

TOWN OF PARADISE VALLEY

Case BA-25-02

6521 N 40th Place

New Single-Family Residence

Height Variance

Board of Adjustment

May 7, 2025



TODAY'S GOAL

- Review and take action on variance request:
 - New SFR to encroach beyond height limits



AGENDA

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



VICINITY MAP & AERIAL

Subject Property



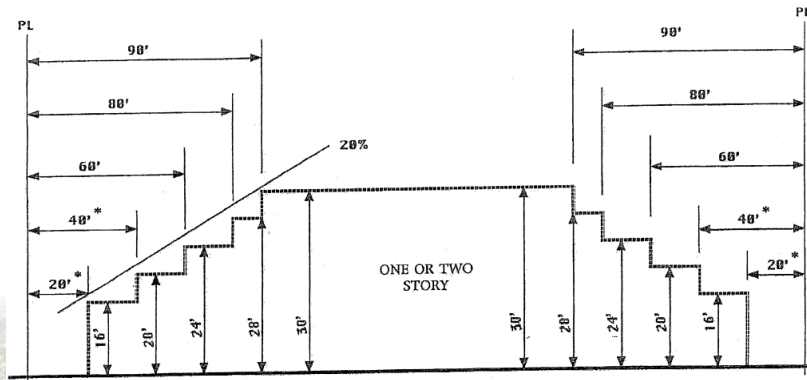
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- SITE DATA**
- | | |
|----------------------------|-----------|
| NET LOT SIZE: | 37,987 SF |
| PROPOSED BUILDING AREA: | |
| RESIDENCE: | 5,190 SF |
| GARAGE: | 1,220 SF |
| POOL AREA: | 843 SF |
| PROPOSED FLOOR AREA RATIO: | 24.9% |

HISTORY

- Lot 35 Lincoln Heights
- Platted in Maricopa County in 1959
- Original house built in 1969
- Annexed into Town in 1982
- Proposed height encroachments for new house

TOWN HEIGHT REQUIREMENTS

- 2 Height Limits for Main House:
 - Max 24' height limit from LNG under house
 - Must meet Open Space Criteria
 - OSC is imaginary tent over house
 - Centers mass of house at middle of the lot



May 7, 2025



SCOPE OF REQUEST

- Height Encroachments for new SFR:
 - Encroaches beyond 24' height limit:
 - 28.5" max proposed height
 - 20.0% (1,890 sq ft) of house beyond 24' height limit
 - Encroaches beyond Open Space Criteria height limit:
 - Varies from 19.3' to 27.9'
 - 16.2% (1,531 sq ft) of house beyond OSC height limit



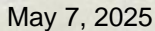
SCOPE OF REQUEST (CONT.)

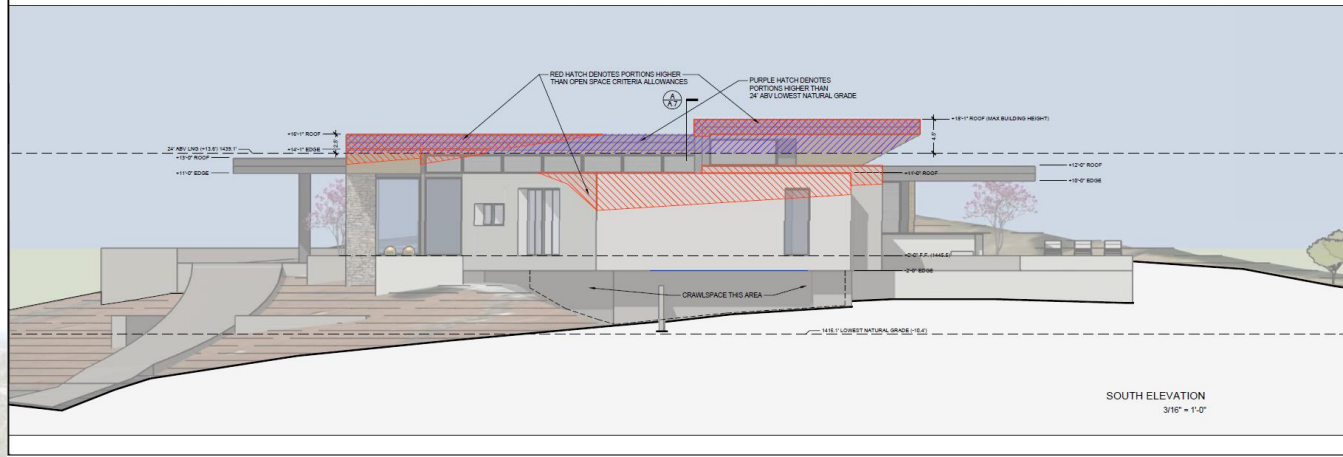
	Zoning Ordinance	New SFR
Front Yard Setback	40'	58'4"
North Side Yard Setback	20'	22' (+/-)
South Side Yard Setback	20'	20'
Rear Yard Setback	40'	40'
Maximum Overall Height	24'	28.5'
Open Space Criteria	16' to 24'	19.3' to 27.9'
Floor Area Ratio Limit	25.0%	24.8%
Hillside Designation	10% slope or greater BPS	2.5% Building Pad Slope (BPS) 7.25% Property Slope

