

# **TOWN OF PARADISE VALLEY**

**Case BA-25-07**

**6528 N Hillside Drive**

**Convert nonconforming carport into garage**

**Board of Adjustment**

**September 3, 2025**



# TODAY'S GOAL

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- Review and take action on variance request:
  - Convert a nonconforming carport (which encroaches into the side yard setback) into a garage



# AGENDA

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



September 3, 2025





# VICINITY MAP

Subject Property



September 3, 2025

# SITE CONDITIONS

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- Zoned R-43
- 38,036 sq ft (0.87 acres)
- Obtuse shaped lot
- Width varies from 202' at east to 122' at west
- U shaped wash on approximately one-third of the lot

# LOT HISTORY

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- Lot 34 of Paradise Highlands Subdivision
- Platted in Maricopa County 1956
- Annexed 1979
- House built under County's Jurisdiction
- Bldg. permit for house addition in 1980

# SCOPE OF REQUEST

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- Convert existing nonconforming carport into a garage:
  - Converting carport to garage increases mass/nonconforming aspect per Town Zoning Ordinance
- Encroaches into 20' side yard setback
- Will become a 2-car garage
- 10'2" tall from LNG
- Setback:
  - Maintains existing setback:
    - 11'11" to 17'7" from north side property line
  - 520 Sq Ft
  - 114 Sq Ft Encroachment



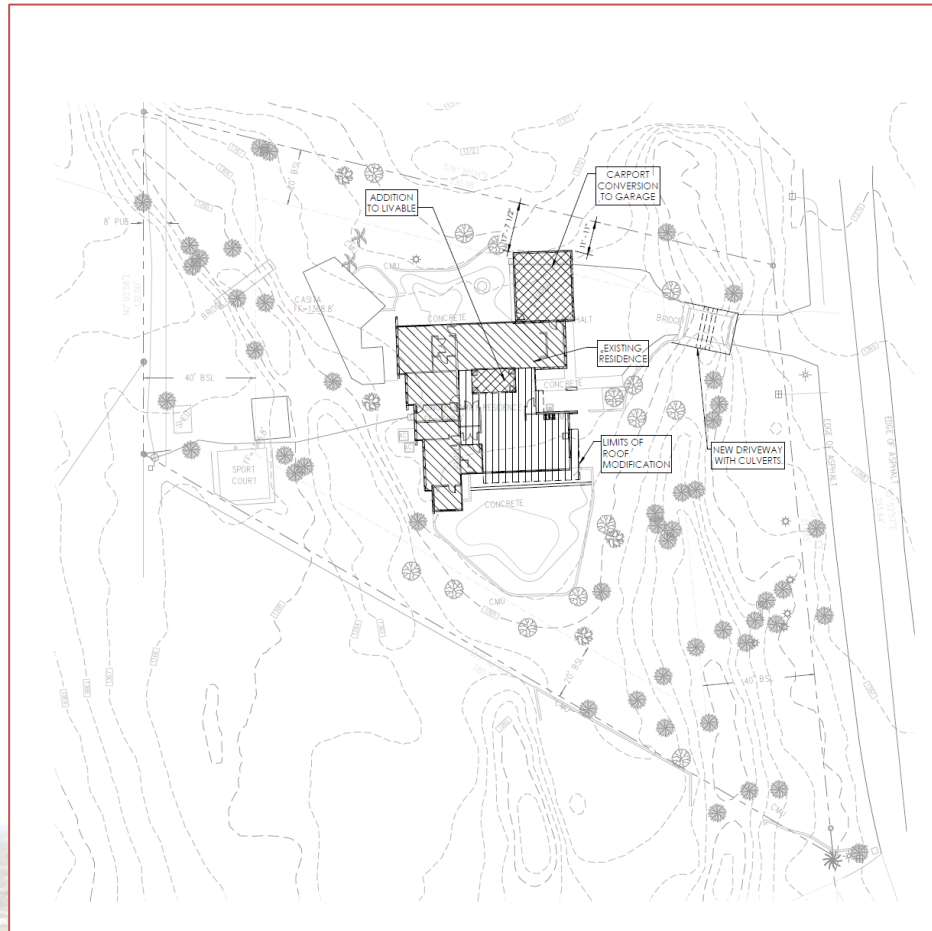
# SCOPE OF REQUEST (CONT.)

