

May 6, 2025

Paradise Valley Community Development  
Board of Adjustment  
6401 E Lincoln Drive  
Paradise Valley, AZ 85253-4399

RE: Variance Application 7102 North 57<sup>th</sup> Place

This Variance request is to establish adequate parking arrangements to safely accommodate a Paradise Valley hillside home that requires relief from the strict application of the zoning code because of unique **shape, topography, location of the property.**

The property, located at 7102 North 57<sup>th</sup> Place, Paradise Valley, Arizona (APN: 169-55-033E), is herein referred to as the “Property.” See Figure 1.

**Figure 1**



The applicant is proposing the addition of a single-car garage with integrated living and working space above. The garage will measure 263.5 square feet, with 216 square feet encroaching into the existing setback. It will be set back 30 feet from the applicant’s property line and approximately 80 feet from the nearest neighboring property line.

The existing garage currently accommodates three modern vehicles. The proposed addition will provide one additional enclosed space, bringing the total to four. This configuration is consistent with surrounding homes, which typically accommodate between four and five vehicles. In addition, the proposal will reduce the total disturbed area of the lot.

To proceed, the applicant is requesting a variance from Article X, Height and Area Regulations, to permit additions to the main residence within the setback, and from Article XXIII, Nonconformance, to allow existing nonconforming portions of the house to remain and extend within the setback. In total, 433 square feet of floor area will be located within the setback as a result of this addition.

The average slope of the building pad, as shown on the Grading and Drainage Plan, is 25.3 percent. Please refer to the attached site plan for additional detail. The proposed improvements have been designed by Mark Candelaria of Candelaria Design Associates.

This request reflects the typical building needs for properties in this area. Although a variance is required due to the lot's unique conditions, the proposed design minimizes land disturbance, improves visual compatibility with the surrounding neighborhood, and reduces reliance on outdoor parking. Most importantly, it provides a safe, functional, and secure parking solution for a Paradise Valley family, ensuring convenient access and adequate vehicle storage.

#### COMPLIANCE WITH VARIANCE CRITERIA

**APPROVAL CRITERIA #1: “That there are special circumstances applicable to the property, which may include circumstances related to the property’s size, shape, topography, location, or surroundings.”**

The Property is uniquely situated in relation to 57th Place, with a significantly greater landscaped setback compared to neighboring properties. Unlike typical lots, where the property line closely aligns with the road, this lot has approximately 15 feet of additional space between the property line and the actual roadway. This extra buffer creates a natural separation, meaning any potential structure will be set back farther from the road than the zoning setback requirement alone would suggest. This unique condition enhances the sense of openness and reduces the visual impact of the proposed improvements. As mentioned above this addition will be 80 feet from the nearest adjoining property line.

Additionally, the property’s triangular shape and hillside topography create significant constraints on development. With roads on both the high and low sides of the lot, the usable space is already limited, and additional setback requirements further restrict the ability to design functional and safe structures. Most properties do not have three sides of road frontage, and this increased frontage significantly reduces the buildable area. When combined with hillside regulation layers, these factors create a uniquely restrictive condition that this variance seeks to modestly alleviate, bringing the property’s buildability closer to that of a standard lot.

Further limiting development, the western portion of the property includes a designated wash area, for which the owner has provided a wash easement. While essential for drainage, this easement

prohibits further construction in that section of the lot, further reducing the already constrained buildable area.

The proposed parking arrangement, designed to improve safety and functionality, is in the eastern corner of the irregularly shaped lot. While the zoning code classifies this area as a backyard setback, it effectively functions as the home's side yard due to the lot's unconventional shape. The required setback in this area is effectively doubled, creating an unnecessary hardship. The proposed structure aligns with neighboring property expectations, as the rounded corner of the lot does not technically qualify as a side yard. Granting this variance will allow for a standard side yard setback that accommodates the property's unique geometry.

Lastly, the current parking and driveway configuration is dangerously narrow, creating serious safety concerns. This issue resulted in an incident where the family was unable to access emergency medical care in a timely manner due to blocked access caused by double parking. The need for a variance is critical to address these constraints, ensuring the safety and accessibility of the property for both daily use and emergency situations.

