

TOWN OF PARADISE VALLEY

**Case BA-25-08
7000 Vermont Avenue
Pool Setback Variance**

**Board of Adjustment
November 5, 2025**



TODAY'S GOAL

- Review and take action on variance request:
 - Allow a new pool to encroach into the rear yard setback requirement found within Article VII.



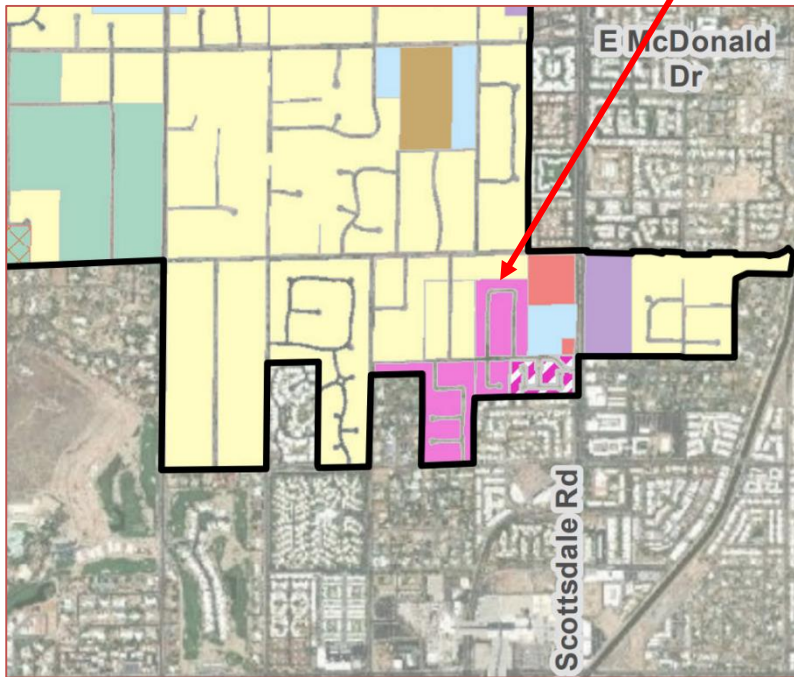
AGENDA

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



VICINITY MAP

Subject Property



SITE CONDITIONS

- Zoned R-18A
- Lot 3 of the Quail Vista subdivision
- 22,209 SF (± 0.51 acres)
- Lot rectangularly shaped
- 120' deep (155' minimum depth for R-18A lot)
- Home built in 1980
- Original pool was constructed in 1981
 - 15'8" setback from rear property line



HISTORY

September 27, 1979	Building permit for new single-family residence
April 29, 1980	Building permit for new fence walls
February 20, 1980	Building permit for new pool
March 25, 1981	Building permit for new fence walls
February 25, 1992	Plumbing permit for gas line to spa heater
May 21, 1998	Building permit to enclose courtyard and add garage
September 19, 2024	Building permit for remodel and addition
June 25, 2025	Building permit for new fence walls (ready to issue)
July 23, 2025	Building permit for outdoor fireplace and firepit

SCOPE OF REQUEST

- Pool to Encroach in 20' rear yard setback
- Setbacks:
 - Pool:
 - 14' from North/Rear Property Line
 - 438 Sq Ft
 - 219 Sq Ft Encroachment



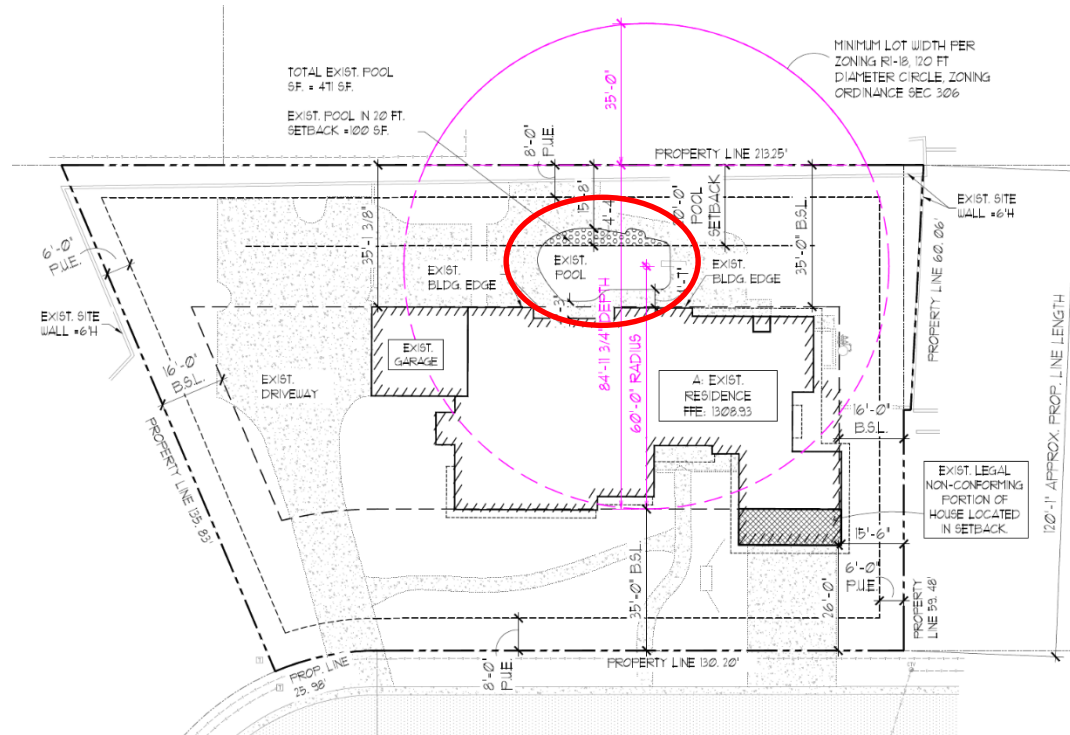
SCOPE OF REQUEST (CONT'D)

<i>Zoning Ordinance</i>	<i>Proposed Pool</i>
40' Front Yard Setback	94' (+/-)
20' Side Yard Setback (West)	50' 6" (+/-)
20' Side Yard Setback (East)	126' 3" (+/-)
20' Rear Yard Setback	14'

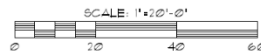
Subdivision was platted in the Town in 1977. Article 7 (under Ordinance 180) was incorporated into the Town Zoning Ordinance in April 1981.



SITE PLAN (EXISTING)

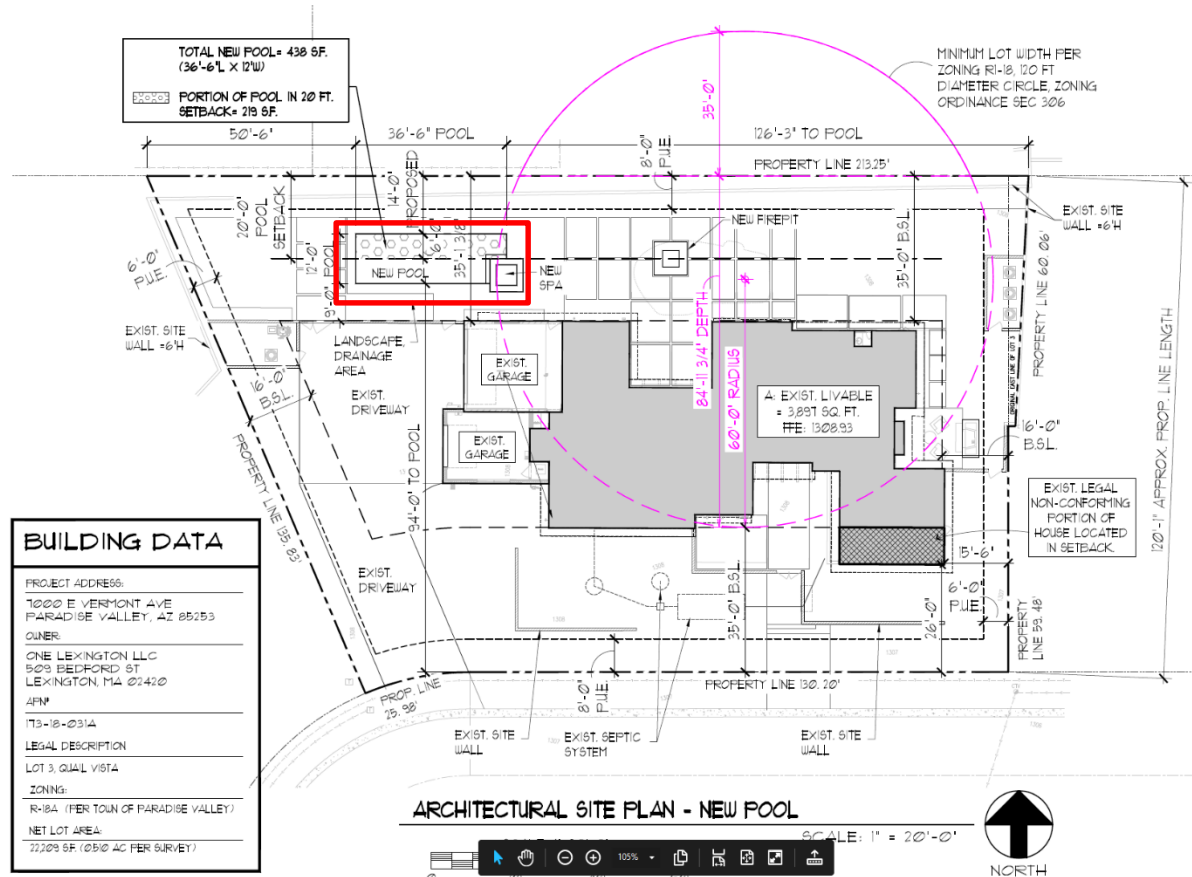


EXISTING SITE PLAN - EXISTING POOL

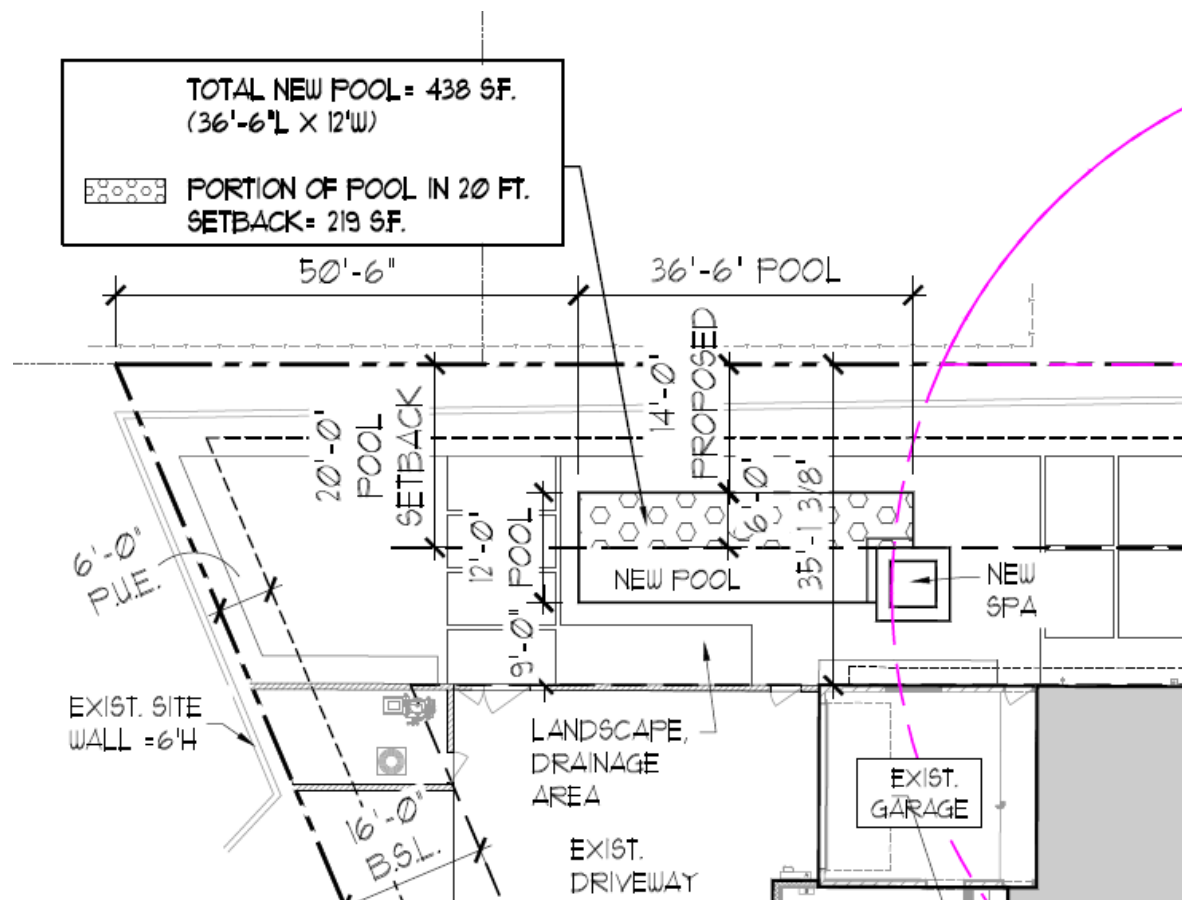


SCALE: 1" = 20'-0"

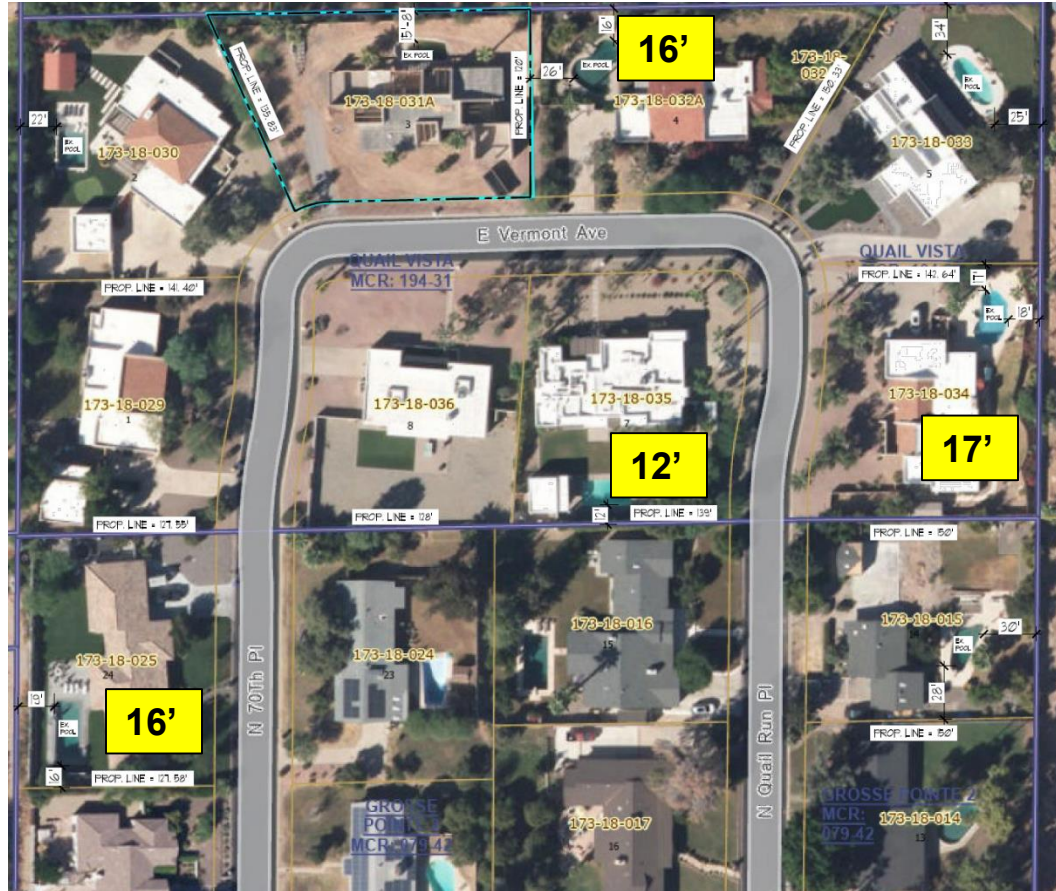




SITE PLAN (ZOOM)



NEIGHBORHOOD POOL SETBACKS



ANALYSIS

- Property hardships that warrant variance:
 - Shallow Depth:
 - Lot 120' deep
 - Code requires 155' (if platted today)
 - Additional depth would enable code compliant pool/spa
 - Platted in 1977
 - Setback encroachment not atypical since several neighboring properties have existing non-conforming pools

PUBLIC COMMENT/NOTIFICATION

- Notification mailed on October 9th
- Site posted on October 2nd
- Newspaper legal advertisement October 18th
- Affidavits provided
- 3 letters of support provided



STAFF RECOMMENDATION

MOTION

It is recommended that the Board of Adjustment [approve] Case No. BA-25-08, a request by David Dick, on behalf of Paul Rossi property owner of 7000 E Vermont Avenue; for a variance from the Zoning Ordinance, Article VII, (R-18 and R-18A) Single Family Residential Districts, to allow a pool to encroach into the north/rear yard setback.

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
 - b. Must obtain required building permits and inspections from Building Division
2. Deny
3. Continue for further review



