

TOWN OF PARADISE VALLEY

Case BA-25-04

7102 N 57th Place

House Addition Setback Encroachment

Board of Adjustment

September 3, 2025



TODAY'S GOAL

- Review and take action on variance request:
 - House Addition to Encroach into Rear Yard Setback



AGENDA

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



September 3, 2025





SITE CONDITIONS

- Zoned R-43 Hillside
- 49,596 sq ft (1.14 acres)
- Triangular shaped lot
- Width varies from 33' at east to 250' at west
- Dual frontage
- 23.5% Site Slope
- Wash on western part of lot

LOT HISTORY

- Club Estates 2 Subdivision
- Platted in Maricopa County 1960
- Annexed 1961
- House built in 1974
- Variance for house addition setback encroachment in 2013
- Bldg. permit to enclose existing patio and interior remodel in 2025

SCOPE OF REQUEST

- 2 Story Addition:
 - First Floor - Garage Bay
 - Second Floor - Office Addition
 - Encroach in 40' rear yard setback
 - Placed on existing disturbed area/driveway

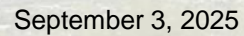
- Setbacks:
 - Addition:
 - 30' from South/Rear Property Line
 - 550 Sq Ft
 - 433 Sq Ft Encroachment



SCOPE OF REQUEST (CONT.)

	Zoning Ordinance	Garage/Office Addition
Front/North Yard Setback	40'0"	44'7"
Rear/South Yard Setback	40'0"	30'0"
Side/West Yard Setback	20'0"	200' (+/-)
Maximum Height	24'	24'
Floor Area Ratio Limit	25.0%	17.7%



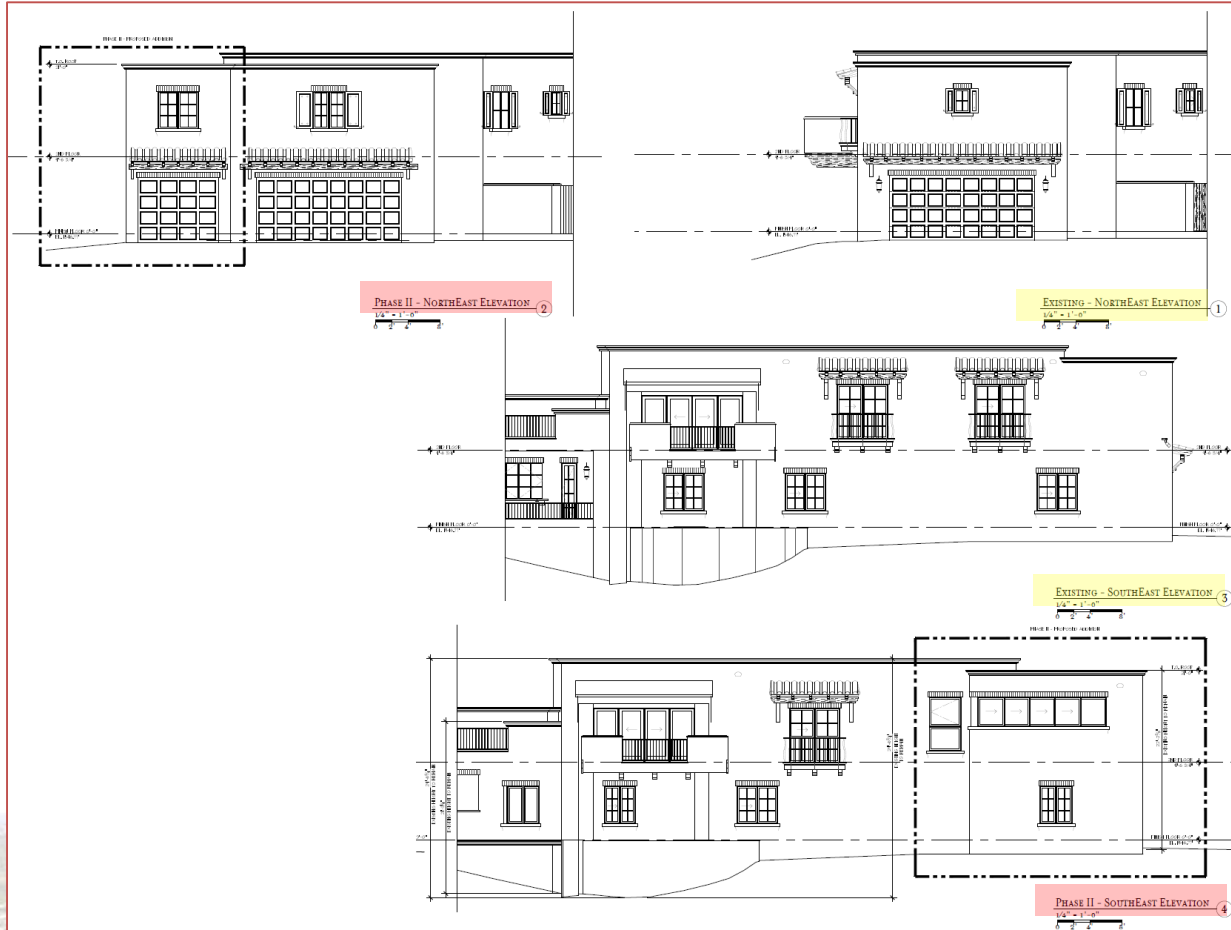




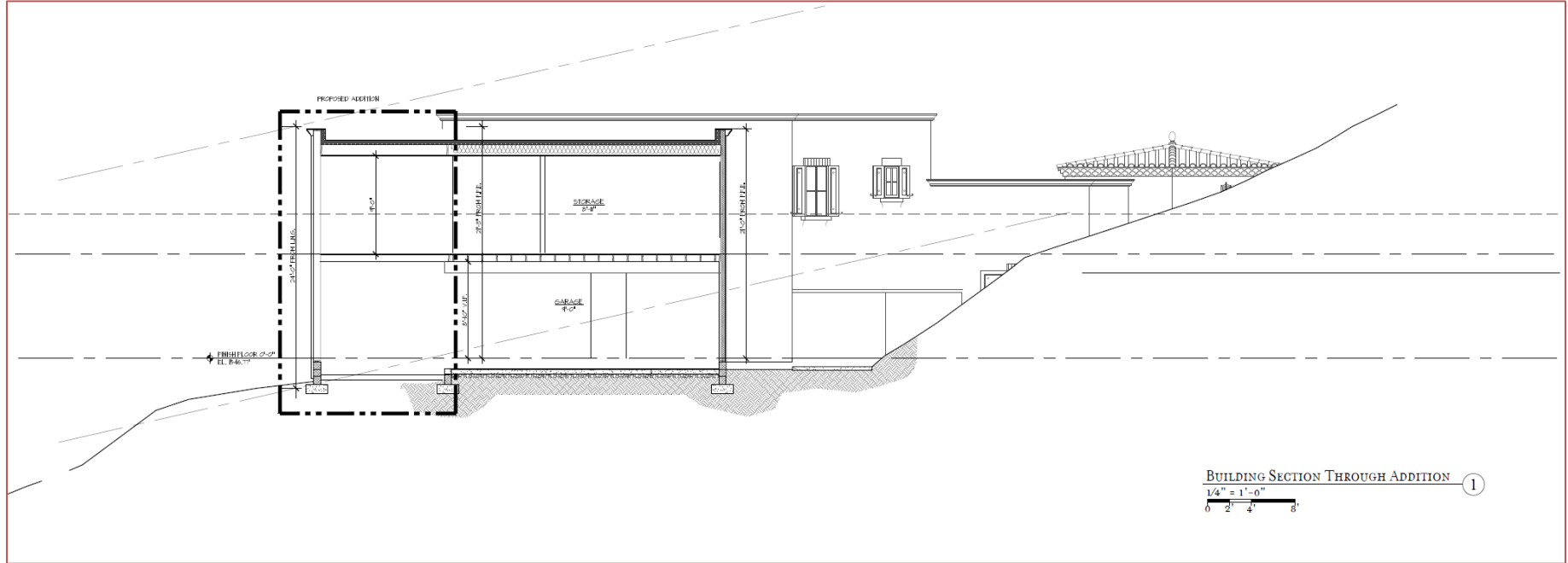
ELEVATION PLAN



ELEVATION PLAN (CONT.)



CROSS SECTION



SITE PHOTOS



September 3, 2025

ANALYSIS

- Shape, topography, and wash are property hardships create restrictive building envelope
- Lot Characteristics:
 - Triangular Lot - 33' wide at east & 250' wide at west
 - Wash on west side of property
 - 1.14 acres in size
 - Steep Slope:
 - Lot Slope - 25.3%
 - Bldg. Pad Slope - 23.8%
- If platted today:
 - Square or rectangular lot
 - 2-acre minimum lot size based upon slope



ANALYSIS (CONT.)

- Shape, wash, and slope result of how platted in Maricopa County
- Difficult lot to build on due to property hardships
- Trying to utilize existing bldg. pad to place addition without new hillside disturbance
- Going from 3 car garage to 4 car garage, which is not out of character for this neighborhood nor the Town



RESTRICTIVE BLDG. ENVELOPE

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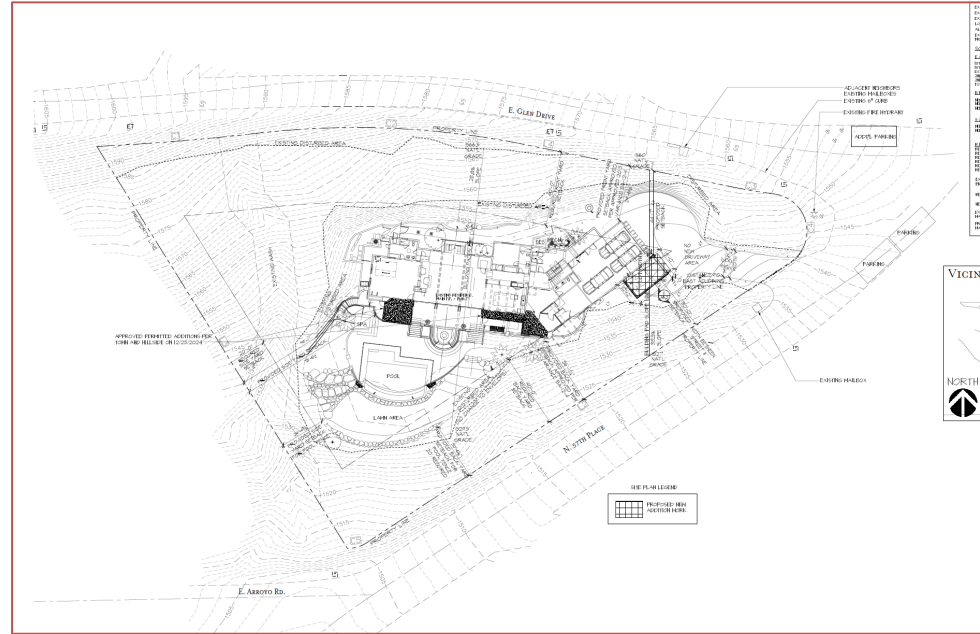
- Triangular Shape
- Wash on West Side
- 25.3% Lot Slope
- Placing addition on existing driveway/disturbed area



September 3, 2025

PUBLIC COMMENT

- Neighborhood notification completed in accordance with Town requirements
- Staff received one inquiry from a neighbor, but the neighbor did not identify support or opposition



STAFF RECOMMENDATION

MOTION

Approval of Case No. BA-25-04, a request for a variance from Article X, Height and Area Regulations, to allow two story garage and office addition to the main house to encroach into the rear/south setback

REASONS FOR APPROVAL

- Restrictive bldg. envelope due to triangular shape, wash, and slope
- Addition on existing driveway/disturbed area

POSSIBLE ACTIONS

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



QUESTIONS?

