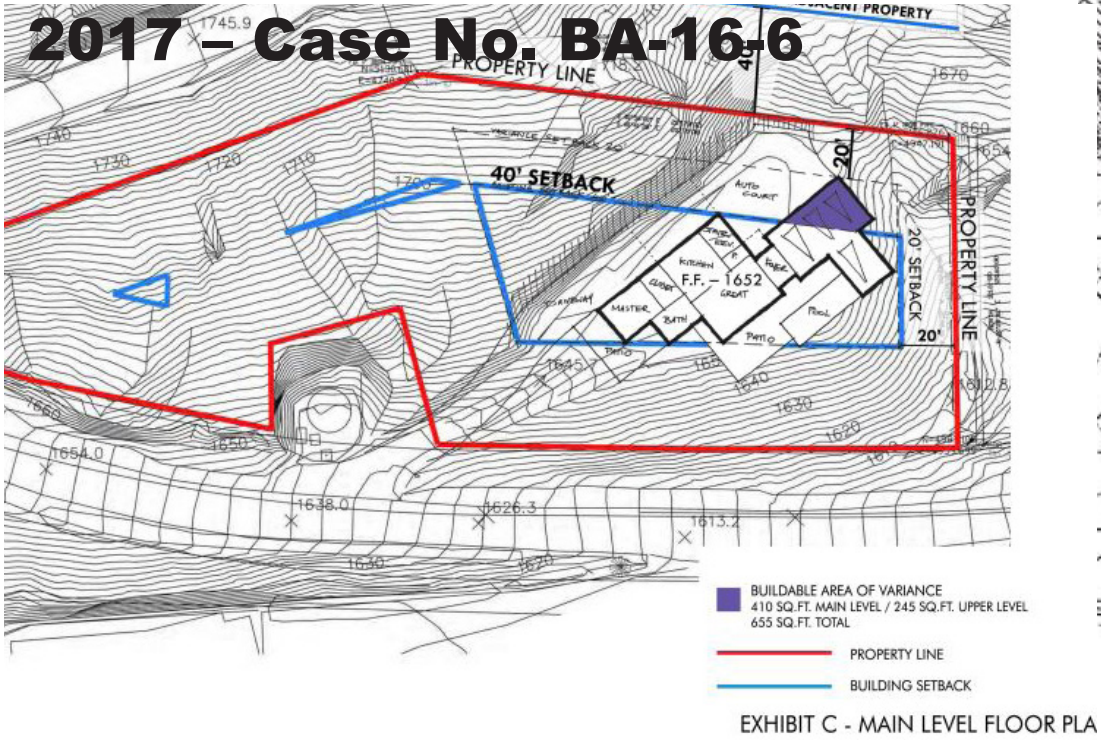
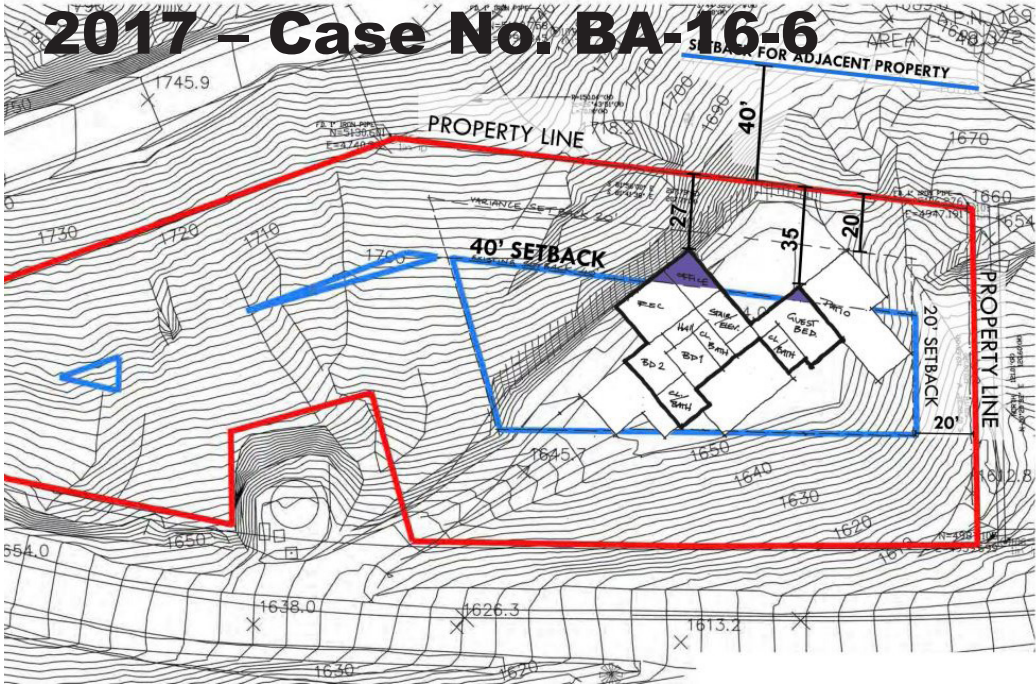
The proposed home (approx. 5,700 SF) is consistent with the surrounding neighborhood in scale and character. The requested reduction is minimal and limited to the area adjacent to the existing pad, ensuring privacy, view protection, and environmental sensitivity.