After exploring all feasible options for a safe parking arrangement, the property owner has determined that the proposed garage is the least impactful solution, balancing hillside preservation, compliance with zoning standards, and alignment with the architectural character of the neighborhood.

**APPROVAL CRITERIA #2: “That the special circumstances applicable to the property were not self-imposed or created by the property owner.”**

Unlike most neighboring properties with more conventional shapes and layouts, this lot's triangular configuration, hillside terrain, and road frontage on three sides creates compounded challenges. Other properties typically have more flexibility in design and parking configurations, whereas this lot's unique shape and setbacks severely limit the buildable area and functional use of the site.

The current unsafe parking and driveway conditions are also a unique hardship. Other properties in the area do not face such extreme access issues, and their designs better accommodate emergency situations and daily use.

**APPROVAL CRITERIA #3: “That the strict application of the Zoning Ordinance will deprive the property of privileges enjoyed by other property of the same classification in the same zoning district.”**

The purpose of the zoning ordinance is to allow reasonable use of properties while preserving safety, aesthetic quality, and neighborhood harmony. Granting the variance will address the safety concerns posed by the inadequate parking and driveway, ensuring the family can access and exit the Property safely in both routine and emergency situations.

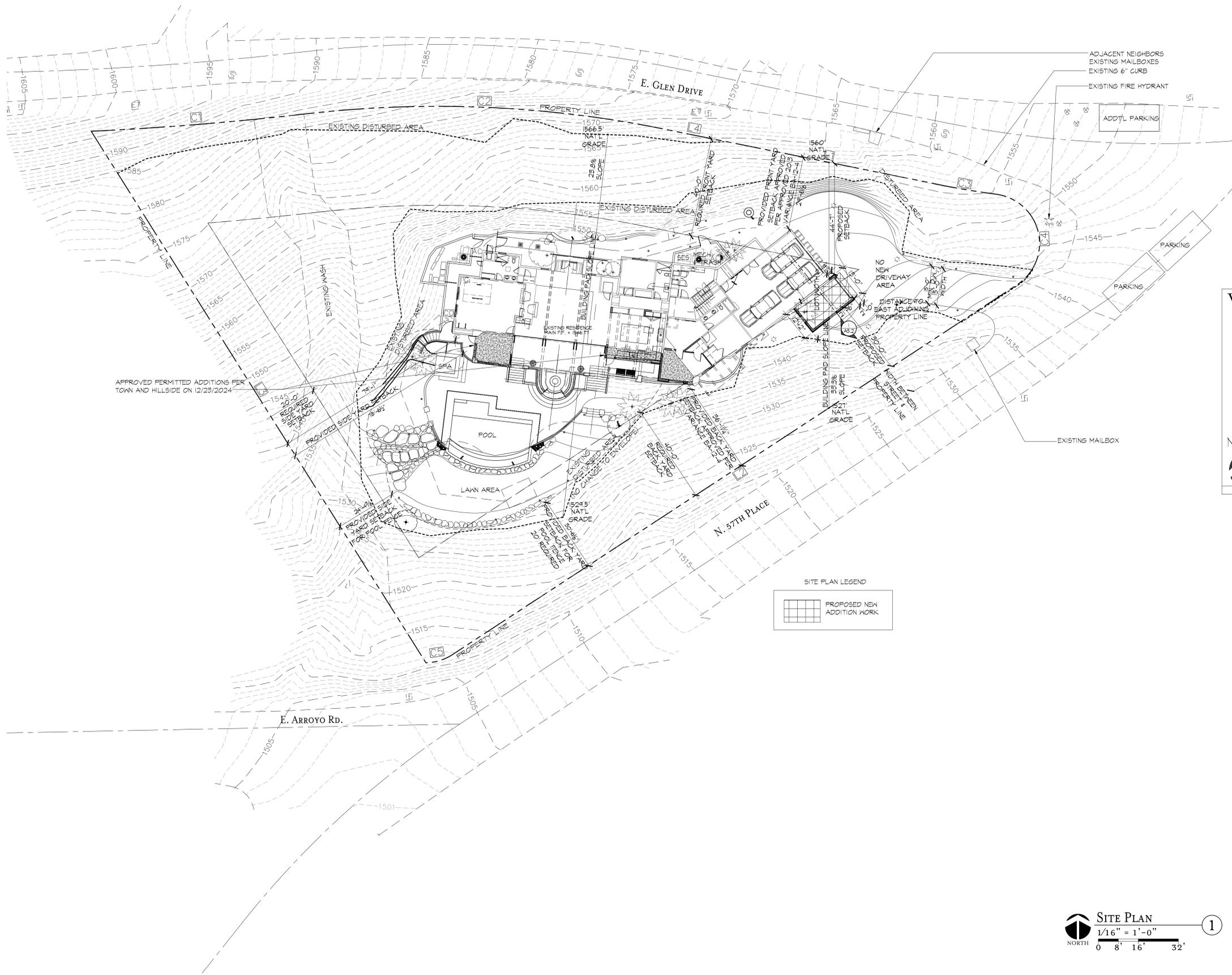
Furthermore, the proposed garage will improve the architectural value of the home, aligning it with the character and standards of the neighborhood. The strict application of the current zoning code has resulted in a lack of relief for these unique challenges, and granting the variance will allow for a solution that benefits both the Property owners and the surrounding community. The current parking configuration is dangerous, presenting credible safety concerns. The strict application of the zoning ordinance will deprive the applicant of privileges enjoyed by other property of the same classification but with more ordinary circumstances.

This variance will allow the property owners to enjoy the same privileges as their neighbors by accommodating their family's needs while also ensuring safe and accessible entry to the property.

### CONCLUSION

For the reasons outlined above, we believe this variance request not only meets but exceeds the necessary criteria. Approving this request will contribute to creating a safer, more functional, and aesthetically harmonious home that aligns with the character and beauty of Paradise Valley.





### SITE INFORMATION AND PROJECT DATA

ZONING DISTRICT	R-45
PARCEL NUMBER	49-55-095E
SECTION TOWNSHIP RANGE	42N4E
SUBDIVISION NAME	CLUB ESTATES 2
LOT #	11
DESERT LAND FORM	HILLSIDE

LEGAL DESCRIPTION: A PORTION OF THE SOUTHWEST QUARTER IN SECTION 04, 02 NORTH RANGE 04 EAST OF THE GILA AND SALT RIVER MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA. ALSO BEING A PORTION OF CLUB ESTATES NO. 2, RECORDED IN BOOK #1 OF PLATES, ON PAGES 071, MARICOPA COUNTY RECORDS, ARIZONA.

#### LOT INFORMATION:

AREA OF LOT	49,546 S.F. / 1.134 acres
EXISTING LIVABLE FLOOR AREA	6,004 S.F.
EXISTING ENCLOSED NON-LIVABLE AREA	1,584 S.F.
EXISTING COVERED OUTDOOR PATIO AREA	876 S.F.
EXISTING F.A.R.	8,264 S.F. / 49,546 S.F. = 16.68%
LOT SLOPE	25.5% (45' VERTICAL / 171.825' HORIZONTAL)
ALLOWABLE DISTURBED AREA	12,902% OR 6,396 S.F.
EXISTING DISTURBED AREA	45,448 OR 22,519 S.F.
PROPOSED DISTURBED AREA	44.83% OR 22,215 S.F.

#### SQUARE FOOTAGE CALCULATIONS:

EXISTING RESIDENCE (INCLUDES PHASE I PERMIT CALC'S FROM 12/25/24):

1ST FLOOR LIVABLE AREA	4,144 S.F.
1ST FLOOR ENCLOSED NON-LIVABLE AREA	1,146 S.F.
EXT. COVERED AREAS, BALCONIES, WALKWAYS	876 S.F.
2ND FLOOR LIVABLE AREA	1,584 S.F.
2ND FLOOR ENCLOSED NON-LIVABLE AREA	230 S.F.
TOTAL AREA UNDER ROOF	8,264 S.F.

#### BREAKDOWN OF PROPOSED IMPROVEMENTS:

NEW GARAGE ADDITION AT GARAGE	23 S.F.
NEW GARAGE ADDITION	263 S.F.
NEW 2ND FLOOR OFFICE ADDITION	263 S.F.

#### SQUARE FOOTAGE OF ENCROACHMENT:

NEW GARAGE ADDITION	263 S.F.
NEW GARAGE ADDITION AT GARAGE	23 S.F.

#### REVISED TOTALS:

REVISED 1ST FLOOR LIVABLE AREA	4,144 S.F. NO CHANGE
REVISED 1ST FLOOR ENCLOSED NON-LIVABLE AREA	1,140 S.F.
REVISED EXT. COVERED AREAS, BALCONIES, WALKWAYS	876 S.F.
REVISED 2ND FLOOR LIVABLE AREA	2,124 S.F.
REVISED 2ND FLOOR ENCLOSED NON-LIVABLE AREA	230 S.F. NO CHANGE
REVISED TOTAL AREA UNDER ROOF	8,214 S.F.

#### EXISTING FOOTPRINT:

EXISTING FOOTPRINT	5,240 S.F.
PROPOSED FOOTPRINT	5,940 S.F.

#### REVISED FLOOR AREA RATIO:

REVISED FLOOR AREA RATIO	8,214 S.F. / 49,546 S.F. = 11.1% (25% ALLOWED)
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#### NEW FENCE / RETAINING WALLS:

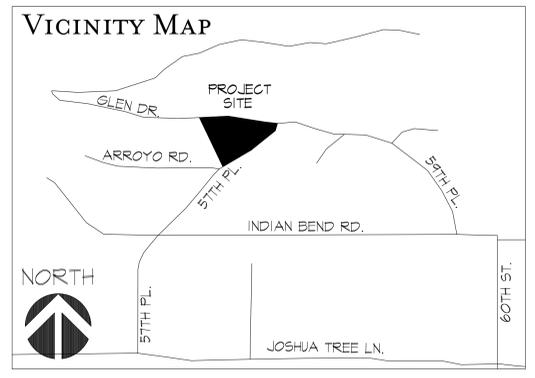
NEW FENCE / RETAINING WALLS	0 LINEAL FEET
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#### EXISTING MAIN RESIDENCE:

EXISTING MAIN RESIDENCE	2'-6" 3/4" ABOVE LOWEST ADJACENT NATURAL GRADE
MAXIMUM BUILDING HEIGHT	APPROVED PER VARIANCE BA-12-4

#### PROPOSED GARAGE ADDITION:

PROPOSED GARAGE ADDITION	22'-2" 5/8" ABOVE LOWEST ADJACENT NATURAL GRADE
MAXIMUM BUILDING HEIGHT	



LIFESTYLE  
ARCHITECTURE

*Candelaria Design Associates*

6900 EAST CAMELBACK RD., SUITE 400 SCOTTSDALE, AZ 85251  
602.604.2001 CANDELARIADESIGN.COM

ADDITIONS & ALTERATIONS TO:  
*Van Houten Residence*

7102 N. 57TH PLACE  
PARADISE VALLEY, AZ 85253

2409

APR. 25, 2025

Checked By: T.M.  
Drawn By: L.Z.  
Scale: AS NOTED  
Drawing:

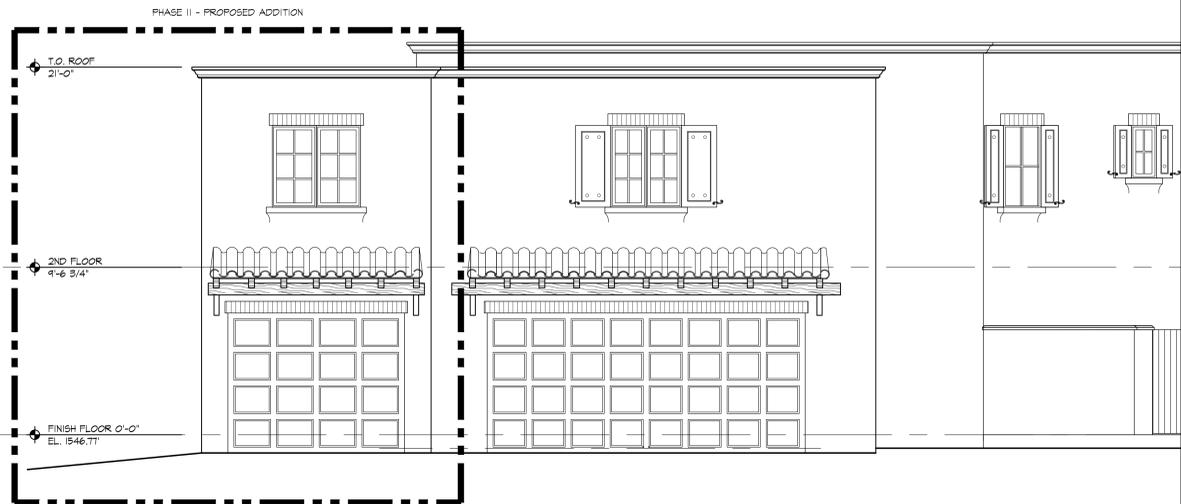
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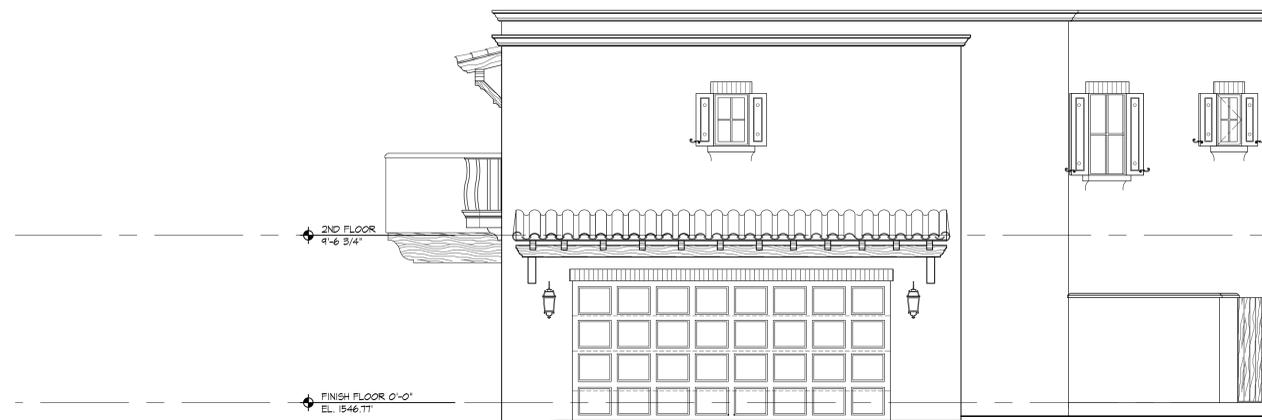
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**SITE PLAN**  
1/16" = 1'-0"  
0 8' 16' 32'





PHASE II - NORTHEAST ELEVATION ②  
 1/4" = 1'-0"  
 0 2' 4' 8'



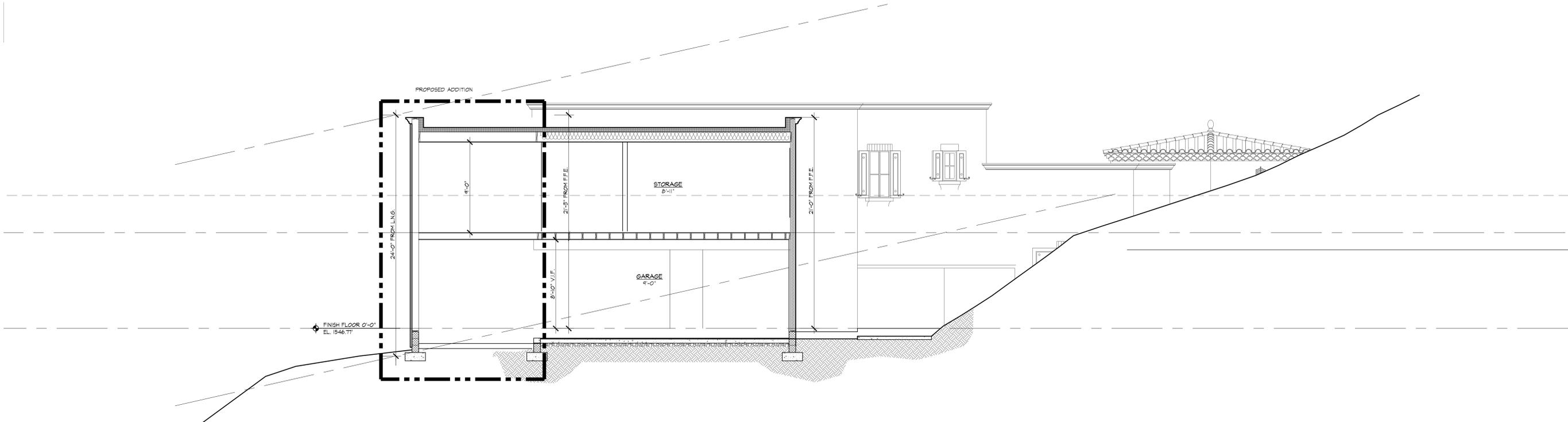
EXISTING - NORTHEAST ELEVATION ①  
 1/4" = 1'-0"  
 0 2' 4' 8'



EXISTING - SOUTHEAST ELEVATION ③  
 1/4" = 1'-0"  
 0 2' 4' 8'



PHASE II - SOUTHEAST ELEVATION ④  
 1/4" = 1'-0"  
 0 2' 4' 8'



**BUILDING SECTION THROUGH ADDITION** ①  
 1/4" = 1'-0"  
 0 2' 4' 8'

- DRAWING KEYNOTES**
- 21. PLANTER OR LANDSCAPED AREA.
  - 22. APPROXIMATE LINE OF PROPOSED FINISHED GRADE.
  - 23. INTEGRALLY COLORED CONCRETE WITH BROOM FINISH DAVIS COLORS, SAN DIEGO BUFF 5291.
  - 24. FILL-IN EXISTING DERESSED SLAB W/ COMPACTED A.B.G. TO ALLOW 4" CONCRETE SLAB TO BE FLUSH WITH ADJACENT CONCRETE.
  - 25. WALKWAY PAVERS TO MATCH EXISTING.
  - 26. NEW CMU BENCH AND WALL WITH PLANTER. REF. TO DETAILS. PAINTED STUCCO O/ MASONRY.
  - 31. 4" THK. EXTERIOR CONCRETE SLAB ON COMPACTED GRADE WITH INTEGRAL COLOR, OWNER AND ARCH. TO SELECT COLOR AND FINISH.
  - 32. 4" THK. STD. GRAY EXTERIOR CONCRETE SLAB ON COMPACTED GRADE FOR FINISHED STONE OR PAVEMENT SURFACING.
  - 33. 4" THK. RESIDENCE CONCRETE FLOOR SLAB OVER 4" ABC.
  - 34. NON-MODIFIED CONCRETE APPROX. LANDING HEIGHT TO MATCH INTERIOR FINISHED FLOOR.
  - 35. APPROX. LINE OF TRANSITION FROM EXIST. TO NEW CONCRETE FLOOR SLAB.
  - 41. 8" x 8" x 16" REINFORCED CONCRETE MASONRY UNIT WALL.
  - 42. 24" SQ. REINFORCED CONCRETE PIER CENTERED ON ADJACENT SITE WALLS.
  - 43. ADDEE X350, C21 PRECAST MANTEL TRIM CAP SILL OR SURROUND AS OCCURS. OWNER/ ARCHITECT TO CONFIRM FINAL PROFILE.
  - 44. 4" WALL OR PIER CAP TO MATCH BRICK VENEER.
  - 45. 8" x 8" x 16" REINFORCED CONCRETE MASONRY UNIT SITE WALL. HEIGHT PER SITE PLAN.
  - 46. MASONRY LINTEL - REFER TO STRUCTURAL DRAWINGS.
  - 47. ADDEE X350, C21 PRECAST ENTRY SURROUND, SCUFFERS AND PARAPET CAPS.
  - 48. SMOKESHACK: THIN BRICK, ROBINSON BRICK HEADER OR GAMMERT.
  - 49. DECORATIVE RECESS DETAIL, CUT INTO EXT. CMU WALL APPROX. 3/4". REPAIR ANY DAMAGED OR ROUGH CUT MASONRY, STUCCO OVER TO MATCH SURROUNDING.
  - 51. EXISTING STEEL COLUMN, BEAM, OR LINTEL PER STRUCTURAL DRAWINGS.
  - 52. STEEL COLUMN, BEAM OR LINTEL PER STRUCTURAL. WHERE STEEL COLUMN MEETS WINDOW OR DOOR SYSTEM, GLAD WITH MANUFACTURER'S METAL TO MATCH ADJACENT SYSTEM.
  - 53. 36" TO 38" HIGH GUARDRAIL (MEASURED FROM STEP NOSE) W/ 4" SPACING B/W VERTICAL RODS, KNUCKLE EVERY FIFTH VERTICAL ROD, CENTERED. LEVEL POST AT FIRST TREAD FINAL MATERIAL & DESIGN BY OWNER.
  - 54. 1/2" HANDRAIL AT 36" FROM STEP NOSE. HANDRAIL TO BE CAPABLE TO RESIST A LOAD OF 250LBS.
  - 55. WROUGHT IRON OVERLAY AT FAUX DECORATIVE STEEL SCREEN. FINAL DESIGN T.B.D.
  - 56. PREFABRICATED ROOF & JULIET BALCONY BY OTHERS. REF. STRUCTURAL.
  - 57. DECORATIVE FORGED STEEL SCREEN - FINAL DESIGN T.B.D.
  - 58. 3/4" SQ. CROSS FORGED STEEL BARS, RUSTED STEEL FINISH. FINAL DESIGN BY OWNER.
  - 61. 2x6 WOOD STUD WALL @ 16" O.C.
  - 62. 2x6 WOOD STUD WALL @ 16" O.C.
  - 63. EXISTING 2x FLOORING STUDS AT 16" O.C. O/ EXISTING WALL (V.I.F.) REPAIR OR REPLACE AS REQUIRED.
  - 64. PLYWOOD SHEATHING PER STRUCTURAL DRAWINGS.
  - 65. DECORATIVE HAND HEIN WOOD O/ EXISTING BEAMS. FINAL BEAM WIDTH TO BE 10" MIN.
  - 66. HAND HEIN VENEER WOOD O/ EXISTING BEAMS. FINAL BEAM WIDTH TO BE 10" MIN.
  - 67. DECORATIVE HAND HEIN WOOD BRACKET/CORBELL AS OCCURS - FINAL DESIGN T.B.D.
  - 68. WINDOW SILL: HAND HEIN WOOD BEAMS - SIZE AND SPACING AS PER STRUCTURAL DRAWINGS.
  - 69. PREFABRICATED WOOD ROOF TRUSS OR 2x ROOF JOISTS - SPACING AND SIZE PER STRUCTURAL DRAWINGS.
  - 70. 18" FRAMED PLATFORM FOR RETURN AIR DUCT W/ GYP BOARD FINISH AT INTERIOR AND PLYWOOD SHEATHING/SHUTTER METAL TOP AT MECHANICAL CLOSETS.
  - 71. POLYMER COMPOSITE WOOD SHUTTER IN HEIGHT TO MATCH WINDOW OR DOOR UNIT. SN 6082 COBBLE BROWN. CASWORK, CABINETRY & COUNTERTOP PER OWNER, BUILDER, ARCH. & INT. DESIGNER. REFER TO SUPPLIER'S SHOP DRAWINGS FOR ADDITIONAL INFO.
  - 72. WOOD MILLWORK AS OCCURS. BASE, HANDSCOT, TRIM, CASING, COFFERS, CROWN MOLDING, ETC. - EXTENT & SPECS T.B.D. BETWEEN OWNER, BUILDER & ARCHITECT.
  - 73. LINDRED 2x CEILING OR SOFFIT FRAMING WITH FIREBLOCKING.
  - 74. DECORATIVE STAINED WOOD RATHER TAIL - SEE DETAILS FOR EXACT SIZE AND PROFILE.
  - 75. 2x WOOD STUD TO INFILL OPENING MATCH ADJACENT WALL, OR AS SPECIFIED WALL THICKNESS.
  - 76. FRAMED COLUMNS AT EXTERIOR PATIO. SEE ELEVATIONS FOR HEIGHT AND TREATMENT.
  - 77. WOOD BEAMS: WOOD TALLS, GARAGE DOORS, & DECORATIVE EXTERIOR SHUTTERS COLOR SH 6082 COBBLE BROWN (L.R.V. 5).
  - 78. FLUR OUT EXG 4X4 STEEL COLUMN FOR NEW DOOR JAMBS AND ELECTRICAL ROUGH INS. CONTRACTOR TO COORDINATE.
  - 62.0 2x4 STUD WALL @ 16" O.C.
  - 62.1 STRUCTURAL WOOD POST PER STRUCTURAL DNOS.
  - 71. WATERPROOFING OR DAMPROOFING SYSTEM AT FACES OF MASONRY WALLS OR CONCRETE STEM WALLS BELOW FINISHED GRADE.
  - 72. ELON CELLULOSE INSULATION AS PER CONDITION. R-19 AT 2x FLOORING STUDS; R-19 AT 2x STUDS; ICYENNE SPRAY FOAM INSULATION AT ROOF DECK. R-50 MIN. ICYENNE THROUGHOUT AT OWNER'S REQUEST.
  - 73. GACOFLEX WALK DECK WATERPROOFING MEMBRANE (CC, ESR 1204).
  - 74. MIN. 1" EPS FOAM AT NEW EXTERIOR WALLS, FOAM TO ALIGN W/ EXISTING CMU.
  - 74. SLOPPED FOAM/STUCCO SILL POP-OUT AT WINDOW.
  - 81. ALUM. GLAD WOOD WINDOW WITH INSULATED LOW-E GLAZING. SEE WINDOW SCHEDULE, SHEET A81, FOR LOCATIONS OF TEMPERED GLAZING. COLOR T.B.D.
  - 82. ALUM. GLAD WOOD DOOR WITH TEMPERED INSULATED SOLAR GLAZING. COLOR T.B.D.
  - 91. 5/8" GYP. BOARD TYP. AT INTERIOR WALLS AND CEILINGS (U.N.O.).
  - 92. DECORATIVE PLASTER TRIM OR MOLDING AS SHOWN. VERIFY PROFILE W/ OWNER, ARCHITECT, & INT. DESIGNER.
  - 93. STUCCO SYSTEM FINISH TO MATCH RESIDENCE APPLIED DIRECTLY OVER MASONRY WALL CONSTRUCTION OR WESTERN H-GOTE STUCCO SYSTEM (ESR 1607 OR EQ.) WITH "S10" SYNTHETIC FINISH CONTAINING INTEGRAL COLOR & A SMOOTH SAND FREE STYLE "AGED" FINISH. EXTEND BELOW GRADE MINIMUM 8" AT WALL BASE. COLOR SH 6192 MANNERED GOLD (L.R.V. 35).
  - 94. STONE OR TILE FLOOR.
  - 95. 1" THICK SPRAYED IN PLACE POLYURETHANE FOAM O/ ROOF SHEATHING (U. MR6091 OR SM) PAINTED W/ 3 COATS OF ACRYLIC ELASTOMERIC PAINT SH 6192 MANNERED GOLD (L.R.V. 35).
  - 96. PLASTER PAINTED CORBELLS.
  - 97. WATERPROOF GYP. BOARD AS REQUIRED.
  - 101. BUILT-IN SHELVING, RODS, ETC. FOR CLOTHES, DECORATIVE STORAGE OR FUNCTIONAL USE. EXTENT & SPECS PER BUILDER, OWNER & INT. DESIGNER.
  - 102. SMOKER & OUTDOOR KITCHEN - FINAL SELECTION BY OWNER.
  - 151. ELECTRICAL EXTERIOR CONDENSER UNIT PER MECHANICAL PLANS.
  - 152. PROVIDE GAS AT RANGE.
  - 153. APPROXIMATE LOCATION OF SUPPLY AIR DUCT (OR CENTERED REGISTER).
  - 154. APPROXIMATE LOCATION OF RETURN AIR DUCT (OR GRILLE).
  - 155. EXHAUST FAN WITHIN HOOD VENTED DIRECTLY TO EXTERIOR PER M505.6.
  - 156. FRESH AIR INTAKE, SIZED PER MECHANICAL DRAWINGS.
  - 157. SAUNA UNIT - FINAL DESIGN T.B.D. BY OWNER/ BUILDER.
  - 158. EXHAUST FAN IN BATHROOM.
  - 161. 120 AMP ELECTRICAL SERVICE & METER PER ELEC. SHTS. & POWER CO.
  - 162. APPROXIMATE LOCATION OF ELECTRICAL SUB PANEL.
  - 163. ELECTRICAL LIGHT FIXTURE, DEVICE OR JUNCT. BOX PER SHEETS AS.....



APR. 25, 2025