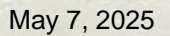


SITE PLAN

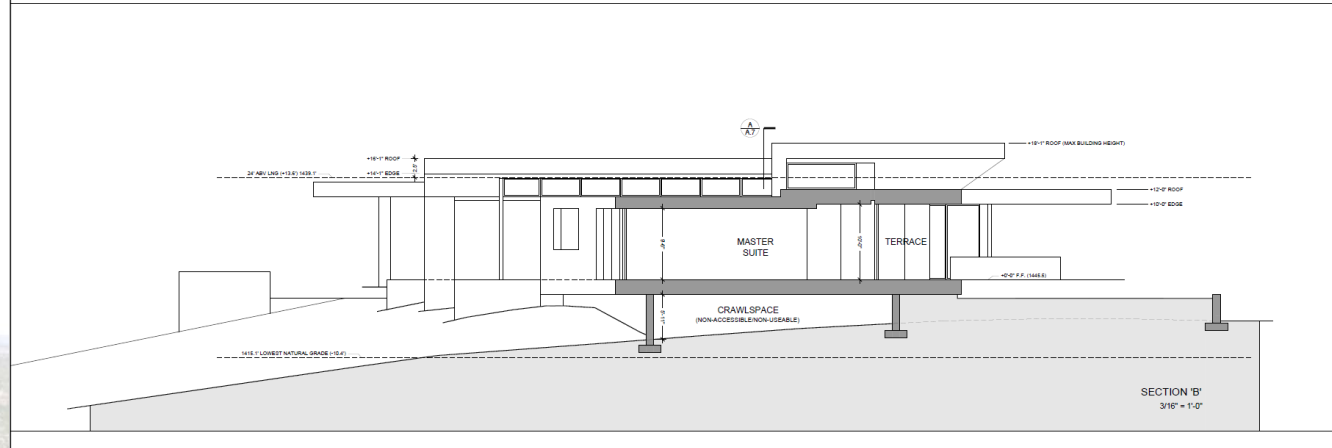
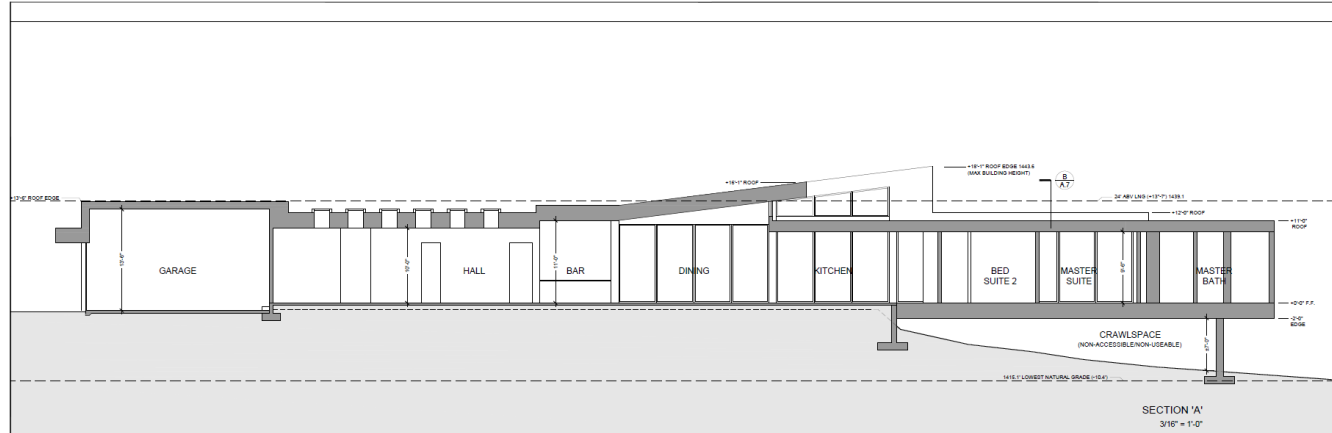








CROSS SECTIONS



RENDERINGS



VIEW FROM SOUTHEAST



VIEW FROM NORTHWEST



VIEW FROM ABOVE



VIEW FROM SOUTHWEST

AERIAL PHOTO

- 20.0% (1,890 sq ft) of house beyond 24' height limit
- 16.2% (1,531 sq ft) of house beyond OSC height limit
- New home eliminates existing rear setback encroachment



SITE PHOTOS



May 7, 2025

SITE PHOTOS (CONT.)