Variance 5: Previously Approved Rear Yard Setback Variances

In Case No. BA-16-6, the Board granted a variance permitting rear yard encroachment on this property. A later design, approved under BA-21-11, relied on that variance.

Our current request aligns with those prior approvals in both location and intent, reflecting the same site constraints and conditions previously acknowledged by the Board.

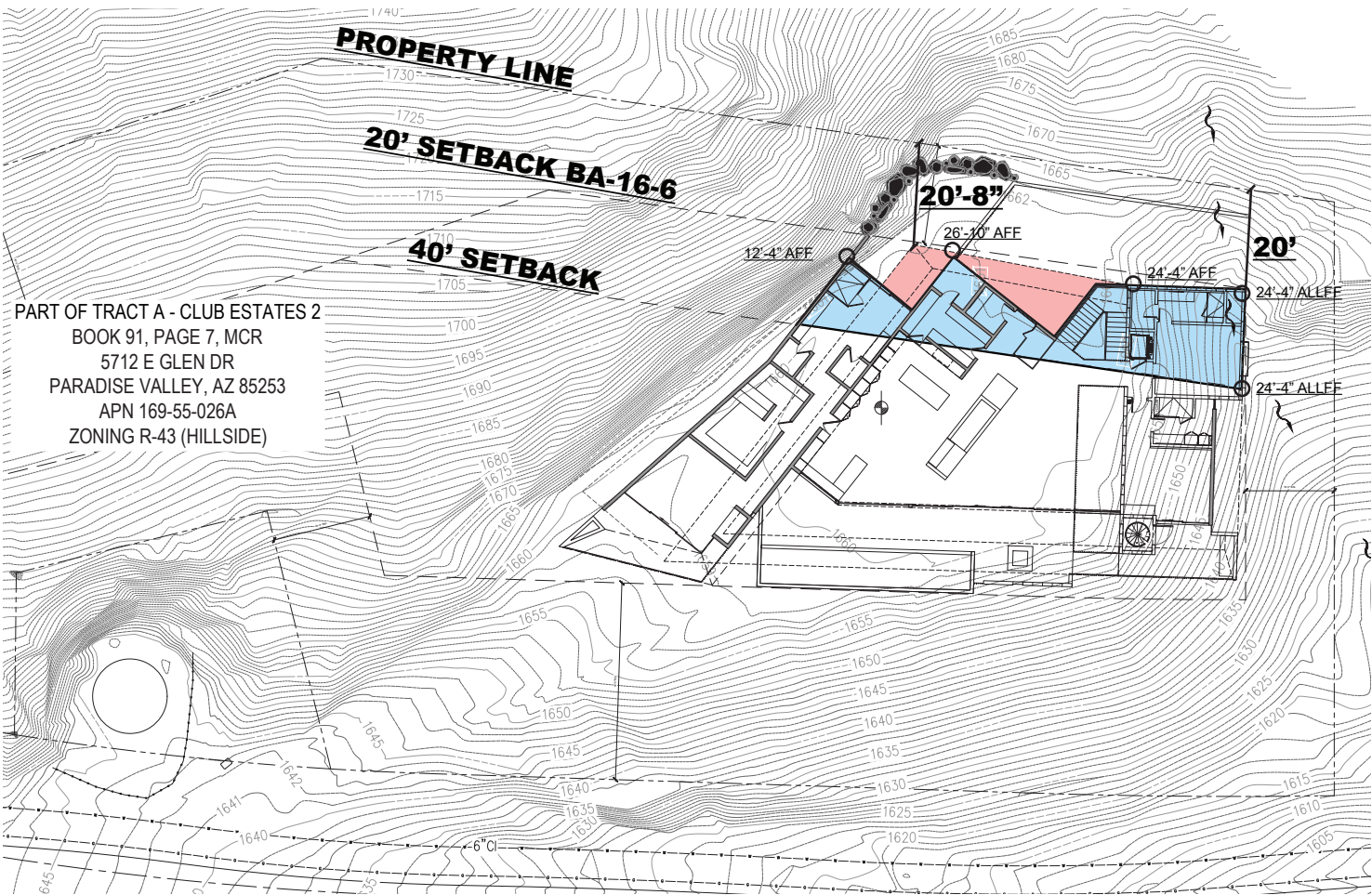
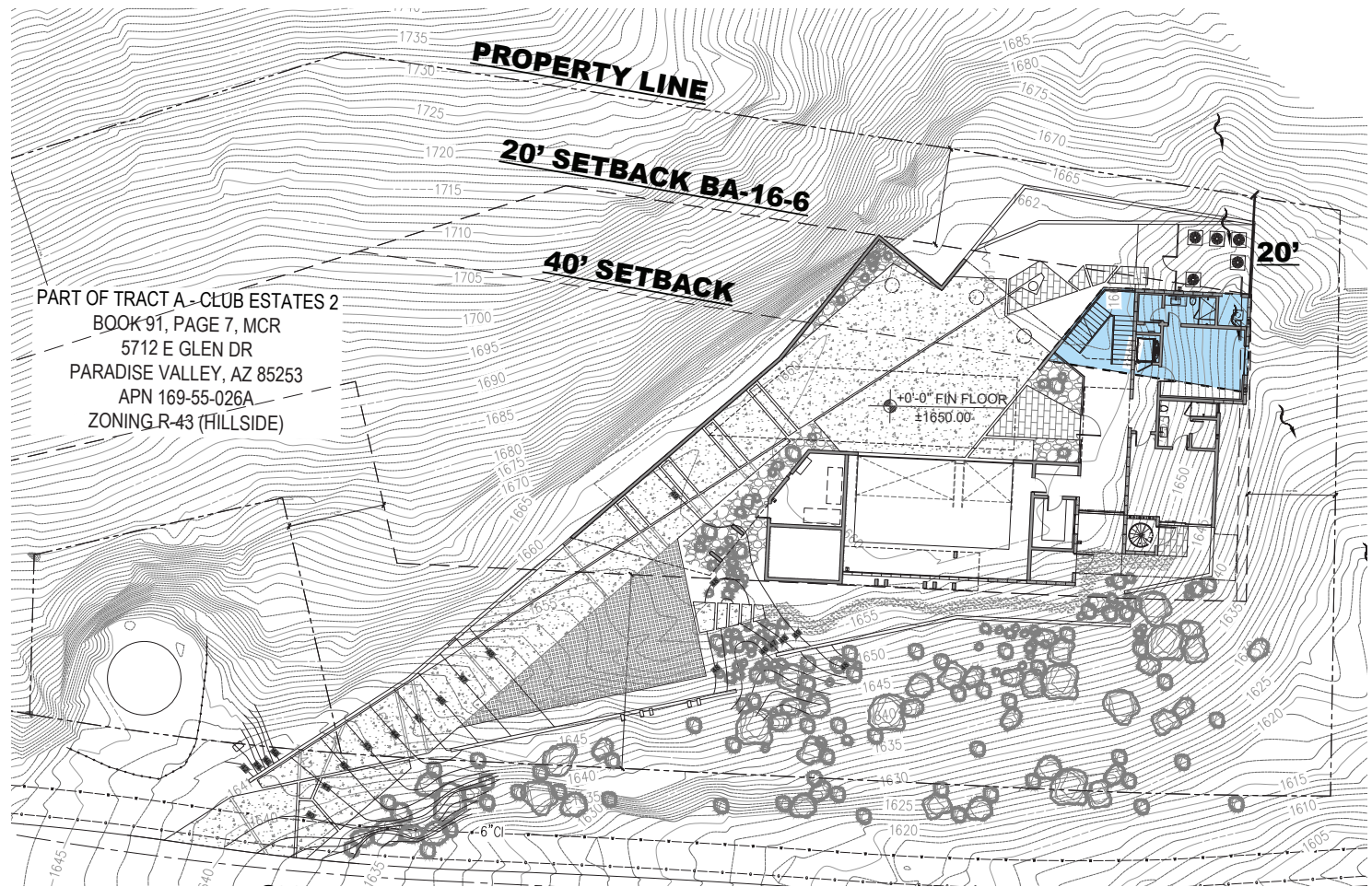


Variance 5: Rear Yard Setback Encroachment – Requested

Rear Yard Lower Level Floor Area and Footprint Encroachment - 643 SF.
Total - 643 SF.

Rear Yard Main Level Footprint Encroachment - 1,151 SF.
Roof Overhang Encroachment - 365 SF.
Total - 1,516 SF.

Total Rear Yard Encroachment inclusive of Building Area and overhangs = 2,159 sf,



Requested Rear
Yard Encroachment

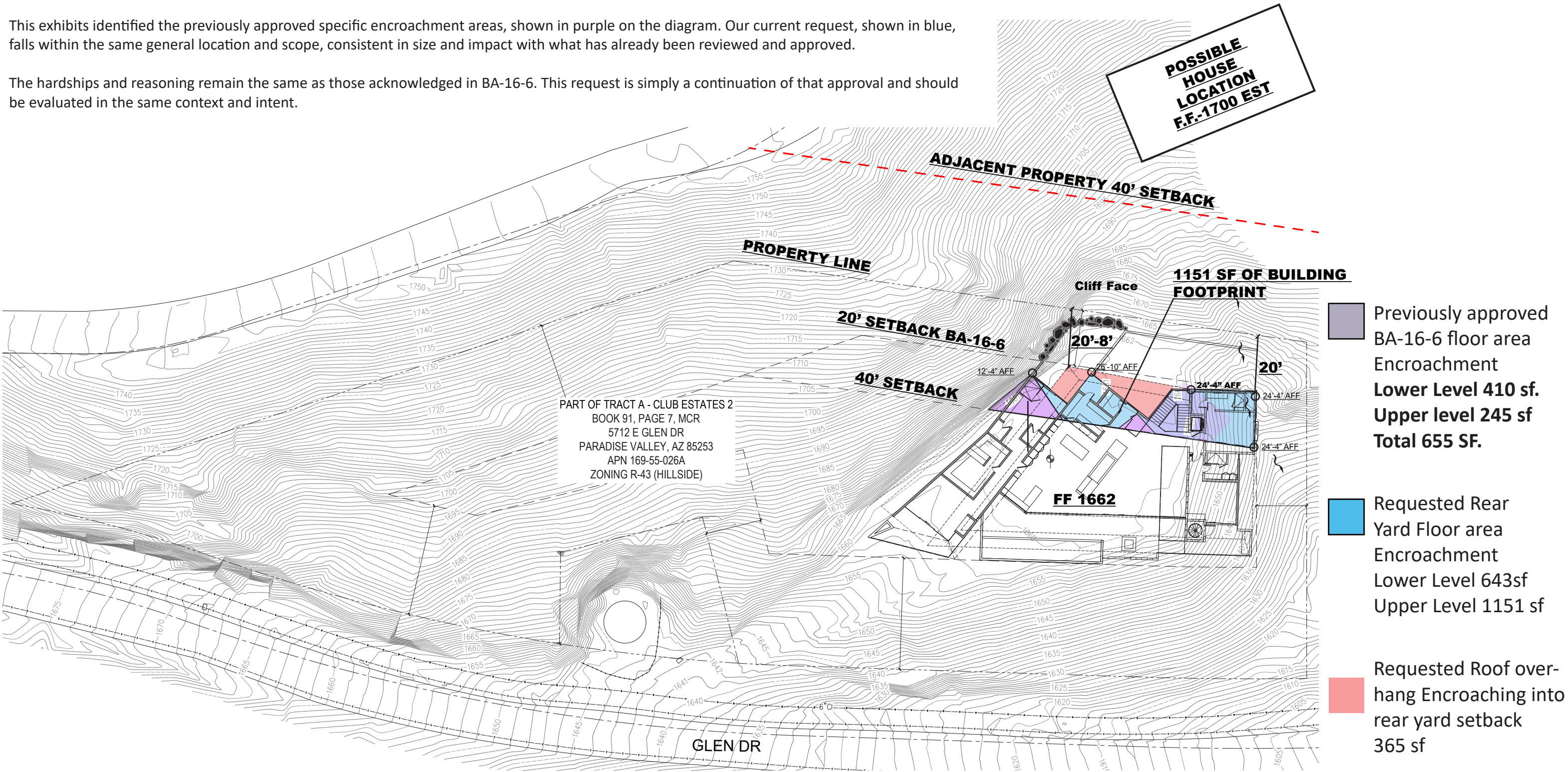
Roof Overhang Encroaching
Into Setback

Variance 5: Rear Yard Setback Encroachment - Previously Approved Overlay

A variance was granted in May 2017 under BA-16-6 allowing portions of the home to encroach into the rear yard setback. This property is undersized at 44,786 SF.

This exhibits identified the previously approved specific encroachment areas, shown in purple on the diagram. Our current request, shown in blue, falls within the same general location and scope, consistent in size and impact with what has already been reviewed and approved.

The hardships and reasoning remain the same as those acknowledged in BA-16-6. This request is simply a continuation of that approval and should be evaluated in the same context and intent.



Variance 5: Rear Yard Setback – Photos

The attached photos illustrate the location of this encroachment in context. It is positioned directly against a natural rock wall, not visible from the street or from the hillside below, and will have no impact on the public perspective of the home.

The proposed finish floor elevation is 1650, while the neighboring upslope property could not reasonably be developed below elevation 1700, given the street elevation is around 1755. This places any future home on that lot approximately 50 feet above our residence, ensuring that the encroachment will not affect the privacy, views, or enjoyment of adjacent properties.

To further minimize visibility, we are also proposing a ballast roof system, which will help screen the residence from above and soften the visual impact when viewed from higher elevations.