	Zoning Ordinance	Carport/Garage Conversion
North/Side Yard Setback	20'0"	11'11"
South/Side Yard Setback	20'0"	140' (+/-)
West/Rear Yard Setback	40'0"	160' (+/-)
East/Front Yard Setback	40'0"	65' (+/-)
Maximum Height	24'	10'2' (+/-)
Floor Area Ratio Limit	25.0%	15.0%

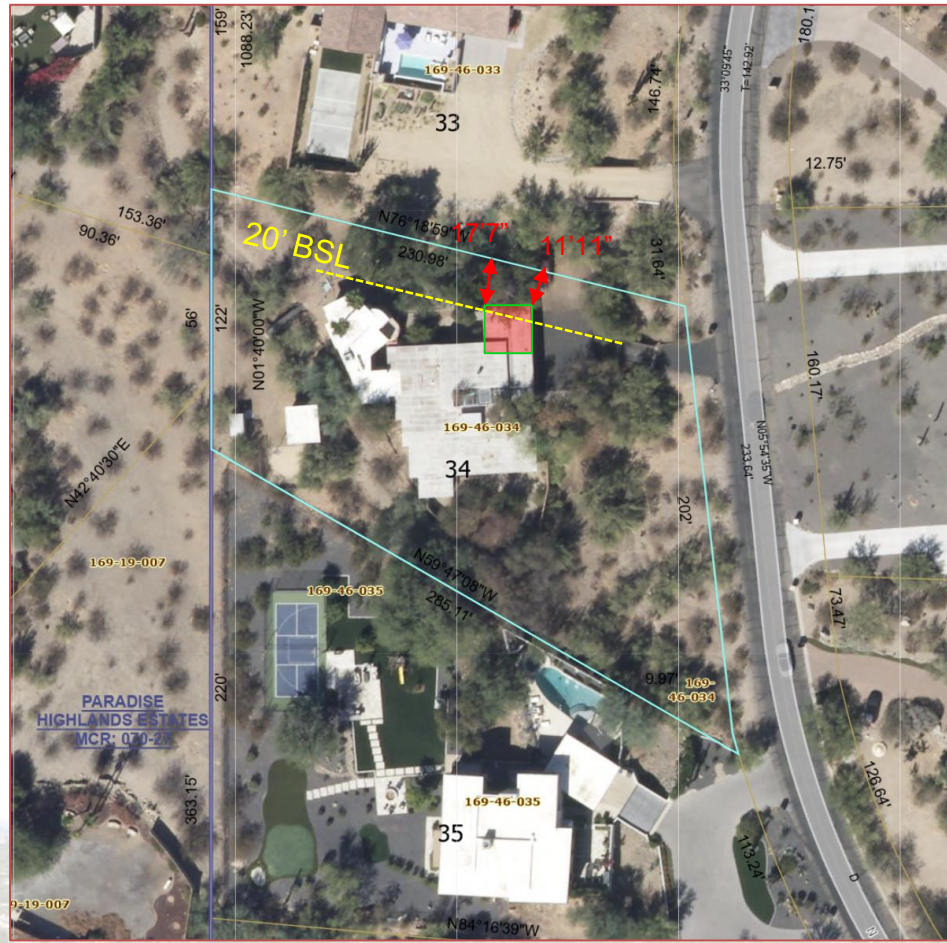




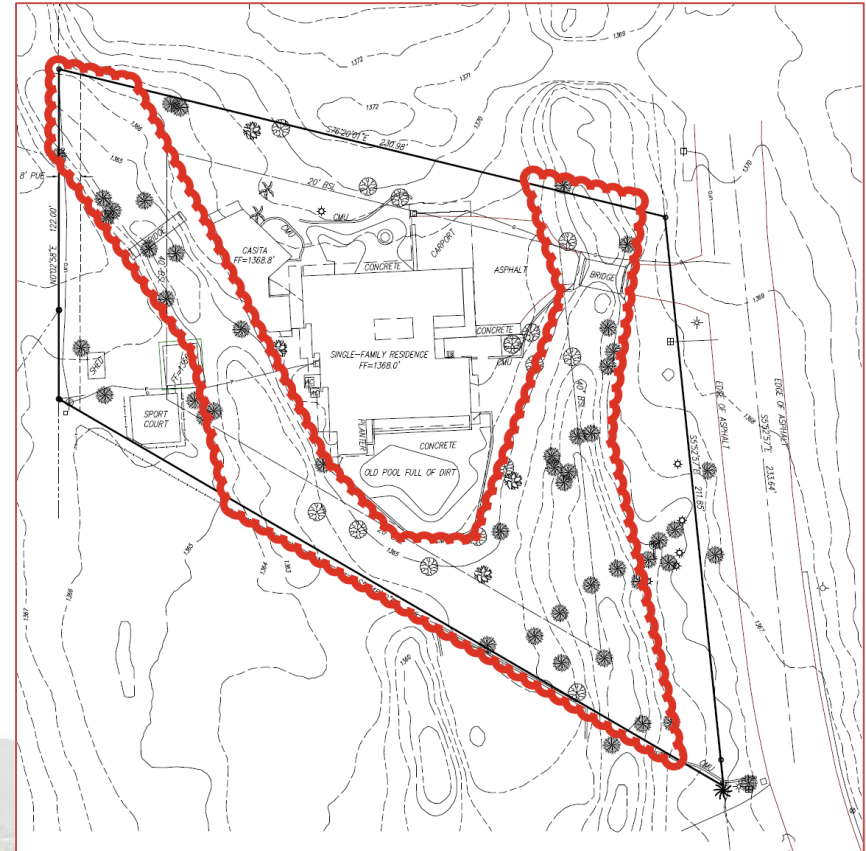
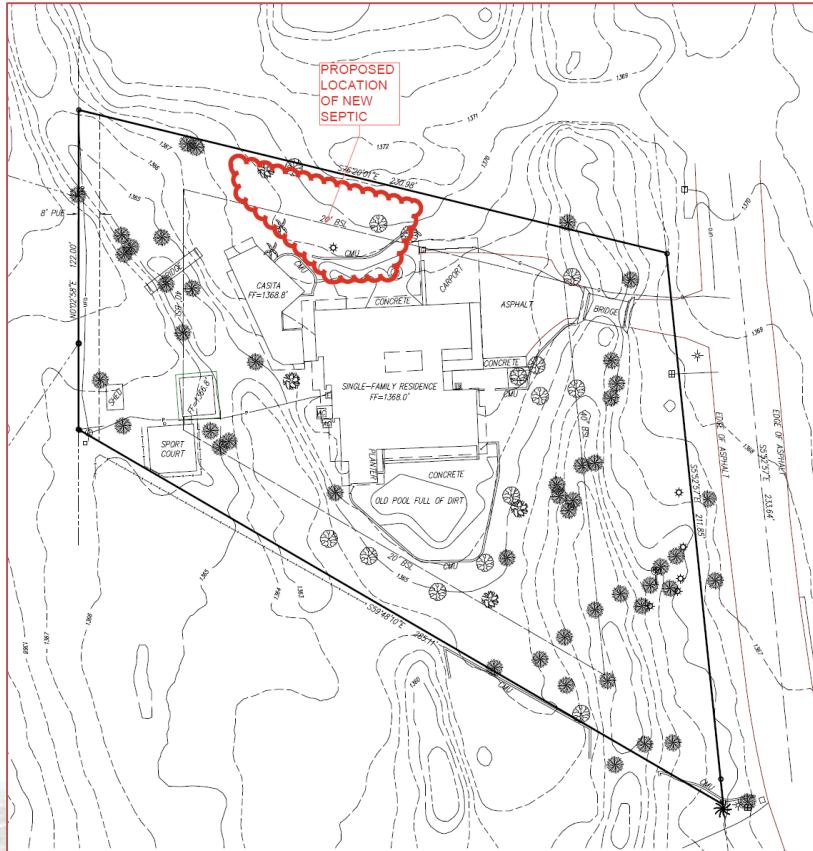
# SITE PLAN



# AERIAL PHOTO

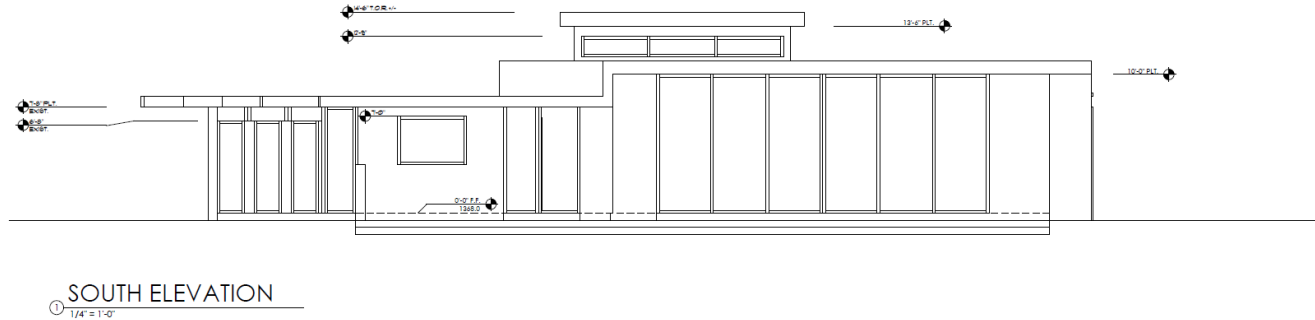
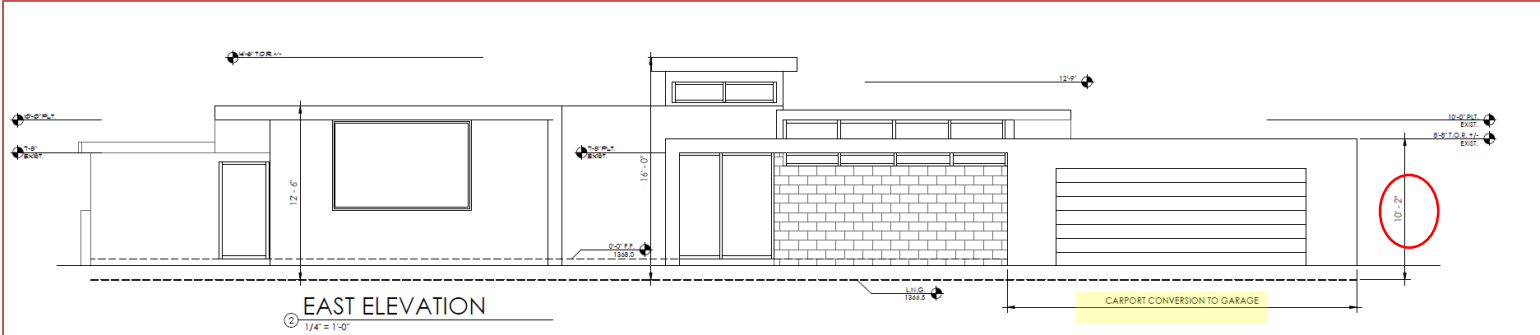


# WASH & SEPTIC LOCATIONS



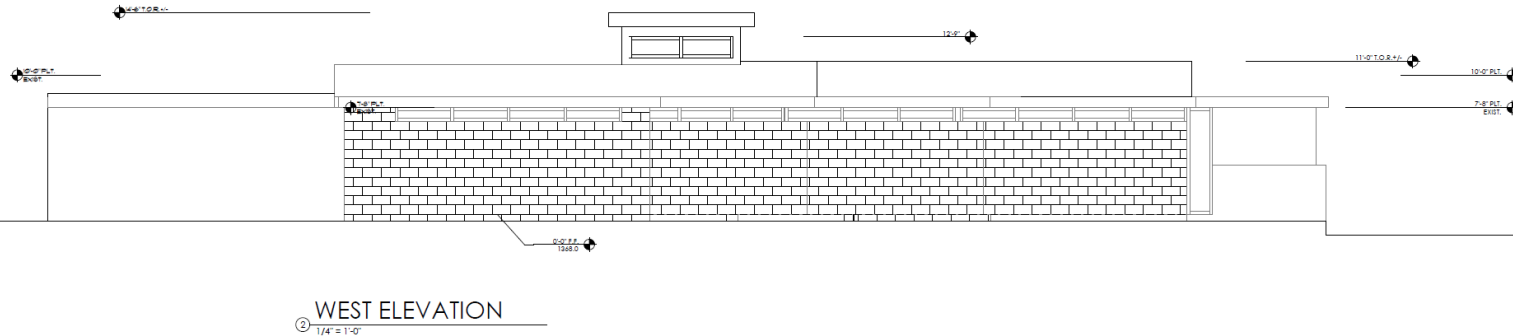
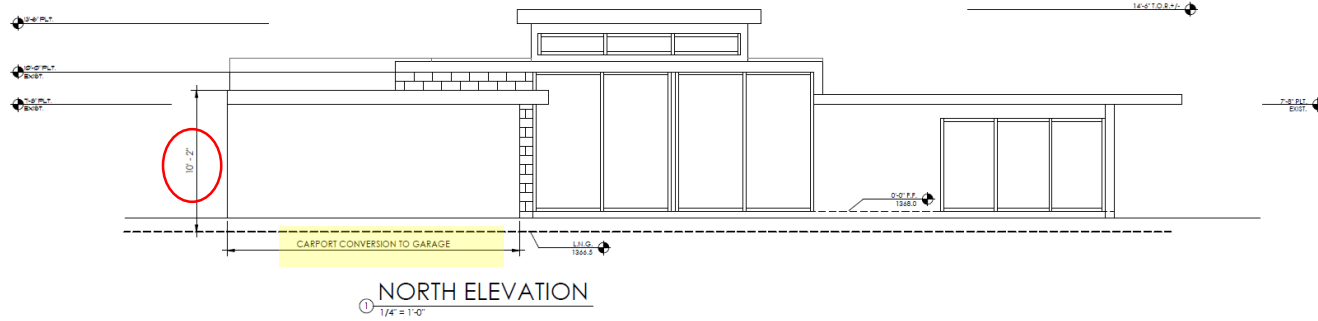
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# ELEVATION PLAN

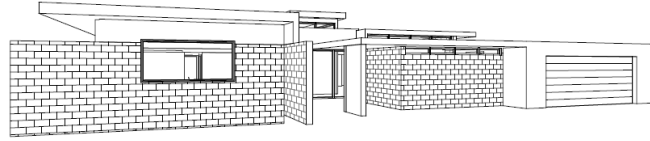




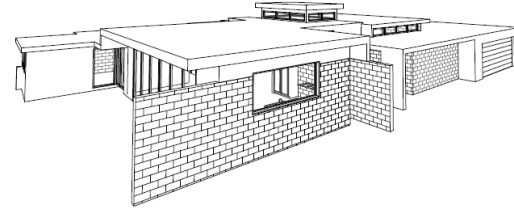
# ELEVATION PLAN (CONT.)



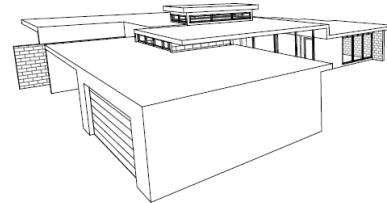
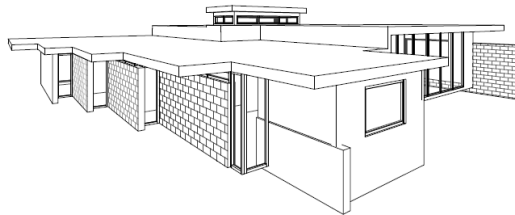
# RENDERINGS



① 3D View 1



② 3D View 2



# SITE PHOTOS



# ANALYSIS

- Nonconforming setback result of house built under County jurisdiction
- Applicant trying to remodel home instead of replace it
- Wash, shape, and size of lot create limited building envelope:
  - Large “U” Shaped Wash takes approx. third of lot
  - Property narrows towards rear of lot (202' wide to 122' wide)
  - Undersized at 38,036 sq ft (13% smaller)





# ANALYSIS (CONT.)

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- Limited to no impact:
  - Low height at 10'2" tall
  - Limited encroachment – 114 sq ft in setback
- 2-car garage typical for PV home and in character with neighborhood



# RESTRICTIVE BLDG. ENVELOPE

- Large “U” Shaped Wash
- Odd Lot Shape
- Smaller Lot Size
- Nonconformance result of house building under County jurisdiction
- Remodeling home instead of replacing it with new SFR

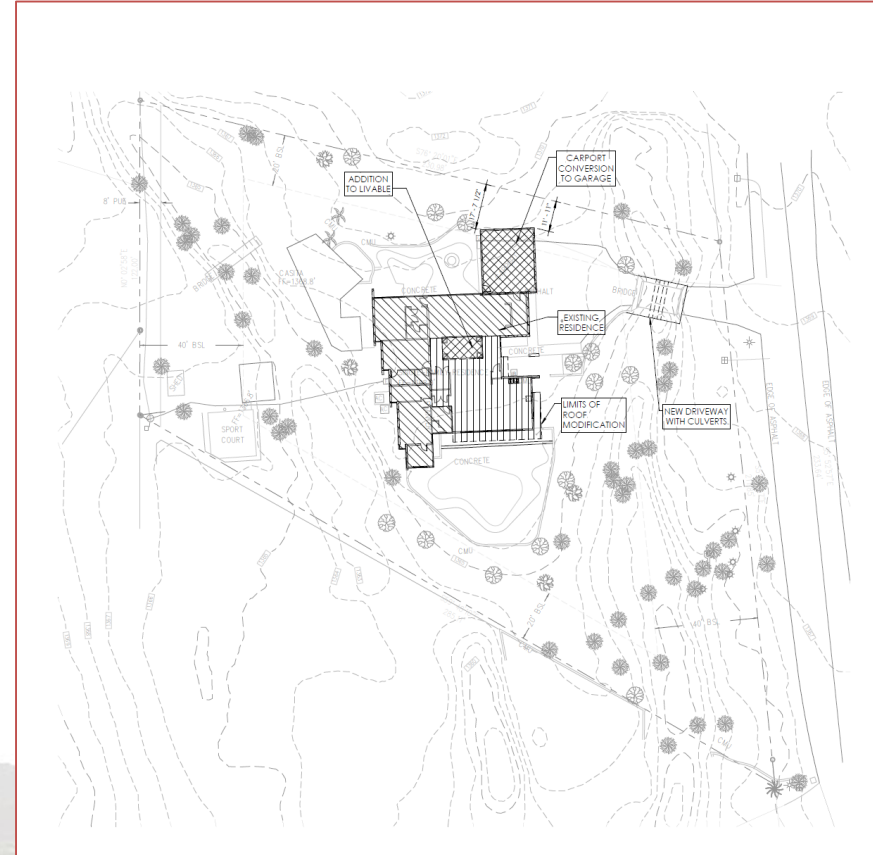


September 3, 2025



# PUBLIC COMMENT

- Neighborhood notification completed in accordance with Town requirements
- No comments or inquiries received by staff



# STAFF RECOMMENDATION

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## MOTION

**Approval** of Case No. BA-25-07, a request for a variance from Article X, Height and Area Regulations, and Article XXII, Nonconformance, to allow an existing carport which encroaches into the setback to be enclosed and converted into a garage

## REASONS FOR APPROVAL

- Restrictive bldg. envelope due to shape of lot, location and size of wash, and size of property
- Limited impact due to low height and limited encroachment



# POSSIBLE ACTIONS

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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



# QUESTIONS?