May 7, 2025

ANALYSIS

- Property hardships exist but request not minimum needed to cure hardships:
 - Site slope 7.25%
 - Building pad slope 2.5%
 - Some height encroachment is warranted
 - Proposed house is design hardship since other alternatives exist to reduce height encroachment:
 - Remove or modify “butterfly roof”
 - Reposition/reorient house



ANALYSIS (CONT.)

- Not minimum to cure property hardships:
 - Trying to utilize existing pad, but can redesign to reduce height encroachments
 - Other properties in area must meet height requirements

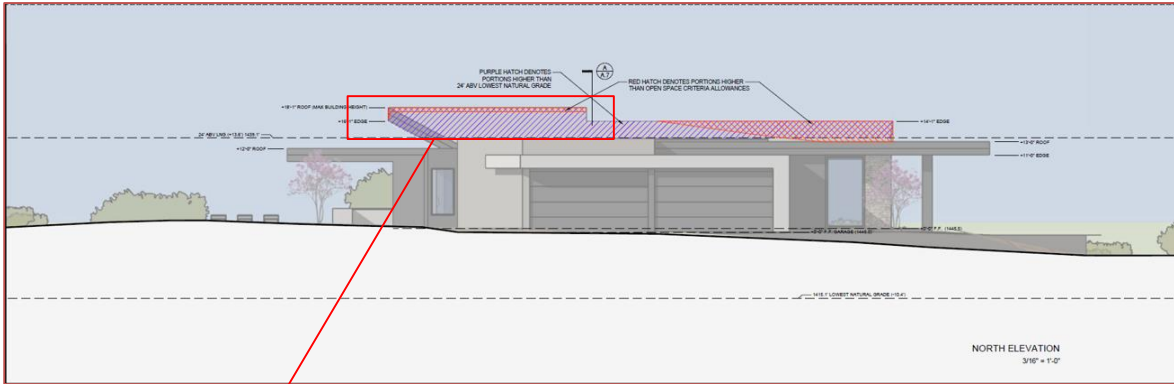


CAN REDUCE HEIGHT ENCROACHMENT

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- Steep slope for non-hillside lot
- Design hardship since height encroachment can be reduced

Relocate & redesign house for better height measurement points



Remove or modify butterfly roof to reduce encroachment



PUBLIC COMMENT

1 Letter of Support from neighbor provided by applicant

Dear Town of Paradise Valley Board of Adjustment,

The new owners of 6521 N 40th Place, Paradise Valley have shared with us with their plans for a new home on the property immediately north of our home on 40th Place. We understand that they would like to build a modern home on that lot and will need a variance for roof heights that exceed what is allowed.

Based on our review of the plans (dated February 2025), we are in support of their request, as we believe that the new home will improve our neighborhood. We do not have concerns about the height of the roofs, as they will have no real impact on our house or property, especially considering the tall plantings between our two lots. We are especially happy that they would eliminate the driveway that is directly next to our home.

My wife & I are looking forward to having the lovely Amin family as our neighbors.

STAFF RECOMMENDATION

MOTION

Denial of Case No. BA-25-02, request by Yogesh Amin, property owner of 6521 N 40th Place; for a variance from Article X, Height and Area Regulations, to allow a new home to encroach beyond the height limits

REASONS FOR DENIAL

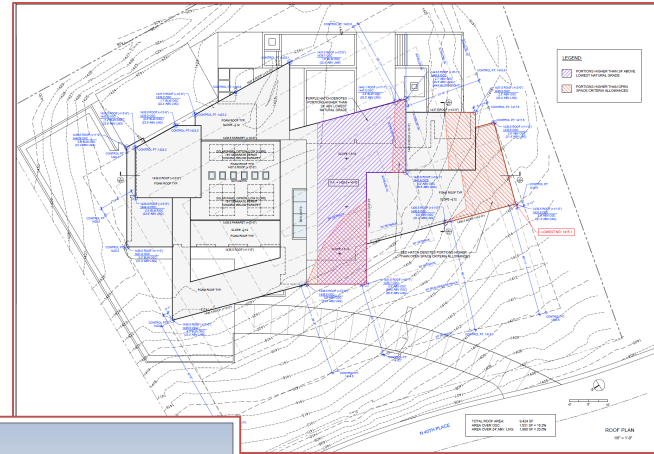
- Other alternative exist – can reduce height encroachments
- Design hardship since proposed home is not minimum amount needed to cure property hardships

POSSIBLE ACTIONS

1. Deny the variance request
2. Approve variance request with following stipulations:
 - a. Improvements in compliance with submitted plans and documents
 - b. Must obtain required building permits and inspections from Building Division

(Note: Board must state findings of approval)

2. Continue for further review



VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST