



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda Board of Adjustment

Wednesday, April 3, 2019

5:30 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

Notice is hereby given that members of the Public Body will attend either in person or by telephone conference call, pursuant to A.R.S. §38-431(4).

3. EXECUTIVE SESSION

The Public Body may convene into an executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03.A.3.

4. STUDY SESSION ITEMS

Work/Study is open to the public however the following items are scheduled for discussion only. The Public Body will be briefed by staff and other Town representatives. There will be no votes and no final action taken on discussion items. The Public Body may give direction to staff and request that items be scheduled for consideration and final action at a later date. The order of discussion items and the estimated time scheduled to hear each item is subject to change.

5. PUBLIC HEARINGS

The Public Body may take action on this item.

6. ACTION ITEMS

The Public Body may take action on this item.

- A. [19-143](#) **Hayden Variance - 4202 E Desert Crest Drive (APN: 169-19-005B)
Case No. BA-19-03 a variance to Article X of the Town of Paradise
Valley Zoning Ordinance to allow for an addition to encroach on
height and into the rear setback**

Staff Contact: George Burton, 480-348-3525

Attachments: [Vicinity & Aerial](#)
[Application](#)
[Narrative and Plans](#)
[Noticing Materials](#)

- B. [19-144](#) **Schick Residence - 6318 N 52nd Place (APN 169-27-033)
Case No. BA-19-04 a variance to Article X of the Town of Paradise**

Valley Zoning Ordinance to allow for an addition that does not meet the rear setback

Staff Contact: George Burton, Planner, 480-348-3525

Attachments: [Vicinity Map & Aerial Photo](#)

[Application](#)

[Narrative and Plans](#)

[Noticing Materials](#)

C. [19-148](#) **Selection of Chairperson per Section 2-5-3 of the Town Code**

7. CONSENT AGENDA

All items on the Consent Agenda are considered by the Public Body to be routine and will be enacted by a single motion. There will be no separate discussion of these items. If a Commissioner or member of the public desires discussion on any item it will be removed from the Consent Agenda and considered separately.

A. [19-146](#) **Approval of February 6, 2019 Board of Adjustment Minutes**

Attachments: [02-06-19 Minutes Draft](#)

8. STAFF REPORTS**9. PUBLIC BODY REPORTS****10. FUTURE AGENDA ITEMS****11. ADJOURNMENT****AGENDA IS SUBJECT TO CHANGE**

**Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Planning Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.*

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation to participate in the Planning Commission meeting.



Action Report

File #: 19-143

TO: Chair and Board of Adjustment

FROM: Jeremy Knapp, Community Development Director
Paul Michaud, Senior Planner
George Burton, Planner

DATE: April 3, 2019

CONTACT:

George Burton, 480-348-3525

AGENDA TITLE:

Hayden Variance - 4202 E Desert Crest Drive (APN: 169-19-005B)

Case No. BA-19-03 a variance to Article X of the Town of Paradise Valley Zoning Ordinance to allow for an addition to encroach on height and into the rear setback

A. MOTION FOR APPROVAL

I move for **[approval]** of Case No. BA-19-03, a request by the Hayden Family Trust, property owner of 4202 E Desert Crest Drive; for a variance from the Zoning Ordinance, Article X, Height and Area Regulations, to allow additions to an existing residence to encroach into the setbacks and to encroach into the height limitation and 2) allow an existing detached garage to be attached to the primary residence and encroach into the setback. The variance shall be in compliance with the submitted plans and documents:

1. The Variance Criteria Narrative, prepared by 180 degrees a design + build company, dated March 18, 2019;
2. Site Plan, Sheet a1.11, prepared by 180 degrees a design + build company, dated March 18, 2019;
3. Building Elevations, Sheet a2.01, prepared by 180 degrees a design + build company, dated March 4, 2019;
4. Floor Plan, Sheet a141, prepared by 180 degrees a design + build company, dated February 15, 2019;
5. Roof Plan, Sheet a1.41, prepared by 180 degrees a design + build company, dated March 4, 2019; and
6. Topographic Survey, prepared by Alliance Land Surveying LLC, date sealed by G. Bryan Goetzberger on August 7, 2018.

Reasons for Approval:

I find that there are special circumstances, applicable to only the subject lot, meeting the variance

criteria.

B. MOTION FOR DENIAL

I move for **[denial]** of Case No. BA-19-03, a request by the Hayden Family Trust, property owner of 4202 E Desert Crest Drive; for a variance from the Zoning Ordinance, Article X, Height and Area Regulations, to allow additions to an existing residence to encroach into the setbacks and to encroach into the height limitation and 2) allow an existing detached garage to be attached to the primary residence and encroach into the setback.

Reasons for Denial:

I find that the variance requested does not meet the variance criteria.

BACKGROUND

Request

The applicant requests a variance from the Zoning Ordinance, Article X, Height and Area Regulations, to allow additions to an existing residence to encroach into the setbacks and to encroach into the height limitation and 2) allow an existing detached garage to be attached to the primary residence and encroach into the setback.

Section 1001 of the Town Zoning Ordinance requires the house to be setback a minimum of 40' from the rear property line. The variance itself relates to the expansion of the existing garage and its attachment to the home. The detached garage currently complies with the 16' maximum height and 20' rear yard setback for an accessory structure. By incorporating the existing garage with the new home addition onto the existing house there will be approximately 339 square feet of the proposed garage addition within the 40' rear yard setback. This includes 257 square feet for the garage and 82 square feet for the roof overhang. The rear yard setback is 30'2" to the garage and 28'4" to the roof overhang.

Almost half of the existing home encroaches into the 40' rear yard setback. The rear yard setback of this existing home varies to a minimum of 19'9" to the house and 15'8" to the roof overhang. The applicant's narrative states that the proposed renovations are 40% of the existing square footage. As such, the existing home encroachment may remain pursuant to Section 2307. The proposed variance acknowledges that these existing encroachments exist.

Section 2307. Structural alternations, refurbishing, or remodeling of existing Nonconforming Structures shall not result in an increase in any existing encroachment over current setbacks or result in an increase in the height of the reconstructed, refurbished, or remodeled structure over the actual height of the nonconforming portion of the existing structure or result in an increase in any other nonconforming aspect. Permissible alterations or additions to Nonconforming Structures shall vary based upon whether the alteration or addition is for a structural demolition or a new addition, as provided for below:

A. Structural Demolitions: When permits are approved for structural remodels, alterations, or repairs (excluding such nonstructural cosmetic items as painting, flooring, cabinets, or appliances), covered by a single or multiple building permits issued within a thirty ix (36) month period that together covers work which exceeds fifty (50) percent of the original square

footage of an existing Nonconforming Structure, such Nonconforming Structure shall be made to conform to the requirements for new structures. For the purposes of this section, the term "Square Footage" means the aggregate of the area of all floors in a structure, whether at or above established grade, measured between the exterior faces of the exterior walls of the structure.

B. New additions: All new additions to the existing Nonconforming Structure shall be in compliance with all current Zoning Code provisions.

The other component of the variance relates to height. This is the circumstance that the garage encroachment into the rear setback is the volume of the building. The other height variance relates to the west end of the home addition that penetrates the Open Space Criteria (OSC) of the Zoning Ordinance. The OSC criterion maintains view corridors around the perimeter of a lot by further limiting building height near property lines. Maximum allowable structure height shall not exceed a plane beginning at 16' above the natural grade, at 20' setback from all property lines and sloping upward at a 20% angle, perpendicular to the nearest property line. The proposed encroachment is approximately 1.2' at 22 square feet of horizontal encroachment. A visual is shown on the south elevation of Sheet a2.01.

The variance notice included a variance request from Article XXIV, Walls and Fences, to allow existing terraced retaining walls to remain and exceed the minimum separation requirements. This variance related to the existing retaining walls south of the pool. However, after additional survey information was provided on the 10' wall separation, it was determined these walls comply with the Zoning Ordinance. There is no variance request regarding these walls.

Lot - Building Height Conditions

The property is zoned R-43 and is approximately 52,282 square feet in size (1.2 acres). The property is four sided, with the street side at an angle that reduces the lot depth on the west side of this lot. The building area depth on this lot along the west is 83' as compared to 208 feet along the east side of this lot. A typical building area depth is approximately 180 feet. The subject site is not hillside, but the adjoining lots to the west and north are designated as hillside.

The existing square footage under roof is 7,303 square feet, including roof overhangs. The proposed home will be 10,676 square feet under roof, including roof overhangs. The existing and proposed home with renovations will remain single story. The building height measured from grade is 17'2". The Town measures height from the lowest natural grade underneath the home to the top of the finished roof. Due to the sprawling nature of this home, the maximum height is 23'5 3/8". This maximum height is under the maximum allowable height of 24'.

Lot History

The subject property is not within a recorded subdivision. The Town annexed this property in 1982. The following is a chronological history of the property:

- October 10, 2014. Building permit issued for gas line.
- May 14, 2014. Building permit issued for gas line to fireplace.
- May 11, 2005. Building permit issued for gas line.

- February 13, 2004. Building permit issued, work not noted on the permit.
- November 21, 2003. Building permit issued for masonry wall.
- November 19, 2003. Building permit issued for retaining walls.
- July 21, 1998. Building permit for interior remodel.
- November 6, 1986. Building permit issued for addition.
- August 25, 1986. Building permit issued for addition.
- June 9, 1982. Electrical permit issued.
- May 6, 1982. Building permit issued for addition and remodel.

There is no building permit on file for the original construction of the house. The Maricopa County Assessor lists the house construction as 1985. However, this is likely due to the additions finished in 1986. Historical aerials show a house at similar setbacks as far back as 1969. The applicant's narrative states the home was originally built in 1962.

DISCUSSION/ FACTS:

Variance criteria:

Town Code and Arizona Revised Statutes set criteria an applicant must meet before a Board of Adjustment may grant a variance request. If the Board finds an applicant meets all of these criteria, the Board may grant the variance. However, if the Board finds the applicant does not meet all of the criteria, the Board may not grant the variance. The following are staff's findings with regard to such variance criteria.

1. *"Such variance... will serve not merely as a convenience to the applicant, but [is] necessary to alleviate some demonstrable hardship or difficulty so great as to warrant a variance under the circumstances."* (Town Code Section 2-5-3(C)2).

Findings in Favor (FIFs):

The hardship was placed on the existing residence when the R-43 District was applied to this property many years after the existing home was built and later annexed into the Town of Paradise Valley. The footprint of the existing home has been relatively the same since the home was originally built in 1962.

The applicant is trying to improve the house while utilizing existing conditions, including having direct access from the garage to the home instead of its existing configuration as a detached structure. Only 339 square feet of the total 3,373 square feet of the new addition to this home requires a variance. The variance is to expand the existing 2-car garage to a 4-car garage. 4-car garages are a common amenity on Paradise Valley homes.

The location of the existing driveway, existing garage entry at the rear yard and existing rear yard encroachments of the home are not changing. This existing driveway condition and existing rear yard encroachments of the home limit options to expand the garage. Additionally, the finished floor of the existing garage is 1,447' and the slope of the land south of the garage to add an addition drops to 1,441' as the lot continues to slope downward toward Desert Crest Drive. As described in the applicant's narrative, shifting the addition further south will impact the lowest natural grade underneath the home likely resulting in requiring a variance to exceed the 24' maximum height from natural grade.

Similarly, the small encroachment into the OSC is impacted by the site slope. The applicant's narrative states this slope limits placement of the new addition and the nonconforming aspects of the home do not allow for the new bedroom to be placed in a reasonable and accessible location.

Findings Opposed (FOPs):

The size, shape, and topography of the lot do not prevent the applicant from remodeling the home. Options exist to reduce the proposed addition to either move the garage addition further south or keep the addition to the current detached garage as an accessory structure. As an accessory structure this changes the allowable rear yard setback from 40' to 20' and reduces the overall area underneath the structure in measuring height from natural grade. However, as an attached structure to the home, moving the garage addition further south to comply with a 40' rear yard setback would likely require retaining walls due to the slope of this lot near the garage and may require reducing the size of the addition to avoid exceeding the 24' height measured from natural grade underneath the structure.

2. *The "special circumstances, hardship, or difficulty [do not] arise out of misunderstanding or mistake..." (Town Code Section 2-5-3(C)4(b)).*

FIFs:

The hardship is not out of mistake or misunderstanding. The reduced building area depth of this lot along the west half of this property, the slope of the property, the existing driveway configuration to the rear yard and existing rear yard setback encroachments of the home are not the result of any misunderstanding or mistake.

FOPs:

The applicant should be aware of all special circumstances on the property and plan any designs accordingly.

3. *"Such variance from ... the strict application of the terms of [the Zoning Ordinance] ... are in harmony with its general purposes and intents..." (Town Code Section 2-5-3(C)2).*

FIFs:

The intent of the Zoning Ordinance is to provide visual openness, limit visual impact to the natural landscape and maintain view corridors. The applicant points out that the area of the proposed encroachment is on the northern side of the existing residence and the addition will have limited visual impact from the street. The adjoining residential lots to the north are at a higher elevation and maintain clear views to the south as the home will maintain its single level height. The proposed garage encroachment will not exceed the rear yard setback of the existing garage.

FOPs:

The request does not meet the intent of the code since other alternatives exist. The proposed addition can be reduced in size to either move the garage addition further south or keep the addition to the current detached garage as an accessory structure that has an allowable rear

yard setback of 20'

4. *"The special circumstances, hardship or difficulty applicable to the property are [not] self-imposed by the property owner, or predecessor..." (Town Code Section 2-5-3(C)4).*

FIFs:

The request is not self-imposed. The property owner is trying to improve the house while utilizing the existing conditions. The west portion of the property is more impacted than other similar lots on buildable area depth. Challenges exist in adding onto the 2-car garage utilizing the existing driveway and garage located in the rear yard. The applicant's narrative notes that the home was built in 1962 before annexation and application of the zoning limitations on this site.

FOPs:

The request is self-imposed since other design options can be used to help the applicant achieve the goal adding onto the home and expanding the garage.

5. *Because of special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, the strict application of the Zoning Ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district." (Arizona Revised Statutes 9-462.06(G)(2)).*

FIFs:

The applicant's narrative states the special circumstance of the pre-existing setback encroachment, existing orientation of the existing home, access and limited buildable area require minimal encroachment into the setback and related height restrictions.

The subject site is not hillside. The slope of this site is close to the 10% slope used to define a hillside property. The slope of the subject site varies 8% to 9%. This change in grade plus the circumstances in maintaining the driveway, garage location and existing house configuration create special circumstances that maintains visual openness for adjoining property owners.

FOPs:

The size, shape, and topography of the property do not prevent the applicant from adding onto the home. The proposed addition can be reduced in size to either move the garage addition further south or keep the addition to the current detached garage as an accessory structure that has an allowable rear yard setback of 20'

6. *The variance would not "constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located." (Arizona Revised Statutes 9-462.06(G)(2)).*

FIFs:

The proposed garage encroachment and OSC encroachment have limited visual impact since the house is situated lower than the homes behind it and setback further from the street than the minimum setback of 40'. The request is also in character with the neighborhood since

File #: 19-143

other homes in the area encroach into the setbacks as shown in the aerial map provided by the applicant.

FOPs:

Arizona Revised Statutes and the Town Code do not require the most optimal or profitable use of a property. Also, all other properties in the area must meet maintain or improve their nonconforming structures in accordance with the Town Zoning Ordinance.

COMMENTS: Staff received one inquiry from the neighbor south of this property. Attached is an e-mail summarizing his comments.

COMMUNITY IMPACT: None.

FISCAL IMPACT None.

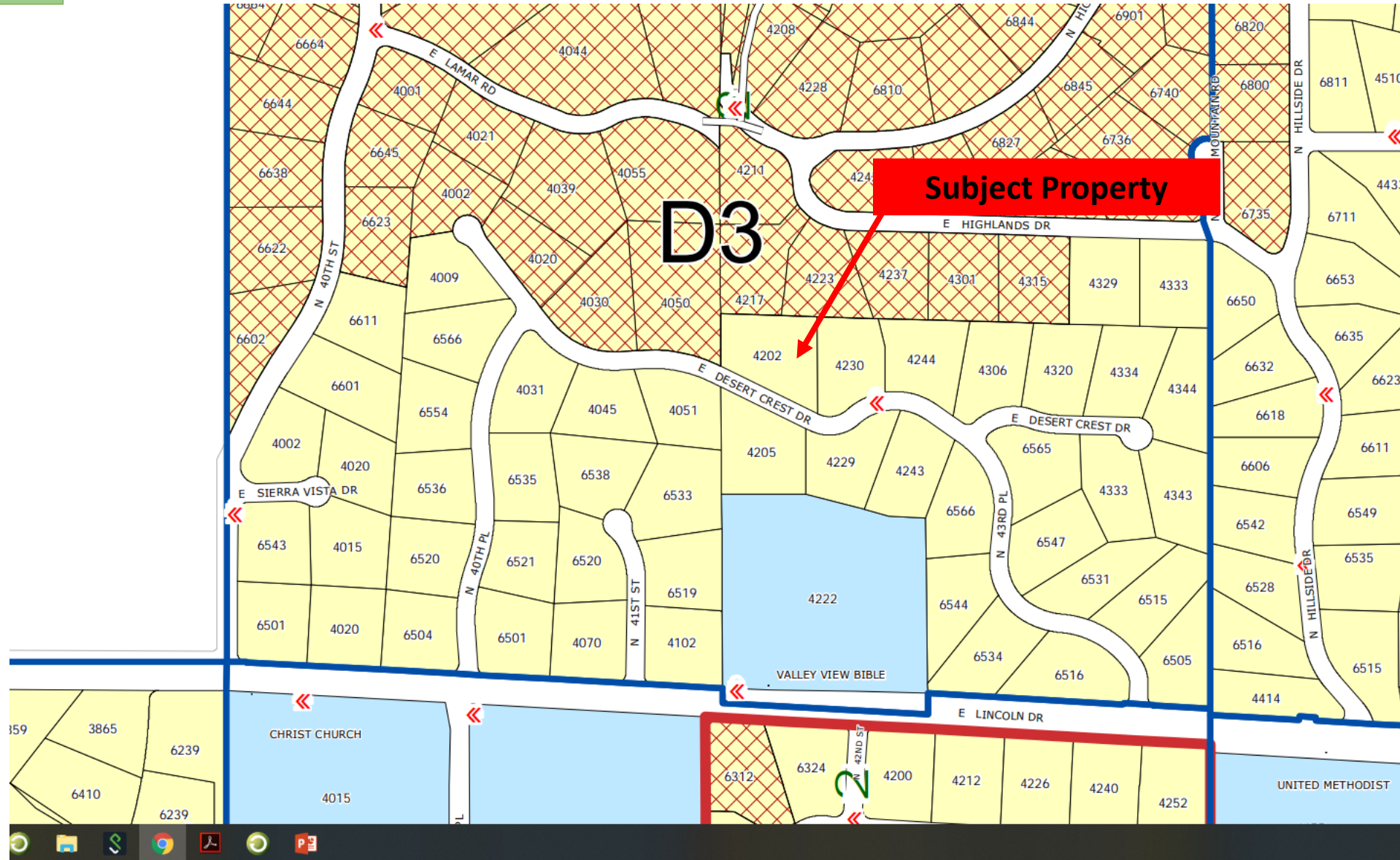
CODE VIOLATIONS: None.

ATTACHMENTS

Vicinity Map & Aerial Photo
Application
Narrative and Plans
Noticing Materials

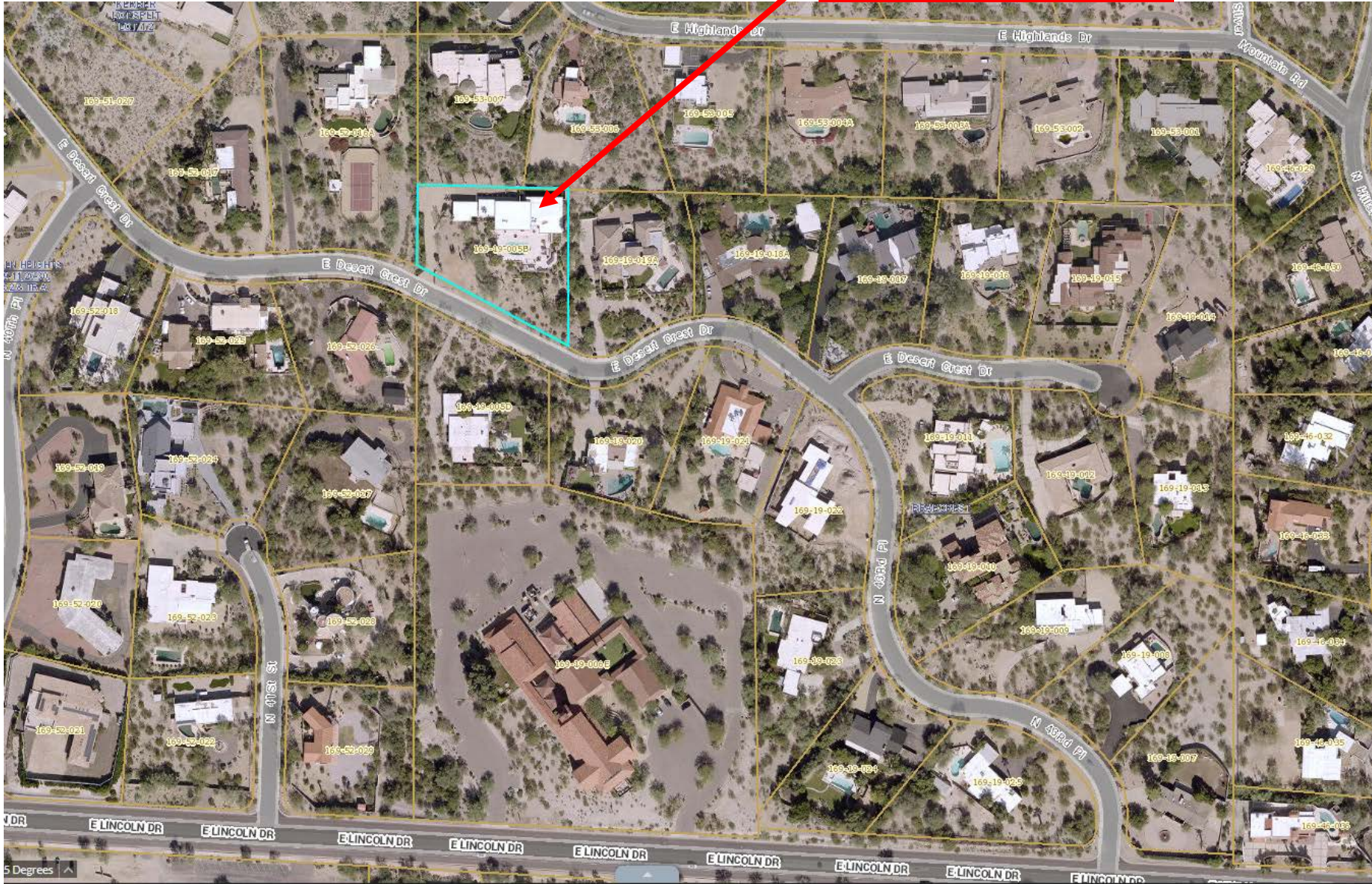
C: Jerry Park (Applicant)
Case File BA-19-03

Vicinity Map



Aerial Photo

Subject Property



APPLICATION TO BOARD OF ADJUSTMENT FOR VARIANCE

DATE: FEB 15 2019

LOCATION OF PROPERTY: 4202 E. DESERT CREST DRIVE,
ADDRESS
PARADISE VALLEY, AZ 85253

LEGAL DESCRIPTION: LOT 6, SECTION 7, TOWNSHIP 2 NORTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER: AMANDA HAYDEN

X 

PRINTED NAME

SIGNATURE

4202 E DESERT CREST DR
ADDRESS

PARADISE VALLEY
AZ 85253

646 334 1021
PHONE #

ENGINEER/OTHER:

PRINTED NAME

X

SIGNATURE

ADDRESS

PHONE #

APPLICANT/

REPRESENTATIVE:

JERRY PARR
PRINTED NAME

X

SIGNATURE

4955 NORTH 7th AVE, PHOENIX, AZ 85013
ADDRESS

602. 288. 0138
PHONE #

802. 272. 1166
FAX #

THE ABOVE APPLICANT HEREBY APPLIES FOR A VARIANCE AS INDICATED
BELOW IN ACCORDANCE WITH THE ZONING ORDINANCE AND SECTION 2-5-3 OF
THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY.

STATE HARDSHIP INVOLVED OR GROUNDS FOR APPEAL TO THE BOARD OF
ADJUSTMENT. (Please attach additional sheets as necessary).

THE PROJECT IS LEGALLY NON-CONFORMING. SLOPE AND LIMITED ACCESS
OF THE SITE CREATE HARDSHIP THAT PROHIBITS FROM MEETING
THE CURRENT ZONING ORDINANCE. PLEASE REFER TO ATTACHED
NARRATIVE.

hayden residence | 18044.r04

project location

4202 E Desert Crest Dr
Paradise Valley, AZ 95253
parcel 169-19-005B

March 18th, 2019

To whom it may concern,

Project summary:

The project being considered by and presented to the board consist of the expansion of the current 1962 single family, single story home to accommodate the growing needs of the family. The existing home contains approximately 4,389sf of livable area to which the new program will add 1,960sf of livable space as well as an additional 450sf of new garage space.

Existing conditions:

A majority of the existing, original residence and detached garage is currently located within the rear yard setback as represented in the attached plan documents. The existing home and existing garage were constructed within the rear yard setback prior to the current ordinance requirements being applied to this site, as such creating this legal non-conformity.

While this site does not exist within the hillside district of Paradise Valley, the site does have significant slope (9% average) to consider along the west, north and east boundaries which does impact available and logical design solutions as it relates to access and drainage. Additionally, access to the existing garage occurs on the uphill side of the site adding some complexities to expansion. The home, as typical in the mid-century era, was designed and constructed in a very linear fashion. The primary entry is placed on the uphill side of the site within the existing setback, again additional challenges to expansion. The placement of the home (within the setback) coupled with the natural slope of the site, entry location and patio amenities and new zoning ordinances being placed on this existing condition limit expansion potential and create a hardship not imposed by the homeowner.

Proposed renovation:

Considering the above existing conditions, the project is limited in the potential expansion due to a combination of the zoning district requirements, time the house was constructed and site conditions. An effort has been made to keep the new bedrooms for the growing family relatively close and connected as well as limit needs for variances to the current zoning ordinance. Additionally, the new expansion makes an effort to limit disturbance to the existing natural desert on the south portion of the site. These efforts are represented in the proposed expansion plans attached to this request. Specifically, we will be expanding the existing residence to the west as stated above. The amount of new square footage encroaching into the rear yard setback has been limited to 145sf of the total 2410sf gross being added.

Existing residence:

Please note that the interior renovation work to the existing residence is limited to 40% of the existing square footage therefore is allowed to remain non-conforming per the Zoning Ordinance Section 2307. There is no increase in building footprint and height to the existing residence. The nature of work is interior alterations, refurbishing, and remodeling.

The request:

The Owner, through this proposal and attached documents, request a variance to the following:

Encroachment #1 - Setback of existing non-conforming garage:

Maintain encroachment of the existing garage into the required 40' rear yard setback by 10' for 257sf gross plus 82sf gross roof overhang. The scope of renovation of the existing garage is as follows:

1. Existing garage scope:
 - a. Interior renovation to 64% of the existing garage.
 - b. Interior finishes of the existing garage.

- c. Exterior modifications to the roof and exterior wall of the existing garage to attach the new garage addition. The roof height will remain as is with the new addition roof height matching the existing.
- 2. Minimal impact to encroachment
 - a. The existing garage is encroaching 10' into the 40' setback line therefore is still within the 20' setback line.
 - b. The total of 339 sf of encroachment is only 3.2 % of the overall square footage of the project (10,676sf).

Encroachment #2 – Setback requirements for new garage:

Allow for encroachment of the new garage addition (not including existing garage as defined in Setback Encroachment #1) into the required 40ft rear yard setback by 9ft for 145sf gross plus 82sf gross overhang.

- 1. New garage scope
 - a. Match existing garage height and architecture
- 2. Property hardship not allowing compliance
 - a. The site is sloped so that the addition of the garage could not be constructed in a location allowing for direct access to the home on the same level if constructed in an alternate distant location.
 - b. To comply with the setback, the entire new addition will have to shift more than 9' to the south. In which case the new lowest natural grade becomes 1437.8'. The current top of high roof elevation at existing residence is 1462.25'. This puts the maximum building height at 24.45'. This will result in a non-conformance of the existing residence.
- 3. Minimal impact to encroachment
 - a. The new garage is encroaching 9' into the 40' setback line therefore is still within the 20' setback line.
 - b. All new construction other than the proposed 227sf is being constructed within the setbacks. The amount of garage being added is minimal for a garage door and the height will match the existing construction allowing for minimal impact to the encroachment.
 - c. By maintaining the existing encroachment, the distance between the existing high roof and the lowest natural grade is minimized, which makes less imposing volume from the street.
 - d. The proposed new addition runs parallel to the existing house and the topo lines therefore maintains the lower building height. The building height will only increase if constructed in an alternate location.

Encroachment #3 - Side Yard Height:

Encroachment of the new bedroom addition roof height into the side yard height restrictions by 22sf horizontal roof surface for approximately 1.2ft of vertical encroachment. The new bedroom addition is constructed within the 20' side and 40' rear yard setbacks.

- 1. Property hardship not allowing compliance
 - a. The site is sloped so that the addition of the new bedroom limits placement of the new addition.
 - b. The location of the existing residence, built as a non-conforming use, would not allow for the new bedroom to be placed in a reasonable and accessible location.
- 2. Minimal impact to encroachment
 - a. The request indicates only 1.2 vertical feet of height and only 22 horizontal square feet of encroachment.
 - b. This represents only 1.1% of the new addition within the height limits. The balance of the addition has been designed to comply with the zoning ordinance.

The variance criteria:

- 1. **Criterion 1:** *"such variance... will serve not merely as a convenience to the applicant, but [is] necessary to alleviate some demonstrable hardship or difficulty so great as warrant a variance under the circumstances."* (Town Code Section 2-5-3(C)2)
 - The demonstrable hardship was placed on the existing residence when the R-43 zoning district was applied to the site after the existing residence was constructed. This event not borne by the homeowner or their

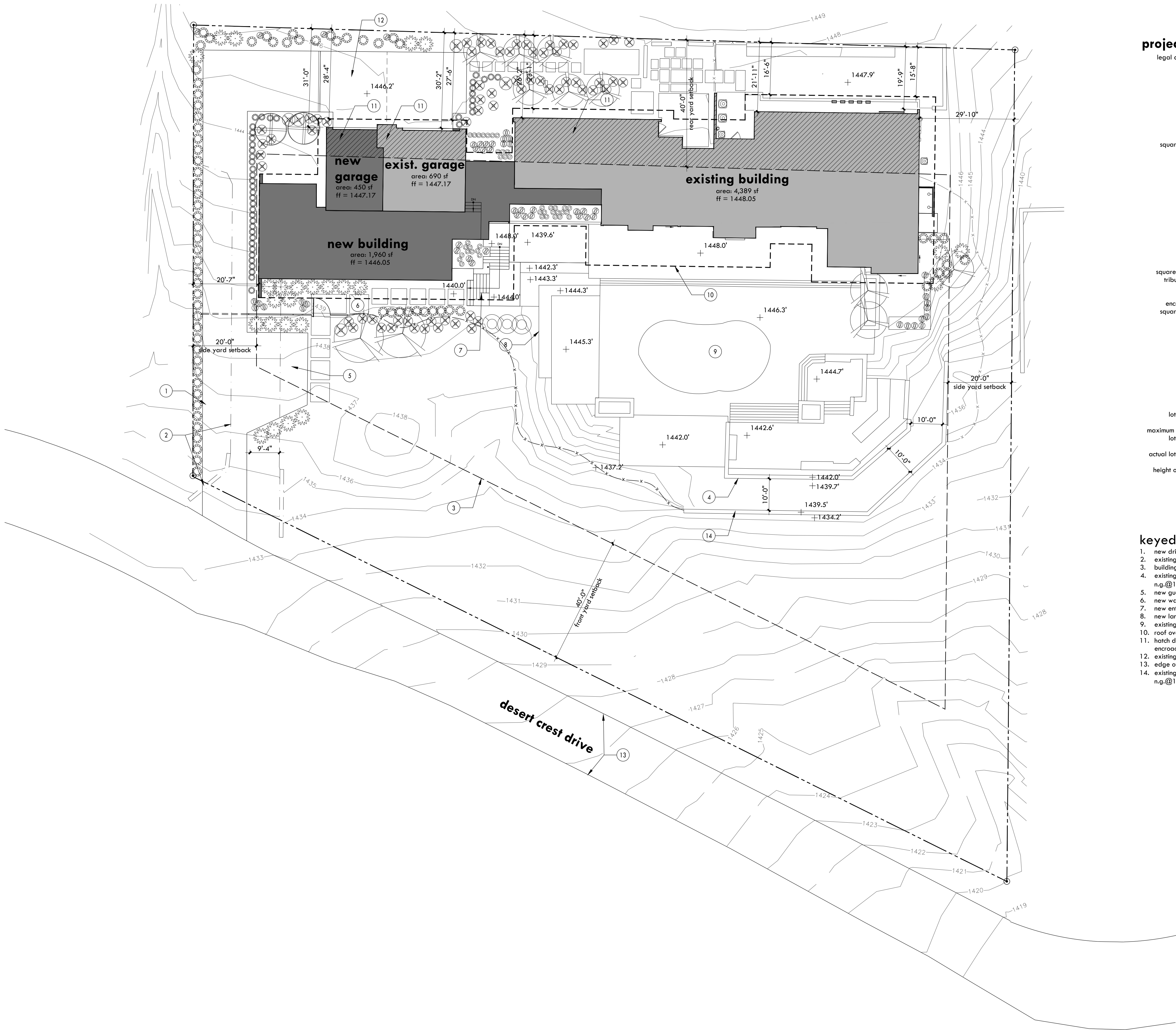
predecessor, coupled with the existing conditions of the home and existing conditions of the site do not allow the owner reasonable ability to comply with the current zoning ordinance.

- As such the variance is not being used merely for convenience but will allow reasonable ability to alleviate the some of the hardship with minimal impact to the zoning requirements.
2. **Criterion 2:** *the “special circumstances, hardship, or difficulty [do not] arise out of misunderstanding or mistake. (Town Code Section 2-5-3(C)4(b))*
- The placement of the R-43 zoning district and associated setbacks did not arise out of misunderstanding or mistake.
 - As such the variance will allow reasonable ability to alleviate the some of the hardship with minimal impact to the zoning requirements.
3. **Criterion 3:** *“such variance from... the strict application of the terms of [the zoning ordinance] ... are in harmony with its general purposes and intents. (Town Code Section 2-5-3(C)2)*
- The intent of the ordinance is to provide visual openness, limit visual impact to the natural landscape and maintain view corridors. This request meets the intent of the zoning ordinance with the following bullet points:
 - as the northern side of the existing residence and addition will have limited visual impact from the street
 - the neighboring site to the north will still maintain clear views to the south since they are located uphill and all new work will not exceed the maximum building height of the existing residence.
 - The new garage addition will not exceed the current encroachment into the existing setback. Additionally, the encroachment will be limited to approximately 145sf.
4. **Criterion 4:** *“the special circumstances, hardship or difficulty applicable to the property are [not] self-imposed by the property owner, or predecessor...” (Town Code Section 2-5-3(C)4)*
- The hardship is not self-imposed. The original structure was built in 1962 before Paradise Valley annexation and application of the zoning limitations on this site.
5. **Criterion 5:** *“Because of special circumstances applicable to the property, including site, shape, topography, location or surrounding, the strict application of the zoning ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district. (Arizona Revised Statutes 9-462.06(G)(2)).*
- The special circumstance of the pre-existing setback encroachment, existing orientation of the existing residence, access and limited buildable area due to existing site improvements require minimal encroachment into the setback and related height restrictions.
 - This will allow the property owner to make reasonable modifications to the existing residence to enjoy similar privileges to those properties of the same classification and developed after the annexation of Paradise Valley and the overlay of the current zoning ordinance.
6. **Criterion 6:** *The variance would not “constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is located.” (Arizona Revised Statutes 9-462.06(G)(2))*
- The request is in character with the Zoning Ordinance and the surrounding neighborhood and will not grant special privileges inconsistent with other properties in which this site is located.
 - Refer to attached document demonstrating other properties in compliance with the setback requirement in vicinity.

Respectfully submitted,

Troy M Vincent, AIA
Principal
180 degrees, inc





1 site plan
scale | 1/16"=1'-0"

0 16' 32' 64'

project information

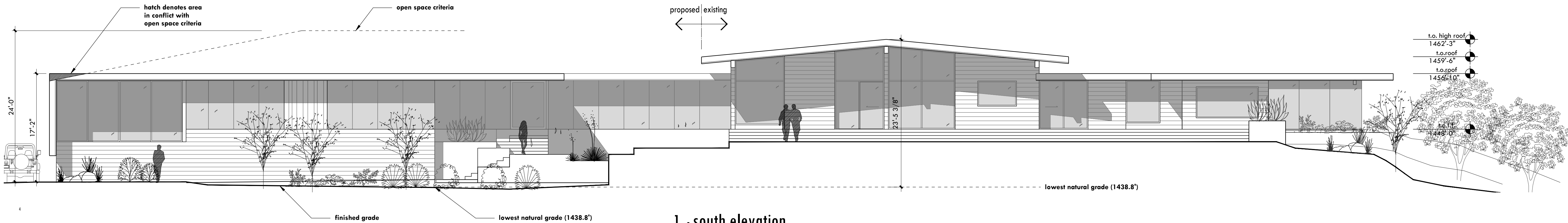
legal description	parcel number: 169-19-005-B
address	4202 E desert crest drive paradise valley, az 85253
owner	bill and amanda hayden contact amanda hayden phone 646.334.1021
zoning	R-43
square footage	existing livable 4,389 square feet new livable 1,960 square feet exist garage 690 square feet new garage 450 square feet total liv.+garage 7,489 square feet exist roof overhang 2,224 square feet new roof overhang 963 square feet total roof overhang 3,187 square feet total under roof 10,676 square feet
remodel square footage/tributary area	exist livable 1,784 square feet exist garage 442 square feet
encroachment square footage	exist livable 1,866 square feet exist livable overhang 945 square feet exist garage 257 square feet exist garage overhang 82 square feet new garage 145 square feet new garage overhang 82 square feet total encroach. building 2,268 square feet total encroach. overhang 1,109 square feet
lot area	gross - 59,448 square feet [1.36 acres] net - 52,282 square feet [1.20 acres]
lot coverage	20% or 10,676 square feet
maximum allowable lot coverage	25% or 13,070 square feet
actual lot coverage	10,676 square feet <13,070 square feet =ok
height of structure	23'-5" < 24'-0" allowable = ok
setbacks	front 40'-0" min. back 40'-0" min. side 20'-0" min.

keyed notes

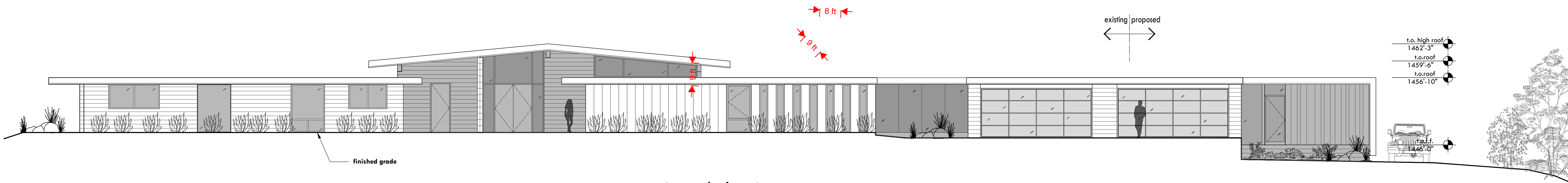
- new driveway shifted 9'-4" to west.
- existing driveway and entry wall to be demolished.
- building setback line.
- existing site wall/retaining wall (t.o.w@1442.0', n.g.@1439.7') to remain.
- new guest parking.
- new walkway.
- new entry stairs.
- new landscape.
- existing pool/pool deck to remain.
- roof overhang.
- hatch denotes encroachment area into setback. refer to encroachment area calculation on this sheet.
- existing driveway to remain.
- edge of asphalt.
- existing site wall/retaining wall (t.o.w@1439.5', n.g.@1434.2') to remain.

these drawings are an instrument of service and the property of 180 degrees design, inc. these drawings may not be reproduced, and reproductions thereof may not be used, without the written permission of 180 degrees design, inc.

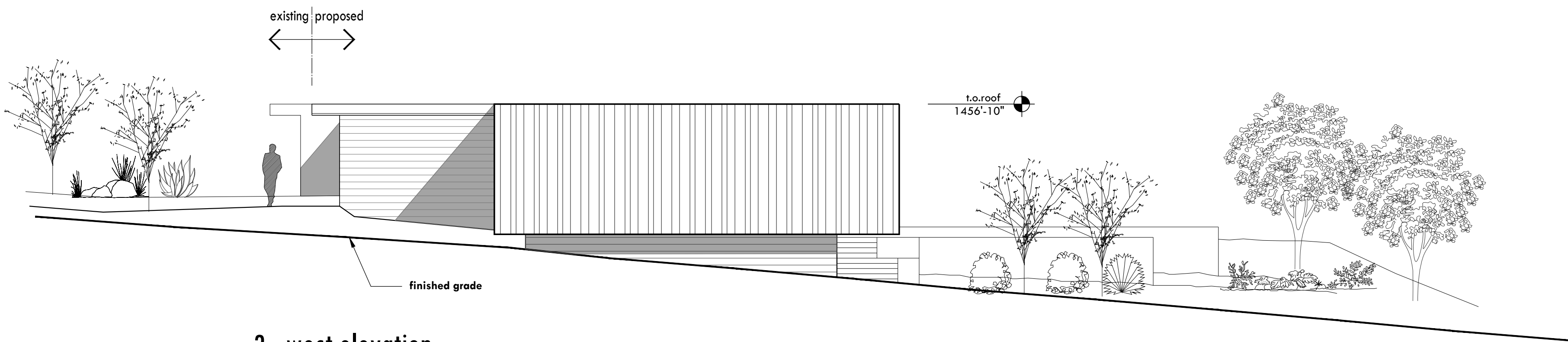
R01	
R02	
R03	
R04	



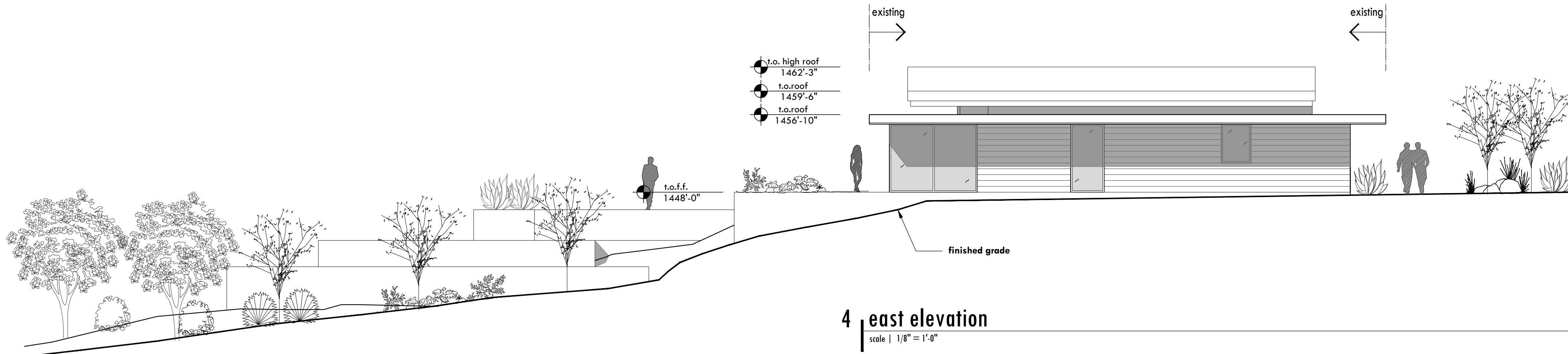
1 south elevation
scale | 1/8" = 1'-0"



2 north elevation
scale | 1/8" = 1'-0"



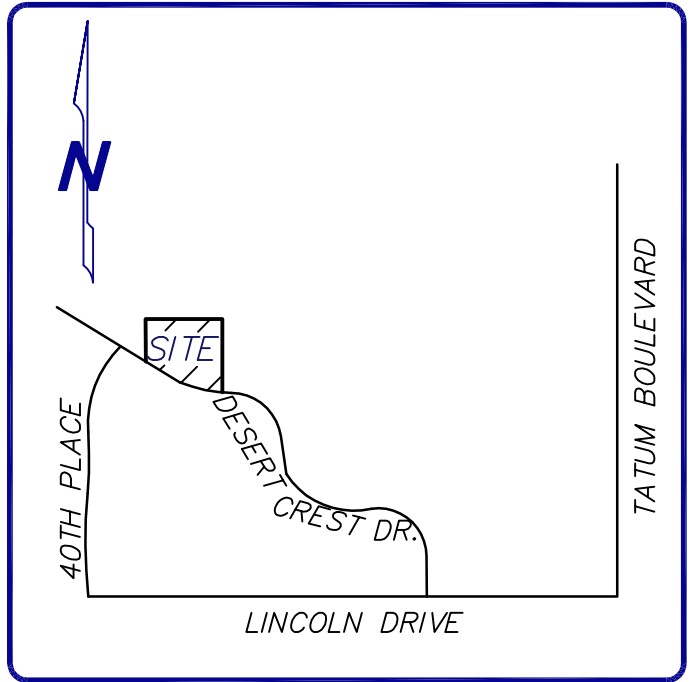
3 west elevation
scale | 1/8" = 1'-0"



4 east elevation
scale | 1/8" = 1'-0"

TOPOGRAPHIC SURVEY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
NOT TO SCALE

PARCEL DESCRIPTION

Commencing at the Northwest corner of Lot 6, Section 7, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, designated as the Point of Beginning;
Thence South 88 degrees 15 minutes 52 seconds East a distance of 259.25 feet;
Thence South 00 degrees 40 minutes 42 seconds West a distance of 262.64 feet;
Thence North 63 degrees 24 minutes 20 seconds West a distance of 286.63 feet;
Thence North 00 degrees 07 minutes 16 seconds East a distance of 142.20 feet to the Point of Beginning.

SITE INFORMATION

ADDRESS: 4202 E. DESERT CREST DRIVE, PARADISE VALLEY, ARIZONA
A.P.N.: 169-19-005-B
LAND AREA: 1.200 ACRES - 52,282 SQ. FT.

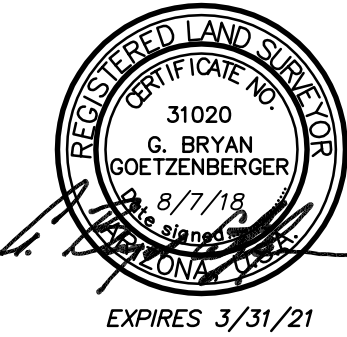
SURVEY NOTES

- This survey has been prepared without the benefit of a title report, and is subject to all easements of record.
- BASIS OF BEARING: The South line of PARADISE HIGHLAND, a subdivision recorded in Book 84 of Maps, page 36, records of Maricopa County, Arizona, using a bearing of South 88 degrees 15 minutes 52 seconds East.
- The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
- The building square footage shown is based on exterior measurements of the building footprint at ground level and is not intended to reflect the interior or leaseable area of any building. The building footprint and dimensions depict the general configuration of the building(s).
- The utility information shown is limited to visible above ground evidence and/or records provided by the respective utility companies. This survey may not depict all of the underground utilities either in service or abandoned that may exist adjacent to or within the boundaries of the subject property. No representation is made to the accuracy or completeness of any third party maps, records or information used to depict the underground utilities. An underground utility locator was not contacted and should be retained prior to excavation or construction to determine the precise location of all utilities that may exist adjacent to or within the boundaries of the subject property. The certification on this survey does not guarantee or provide any warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "BLUE STAKE" at (602)263-1100 for the precise location and extent of all utilities in the area.
- The Benchmark used for this survey is the GDACS Point # 24035-1 having an elevation of 1403.453, NAVD88 datum per R.O.S. Bk. 708, Pg. 10, M.C.R..

SURVEYOR'S STATEMENT

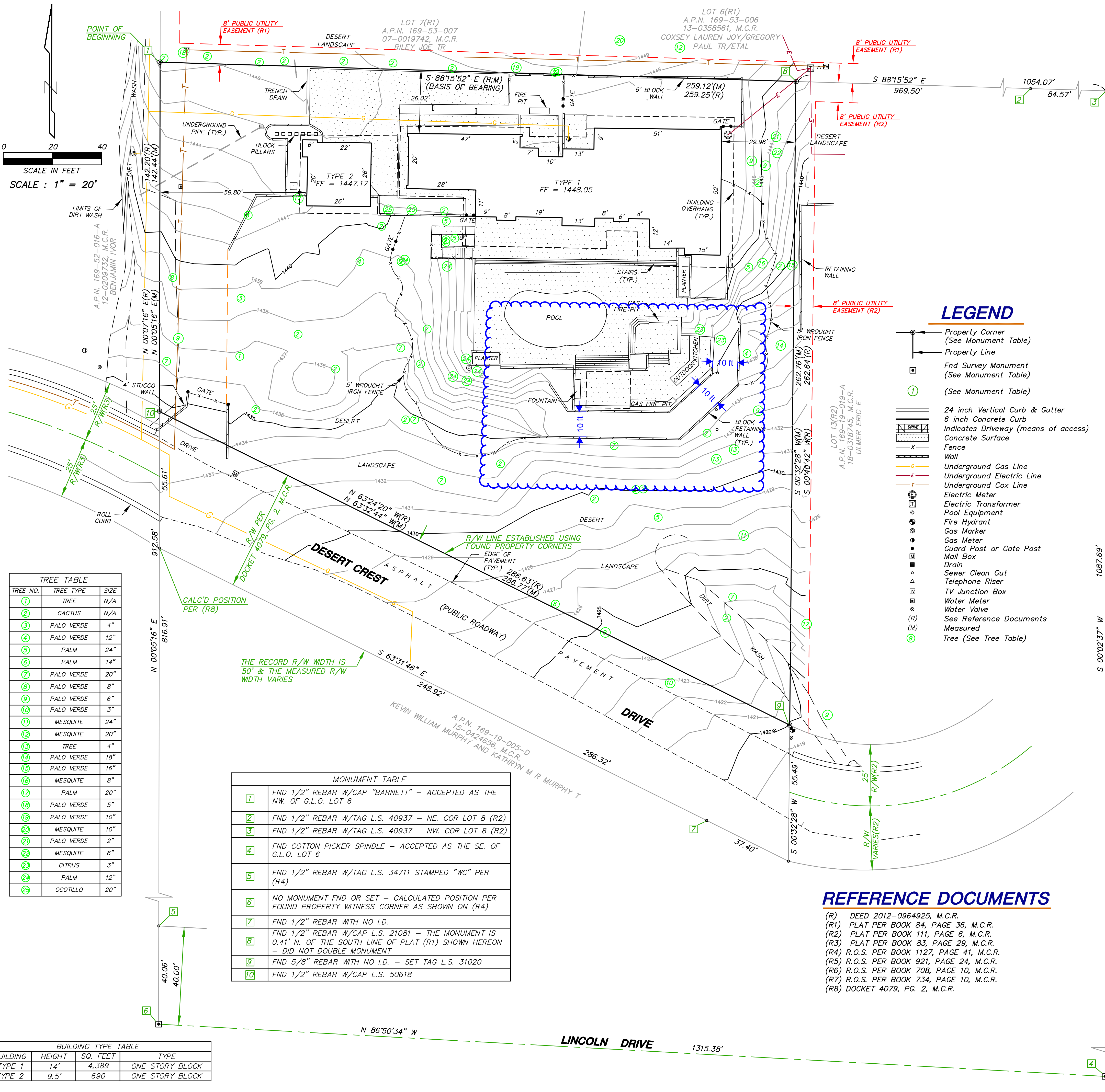
I, G. Bryan Goetzenberger, hereby state that I am a registered land surveyor in the State of Arizona and that the survey shown hereon was completed under my direct supervision during the month of August, 2018, and is correct to the best of my knowledge and the monuments shown actually exist.

G. Bryan Goetzenberger
R.L.S. #31020



REFERENCE DOCUMENTS

- (R) DEED 2012-0964925, M.C.R.
(R1) PLAT PER BOOK 84, PAGE 36, M.C.R.
(R2) PLAT PER BOOK 111, PAGE 6, M.C.R.
(R3) PLAT PER BOOK 83, PAGE 29, M.C.R.
(R4) R.O.S. PER BOOK 1127, PAGE 41, M.C.R.
(R5) R.O.S. PER BOOK 921, PAGE 24, M.C.R.
(R6) R.O.S. PER BOOK 708, PAGE 10, M.C.R.
(R7) R.O.S. PER BOOK 734, PAGE 10, M.C.R.
(R8) DOCKET 4079, PG. 2, M.C.R.



TREE TABLE		
TREE NO.	TREE TYPE	SIZE
1	TREE	N/A
2	CACTUS	N/A
3	PALO VERDE	4"
4	PALO VERDE	12"
5	PALM	24"
6	PALM	14"
7	PALO VERDE	20"
8	PALO VERDE	8"
9	PALO VERDE	6"
10	PALO VERDE	3"
11	MESQUITE	24"
12	MESQUITE	20"
13	TREE	4"
14	PALO VERDE	18"
15	PALO VERDE	16"
16	MESQUITE	8"
17	PALM	20"
18	PALO VERDE	5"
19	PALO VERDE	10"
20	MESQUITE	10"
21	PALO VERDE	2"
22	MESQUITE	6"
23	CITRUS	3"
24	PALM	12"
25	OCOTILLO	20"

MONUMENT TABLE	
1	FND 1/2" REBAR W/CAP "BARNETT" - ACCEPTED AS THE NW. OF G.L.O. LOT 6
2	FND 1/2" REBAR W/TAG L.S. 40937 - NE. COR LOT 8 (R2)
3	FND 1/2" REBAR W/TAG L.S. 40937 - NW. COR LOT 8 (R2)
4	FND COTTON PICKER SPINDLE - ACCEPTED AS THE SE. OF G.L.O. LOT 6
5	FND 1/2" REBAR W/TAG L.S. 34711 STAMPED "WC" PER (R4)
6	NO MONUMENT FND OR SET - CALCULATED POSITION PER FOUND PROPERTY WITNESS CORNER AS SHOWN ON (R4)
7	FND 1/2" REBAR WITH NO I.D.
8	FND 1/2" REBAR W/CAP L.S. 21081 - THE MONUMENT IS 0.41' N. OF THE SOUTH LINE OF PLAT (R1) SHOWN HEREON - DID NOT DOUBLE MONUMENT
9	FND 5/8" REBAR WITH NO I.D. - SET TAG L.S. 31020
10	FND 1/2" REBAR W/CAP L.S. 50618

BUILDING TYPE TABLE			
BUILDING	HEIGHT	SQ. FEET	TYPE
TYPE 1	14'	4,389	ONE STORY BLOCK
TYPE 2	9.5'	690	ONE STORY BLOCK

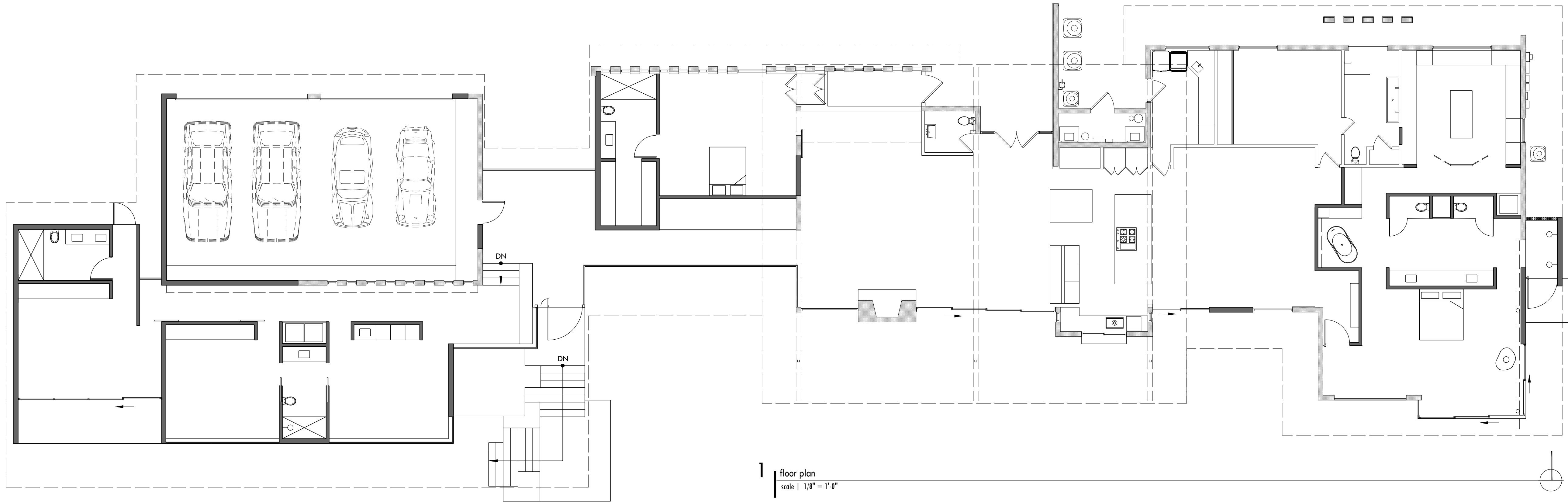
REV.	3-28-19	Rev. drafted walls to 0.67" width
REV.		
REV.		

TOPOGRAPHIC SURVEY
4202 E. DESERT CREST DRIVE, PARADISE VALLEY, AZ

ALLIANCE
LAND SURVEYING LLC

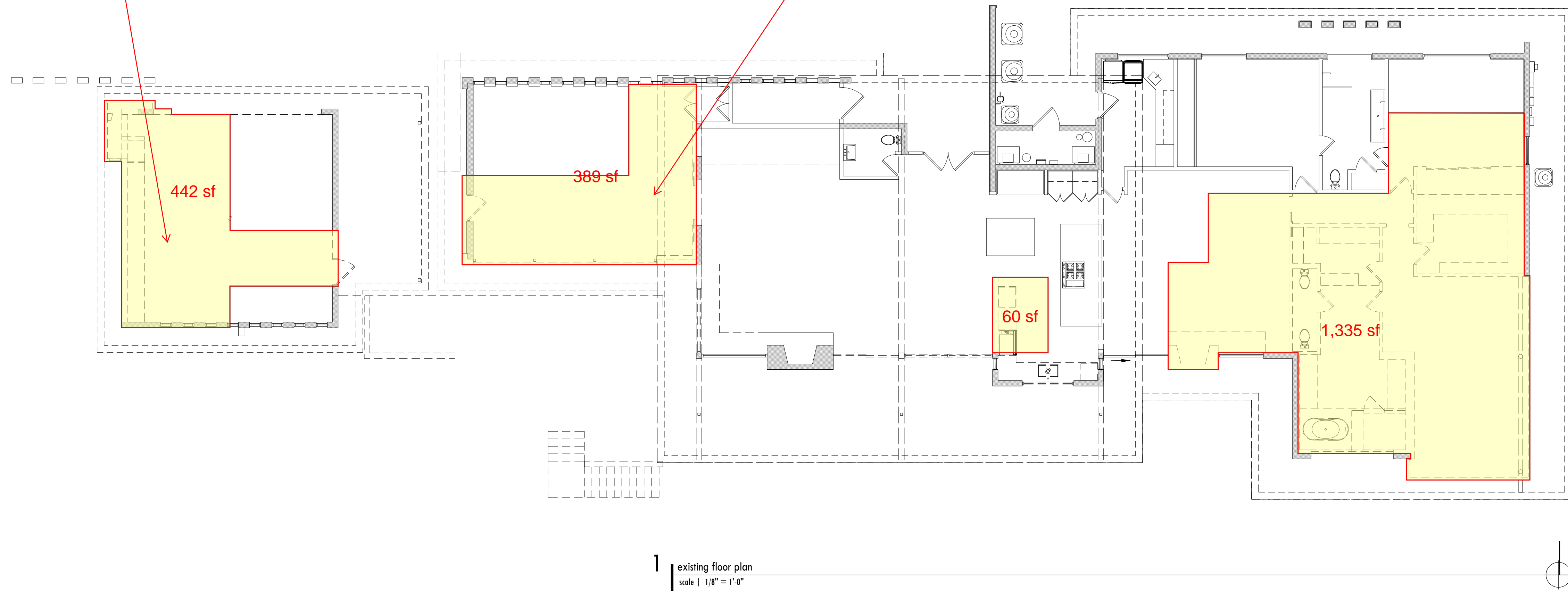
7800 N. 70th AVENUE, SUITE 104
GLENDALE, AZ 85303
Phone: (623) 972-2200
contactus@allianceaz.com
www.allianceazsurveying.com

SHEET: 1 of 1 DATE: 8-7-18 JOB NO: 180735



overall tributary area at
existing garage: 442 sf

overall tributary area at
existing house: 1,784 sf



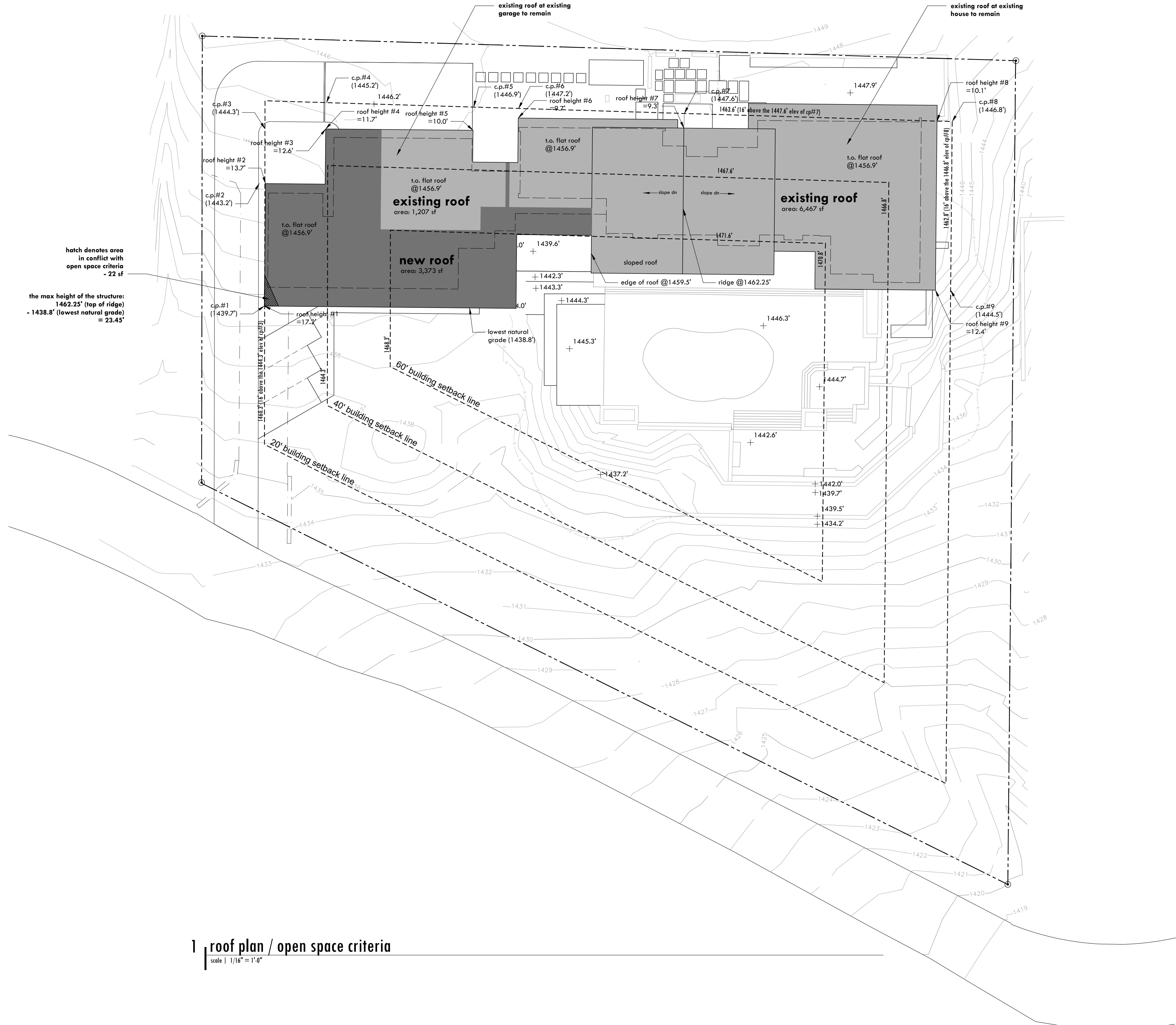
revisions	project number	18044
R01	drawn by	ip
R02	issue date	2019.02.15
R03		
R04		

project status | design
project phase | variance
these drawings are an instrument of service and
the property of 180 degrees design, inc. these
drawings may not be reproduced, and
reproductions thereof may not be used, without
the written permission of 180 degrees design, inc.

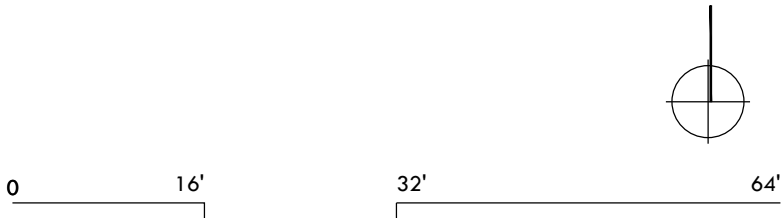
hayden renovation

residential

4202 e desert crest drive, paradise valley, az



1 roof plan / open space criteria
scale | 1/16" = 1'-0"



site
4202 e desert crest dr





Map

measurement
indicates the parcel
with setback
encroachment, typ.





1982 Aerial



1969 Aerial

Paul Michaud

From: Paul Michaud
Sent: Monday, March 25, 2019 4:17 PM
To: George Burton
Cc: Paul Mood; Robert Lee; Tina Brindley; Jeremy Knapp
Subject: 4202 E Desert Crest Dr Variance - Public Comment

George:

Kevin Murphy who lives at 4205 E Desert Crest across the street came in. He had several questions and points, but is overall supportive of the variance.

- He asked what the driveway material will be since the existing DG material washes out into the street. He prefers a hard surface like concrete or asphalt.
- The wash to the west of this site pushes debris into the road regularly. He asked about who maintains the roadway to remove the debris and what solutions could be done to solve this matter (maintenance, roadway change etc.)
- He noted whether a small swale could be added running from the west to east within the right-of-way or on their property to bring storm water to outfall at the southwest corner of the site. He states storm water use to outfall in that location and over time now outfalls toward his lot.
- He had concerns with the brightness of the existing lights near the pool and if they are to code. He would like to see less outdoor illumination.
- During construction he has concerns that the contractors will use his pull out off the street and would like them not use it since it damages the surface.

Regards,

Paul E. Michaud, AICP
Senior Planner
6401 E Lincoln Drive
480-348-3574 (phone)
480-483-1811 (TDD)
pmichaud@paradisevalleyaz.gov

AFFIDAVIT OF MAILING NOTIFICATION

STATE OF ARIZONA)

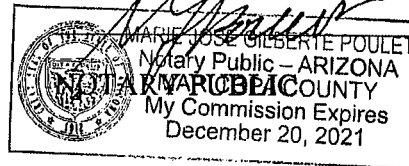
) ss:

County of Maricopa)

In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that the mailing list for the proposed project is a complete list of property owners within 1,500 feet of the subject property, as obtained from the Maricopa County Assessor's Office on the following date 03 / 06, 201 9, and such notification has been mailed on the following date 03 / 11, 201 9.

Signature

The foregoing instrument was acknowledged by me this 11th day of March, 20 19, by Jungchwan Jerry Park.
Name



My commission expires:

12-20-2021

AFFIDAVIT OF POSTING

STATE OF ARIZONA)

) ss:

County of Maricopa)

I, JUNGHWAN JERRY PARK, depose and state that the attached notice, of proposed application VARIANCE FROM ZONING ORDINANCE located at 4202 E DESERT CREST DR. for the (Planning Commission/Town Council/Board of Adjustment) PARADISE VALLEY AZ. 05253 meeting date of 04/03, 2019 is a true and correct copy of a notice which I cause to be posted by the following day of the week 03/11, and on the following date 03/11, 2019 in the following location(s):

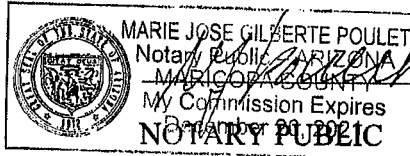
All in the Town of Paradise Valley, Arizona and County and State aforesaid, the same being public places in said County and in the following locations:

All to the Town of Paradise Valley, Arizona and County and State aforesaid.

DATED this 11th day of MARCH, 2019.

Signature

This affidavit was SUBSCRIBED AND SWORN to before me this 11th day of March, 2019



My commission expires:

12-20-2021

From: William Hayden [mailto:wnhayden@gmail.com]

Sent: Monday, March 11, 2019 9:54 AM

To: Amanda Hayden <anhayden2105@gmail.com>; Jerry Park <jpark@180degreesinc.com>; troy vincent <tvincent@180degreesinc.com>

Subject: Fwd: 18044 - Variance 2nd submittal (4202 E Desert Crest) SIGN POSTED PICS ATTACHED



NOTICE OF PUBLIC HEARING TOWN OF PARADISE VALLEY

Notice is hereby given that the Town of Paradise Valley Board of Adjustment will hold a **public hearing at 5:30 p.m. on Wednesday, April 3, 2019**, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:

PUBLIC HEARING: Consideration of variances from the Zoning Ordinance:

- Article X, Height and Area Regulations, to: 1) allow additions to an existing residence to encroach into the setbacks and to encroach into the height limitation, and 2) allow an existing detached garage to be attached to the primary residence and encroach into the setback.
- Article XXIV, Walls and Fences, to allow existing terraced retaining walls to remain and exceed the minimum separation requirements.

The property is located at 4202 E. Desert Crest Drive (Assessor's Parcel Number 169-19-005B).

If you have questions about this application, please call the Planning Department at (480) 348-3692.

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 483-1811 (TDD) to request accommodation.

For further information about any of these matters, please contact the Community Development Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692.

All agendas are subject to change. You can view the agenda, find application material, and provide your input via eComment approximately 4-6 days prior to the meeting date at <https://paradisevalleyaz.legistar.com/Calendar.aspx>. You may also contact the staff liaison, George Burton on this application at gburton@paradisevalleyaz.gov or 480-348-3525 at any time before the scheduled meeting date.

Parcel Number	Owner	Property Address	Mailing Address
164-03-128	VPR BUILDERS LLC	6825 N 39TH PL PARADISE VALLEY 85253	8408 E SHEA BLVD SUITE D-4100 SCOTTSDALE AZ 85260
164-03-157	SUZETTE KIRBY TRUST	6725 N 39TH WY PARADISE VALLEY 85253	101 S PHILLIPS AVE SUITE 501 SIOUX FALLS SD 57401
164-03-158	MANDELL GERALD A/JOANNA D	6715 N 39TH WY PARADISE VALLEY 85253	4625 N BORGATELLO LN PHOENIX AZ 85018
164-03-159	6665 N 39TH WAY LLC	6665 N 39TH WY PARADISE VALLEY 85253	80 E RIO SALADO PKWY SUITE 511 TEMPE AZ 85281
164-03-160	RIES JAMES SANDER/SUSAN APLEY	6655 N 39TH WY PARADISE VALLEY 85253	4535 N 56TH ST PHOENIX AZ 85018
164-03-161	ROSENBERG FAMILY TRUST	6645 N 39TH WY PARADISE VALLEY 85253	6645 N 39TH WAY PARADISE VALLEY AZ 85253
164-03-162	PARADISE-LINCOLN II LLC	6635 N 39TH WY PARADISE VALLEY 85253	5441 E MOCKINGBIRD LN PARADISE VALLEY AZ 85253
164-03-163	STEPHEN L GREEN 2010 LIVING TRUST	6625 N 39TH WY PARADISE VALLEY 85253	6625 N 39TH WAY PARADISE VALLEY AZ 85253
164-03-164	SMITH REVOCABLE LIVING TRUST	6615 N 39TH WY PARADISE VALLEY 85253	6615 N 39TH WAY PARADISE VALLEY AZ 85253
164-03-165	JEFFREY S BEYERSDORFER REVOCABLE TRUST	6605 N 39TH WY PARADISE VALLEY 85253	6605 N 39TH WAY PARADISE VALLEY AZ 85253
164-03-173	KOVAN RICHARD J	3970 E SIERRA VISTA DR PARADISE VALLEY 85253	3970 E SIERRA VISTA DR PARADISE VALLEY AZ 85253
164-03-174	SBC TRUST	3960 E SIERRA VISTA DR PARADISE VALLEY 85253	2451 MARVIN LN FREEPORT IL 61032
164-03-177	PARADISE RESERVE COMMUNITY ASSOCIATION	3950 E LINCOLN DR PARADISE VALLEY 85253	5229 N 7TH AVE 103 PHOENIX AZ 85013
164-03-181	PARADISE RESERVE COMMUNITY ASSOCIATION		5229 N 7TH AVE 103 PHOENIX AZ 85013
164-03-183	PARADISE RESERVE COMMUNITY ASSOCIATION		5229 N 7TH AVE 103 PHOENIX AZ 85013
169-13-027	SIGALOVE STEVEN/NOEMI		215 TAYLOR AVE GLEN ELLYN IL 60137
169-13-028	GALHOTRA FAMILY REVOCABLE TRUST		12934 W LLANO DR LITCHFIELD PARK AZ 85340
169-13-029	ALLEN-COWLEY LIVING TRUST		1242 E JACKSON ST PHOENIX AZ 85034
169-13-030A	EMERSON INVESTMENTS LLC		1242 E JACKSON ST PHOENIX AZ 85034
169-13-932A	PV LONGLOOK LLC		13 CARRIAGE RD AMHERST NH 03031
169-15-005	BUCKNELL ALLEN D/JEANNE MARIE CONDO	4237 E UPPER RIDGE WY PARADISE VALLEY 85253	6811 N HILLSIDE DR PARADISE VALLEY AZ 85253
169-15-053	YOUNG QUALIFIED PERSONAL RESIDENCE TRUST	7001 N LONGLOOK RD PARADISE VALLEY 85253	6836 N HILLSIDE DR PAARADISE VALLEY AZ 85253
169-15-054	PAUL CLIFFORD R/ENGLE SHERRY	6811 N HILLSIDE DR PARADISE VALLEY 85253	6836 N HILLSIDE DR PAARADISE VALLEY AZ 85253
169-15-055	WILSON C TODD/KAREN T TR	6820 N HILLSIDE DR PARADISE VALLEY 85253	6820 N HILLSIDE DR PARADISE VALLEY AZ 85253
169-19-005B	HAYDEN FAMILY TRUST	6800 N HILLSIDE DR PARADISE VALLEY 85253	6800 N HILLSIDE DR PARADISE VALLEY AZ 85253
169-19-005D	KEVIN WILLIAM MURPHY AND KATHRYN M R MURPHY T	4202 E DESERT CREST DR PARADISE VALLEY 85253	4202 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-19-006E	BIBLE CHURCH OF GOD	4205 E DESERT CREST DR PARADISE VALLEY 85253	4205 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-19-007	DE MENTE BOYE LAFAYETTE & MARGARET	4222 E LINCOLN DR PARADISE VALLEY 85253	4222 E LINCOLN DR SCOTTSDALE AZ 85253
169-19-008	KEMP JAMES E/REBECCA J	6505 N 43RD PL PARADISE VALLEY 85253	6505 N 43RD PL PARADISE VALLEY AZ 85253
169-19-009	ESTRUTH LIVING TRUST	6515 N 43RD PL PARADISE VALLEY 85253	6515 N 43RD PL PARADISE VALLEY AZ 85253-3940
169-19-010	COZZI ALBERT	6531 N 43RD PL PARADISE VALLEY 85253	6531 N 43RD PL PARADISE VALLEY AZ 85253
169-19-011	BOSWELL MALCOLM E	6547 N 43RD PL PARADISE VALLEY 85253	6547 N 43RD PL PARADISE VALLEY AZ 85253
169-19-012	CASSEL WILLIAM W/CARTHA R TR	6565 N 43RD PL PARADISE VALLEY 85253	6565 N 43RD PL PARADISE VALLEY AZ 85253
169-19-013	KELLY PETER C/SUZANNE V TR	4333 E DESERT CREST DR PARADISE VALLEY 85253	4333 E DESERT CREST DR SCOTTSDALE AZ 85253
169-19-014	ELKOTB MOHAMED/MONSOUR HILLORIE	4343 E DESERT CREST DR PARADISE VALLEY 85253	4343 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-19-015	BURNHAM FAMILY REVOCABLE TRUST	4344 E DESERT CREST DR PARADISE VALLEY 85253	4344 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-19-016	RUSSELL MICHAEL G/ELANA D	4334 E DESERT CREST DR PARADISE VALLEY 85253	4334 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-19-017	BORDINKO CAROLYN J	4320 E DESERT CREST DR PARADISE VALLEY 85253	5081 LAKEHURST LN BELLVUE WA 98006
169-19-018A	BLUSCHOK FAMILY TRUST	4306 E DESERT CREST DR PARADISE VALLEY 85253	4306 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-19-019A	ERIC E ULMER LIVING TRUST	4244 E DESERT CREST DR PARADISE VALLEY 85253	4244 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-19-020	YOGA GOURMET GETAWAYS INCORPORATED	4230 E DESERT CREST DR PARADISE VALLEY 85253	4244 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-19-021	MARSHA LAMB AND JAMES MYERS TRUST	4229 E DESERT CREST DR PARADISE VALLEY 85253	4230 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-19-022	NEBEKER FAMILY TRUST	4243 E DESERT CREST DR PARADISE VALLEY 85253	1437 ACACIA CT NAPERVILLE IL 60563
169-19-023	JAMES AND PAULETTE DODSON REVOCABLE TRUST	6566 N 43RD PL PARADISE VALLEY 85253	4243 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-19-024	SUZANNE P MONTHOFER TRUST	6544 N 43RD PL PARADISE VALLEY 85253	6330 SAGE DR PARADISE VALLEY AZ 85253
169-19-025	ANSON FAMILY TRUST	6534 N 43RD PL PARADISE VALLEY 85253	6544 N 43RD PL PARADISE VALLEY AZ 85253
		6516 N 43RD PL PARADISE VALLEY 85253	6534 N 43RD PLACE PARADISE VALLEY AZ 85253
			6516 N 43RD PL PARADISE VALLEY AZ 85253

169-20-004C	PARADISE VALLEY METHODIST CH	4455 E LINCOLN DR PARADISE VALLEY 85253	4455 E LINCOLN DR PARADISE VALLEY AZ 85253
169-22-076B	CHRIST CHURCH OF THE ASCENSION	4015 E LINCOLN DR PARADISE VALLEY 85253	4015 E LINCOLN DR PARADISE VALLEY AZ 85253
169-22-082	ZATZMAN REVOCABLE TRUST NUMBER 1	4200 E MARLETTE AVE PARADISE VALLEY 85253	25 HUNTWICK LN ENGLEWOOD CO 80113
169-22-083	JAVACHANDRAN FAMILY TRUST	4212 E MARLETTE AVE PARADISE VALLEY 85253	4212 E MARLETTE AVE PARADISE VALLEY AZ 85253
169-22-084	GOLDBERG STANLEY J TR/GOLDBERG LOIS ANN TR	4226 E MARLETTE AVE PARADISE VALLEY 85253	4226 E MARLETTE AVE PARADISE VALLEY AZ 85253
169-22-085	AL SAYDEE TRUST	4240 E MARLETTE AVE PARADISE VALLEY 85253	4240 E MARLETTE AVE PARADISE VALLEY AZ 85253
169-22-086	SINGH/KAUR FAMILY TRUST	4252 E MARLETTE AVE PARADISE VALLEY 85253	4252 E MARLETTE AVE PARADISE VALLEY AZ 85253
169-22-101	ALM CHARLES/CHRISTINE RUANE	6228 N 42ND ST PARADISE VALLEY 85253	4618 E BERNELL DR PHOENIX AZ 85028
169-22-102	MARK S DAVIS AND CATHELEN DAVIS TRUST	6300 N 42ND ST PARADISE VALLEY 85253	6300 N 42ND ST PARADISE VALLEY AZ 85253
169-22-103	GIMBEL NEAL J/NANCY F	6312 N 42ND ST PARADISE VALLEY 85253	6312 N 42ND ST PARADISE VALLEY AZ 85253
169-22-104	MARKETING SOLUTIONS GROUP INC	6324 N 42ND ST PARADISE VALLEY 85253	3120 W CAREFREE HWY STE 1 PMB 1530 PHOENIX AZ 85086
169-22-105	BOSCO MICHAEL A JR/KATHRYN G TR	6301 N 42ND ST PARADISE VALLEY 85253	6301 N 42ND ST PARADISE VALLEY AZ 85253-3910
169-22-113	MILUSCI CHRISTOPHER R	4231 E MARLETTE AVE PARADISE VALLEY 85253	4231 E MARLETTE DR PARADISE VALLEY AZ 85253
169-22-114	VPR HOLDINGS LLC	4223 E MARLETTE AVE PARADISE VALLEY 85253	5695 E VILLAGE DR PARADISE VALLEY AZ 85253
169-22-115A	GUGLIELMI JOSEPH M/BARBARA E TR	6225 N 42ND ST PARADISE VALLEY 85253	6225 N 42ND ST PARADISE VALLEY AZ 85253
169-22-116	MARK AND BRENDA SMITH TRUST	4201 E MARLETTE AVE PARADISE VALLEY 85253	4201 E MARLETTE AVE PARADISE VALLEY AZ 85253
169-22-130	KLOVAR INVESTMENTS LLC	4241 E MARLETTE AVE PARADISE VALLEY 85253	4241 E MARLETTE AVE PARADISE VALLEY AZ 85253
169-22-132	UNITARIAN UNIVERSALIST CONGREGATION OF PHOENI	4027 E LINCOLN DR PARADISE VALLEY 85253	4027 E LINCOLN DR SCOTTSDALE AZ 85253
169-46-015	SCOTT AARON M	6515 N HILLSIDE DR PARADISE VALLEY 85253	6515 N HILLSIDE DR PARADISE VALLEY AZ 85253
169-46-016	CLINGER MALCOLM JR TR/BARBARA T TR	6533 N HILLSIDE DR PARADISE VALLEY 85253	6533 N HILLSIDE DR SCOTTSDALE AZ 85253
169-46-017	ROBERT FERRIGNI TRUST	6549 N HILLSIDE DR PARADISE VALLEY 85253	6549 N HILLSIDE DR PARADISE VALLEY AZ 85253
169-46-018	SMITH JAMES NICHOLAS/OLIVIA VERMA	6611 N HILLSIDE DR PARADISE VALLEY 85253	6611 N HILLSIDE DR PARADISE VALLEY AZ 85253
169-46-019	BARBARA ELYNN LIVING TRUST	6623 N HILLSIDE DR PARADISE VALLEY 85253	6623 N HILLSIDE DR PARADISE VALLEY AZ 85253-4073
169-46-020	BERGSTROM CHRISTOPHER SCOTT/NICOLE FELKER	6633 N HILLSIDE DR PARADISE VALLEY 85253	6633 N HILLSIDE DR PARADISE VALLEY AZ 85253
169-46-021	CONTI FAMILY TRUST	6653 N HILLSIDE DR PARADISE VALLEY 85253	4803 N WOODMERE FAIRWAY UNIT 2002 SCOTTSDALE AZ 85251
169-46-022	GRAY SCOTT W/ALISON C	6711 N HILLSIDE DR PARADISE VALLEY 85253	6711 N HILLSIDE DR SCOTTSDALE AZ 85253-3230
169-46-023	VASILIOPOULOS NICHOLAS K/GARVEY ELLEEN E	4433 E JOSHUA TREE LN PARADISE VALLEY 85253	105 ARRANDALE RD ROCKVILLE CENTRE NY 11570
169-46-028	BENJAMIN ALON TRUST/JANET L ALON TRUST	6735 N SILVER MOUNTAIN RD PARADISE VALLEY 85253	PO BOX 854 HIGHLAND PARK IL 60061
169-46-029	NINETEEN SIXTY ONE FAMILY TRUST	6650 N HILLSIDE DR PARADISE VALLEY 85253	6650 N HILLSIDE DR PARADISE VALLEY AZ 85253
169-46-030	MUTTON STEPHEN/KNYSH CRYSTAL	6632 N HILLSIDE DR PARADISE VALLEY 85253	6632 N HILLSIDE DR PARADISE VALLEY AZ 85253
169-46-031	BRANDON E DALE AND USA C DALE REV TRUST	6608 N HILLSIDE DR PARADISE VALLEY 85253	6606 N HILLSIDE DR SCOTTSDALE AZ 85253
169-46-032	KELSEY LUA BOLTZ AND BARBARA BRADSTREET	6542 N HILLSIDE DR PARADISE VALLEY 85253	6542 N HILLSIDE DR PARADISE VALLEY AZ 85253
169-46-033	BRADLEY DONALD J/DAMARIS R TR	6528 N HILLSIDE DR PARADISE VALLEY 85253	6528 N HILLSIDE DR SCOTTSDALE AZ 85253
169-46-034	JAY AND JASUMATI ALAGIA TRUST	6516 N HILLSIDE DR PARADISE VALLEY 85253	656 COUNTRY CLUB DR BATTLE CREEK MI 49015
169-46-035	TABRON LA JUNE M/AVERY D	4414 E LINCOLN DR PARADISE VALLEY 85253	2648 INTERNATIONAL BLVD STE 800 OAKLAND CA 94601
169-46-036	COURTYARD TERRACE LLC	6802 N 40TH ST PARADISE VALLEY 85253	6802 N 40TH ST PARADISE VALLEY AZ 85253
169-51-002	LINCOLN HEIGHTS LLC	6664 N 40TH ST PARADISE VALLEY 85253	6664 N 40TH ST PARADISE VALLEY AZ 85253
169-51-003	LINCOLN HEIGHTS LLC	6664 N 40TH ST PARADISE VALLEY 85253	6664 N 40TH ST PARADISE VALLEY AZ 85253
169-51-004	LAHR DAYALBHAI V/SUMANBEN D TR	6644 N 40TH ST PARADISE VALLEY 85253	6644 N 40TH ST PARADISE VALLEY AZ 85253
169-51-005	SEAN AND CHRISTINA CARROLL LIVING TRUST	6638 N 40TH ST PARADISE VALLEY 85253	6638 N 40TH ST PARADISE VALLEY AZ 85253
169-51-006	BRANDON E DALE AND USA C DALE REV TRUST	4001 E LAMAR RD PARADISE VALLEY 85253	4001 E LAMAR RD PARADISE VALLEY AZ 85253
169-51-007	GIANCOLA JOSEPH/BARBARA	6645 N 40TH ST PARADISE VALLEY 85253	6645 N 40TH ST PARADISE VALLEY AZ 85253
169-51-008	JLCL FAMILY TRUST	6625 N 40TH ST PARADISE VALLEY 85253	6625 N 40TH ST PARADISE VALLEY AZ 85253
169-51-010	JEFFERY STEIER AND ELIZABETH STEIER TRUST	4002 E DESERT CREST DR PARADISE VALLEY 85253	4002 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-51-011	SONORAN FAMILY TRUST	4021 E LAMAR RD PARADISE VALLEY 85253	5757 S 34TH ST SUITE 100 LINCOLN NE 68516
169-51-012	ACCOMMODATION LLC		

169-51-0138	ACF LLC	4060 E LAMAR RD PARADISE VALLEY 85253	4060 E LAMAR RD PARADISE VALLEY AZ 85253
169-51-0144	HALFORD ROBERT JOHN ARTHUR	4055 E LAMAR RD PARADISE VALLEY 85253	PO BOX 93430 PHOENIX AZ 85070
169-51-019	SHABAT IZHAK BEN	4002 E LAMAR RD PARADISE VALLEY 85253	4002 E LAMAR RD PARADISE VALLEY AZ 85253
169-51-020	LIEBERMAN ABRAHAM/INA	6801 N 40TH ST PARADISE VALLEY 85253	6801 N 40TH ST PARADISE VALLEY AZ 85253
169-51-021	KITEI FRANK D/ LYNNE D	4015 E FLYNN LN PARADISE VALLEY 85253	4015 E FLYNN LN PARADISE VALLEY AZ 85253
169-51-022	TANG SAM C & JANE L CO-TRS	4016 E FLYNN LN PARADISE VALLEY 85253	4016 E FLYNN LN SCOTTSDALE AZ 85253
169-51-023	GENTRY MILICENT/ISMAIL BASEL	4002 E FLYNN LN PARADISE VALLEY 85253	4002 E FLYNN LN PARADISE VALLEY AZ 85253
169-51-024A	AVERY THOMAS C/ROSALIE	4044 E LAMAR RD PARADISE VALLEY 85253	4044 E LAMAR RD PARADISE VALLEY AZ 85253
169-51-026	SUMAR RIYAZ A/KAMAL	4039 E LAMAR RD PARADISE VALLEY 85253	4039 E LAMAR RD PARADISE VALLEY AZ 85253
169-51-027	UNDERWOOD PAMELA G	4020 E DESERT CREST DR PARADISE VALLEY 85253	7501 N VIA DE LOS LIBROS SCOTTSDALE AZ 85258
169-51-028	LISHERNESS HARLEY C TR	4212 E LAMAR RD PARADISE VALLEY 85253	1918 W GRANT ST PHOENIX AZ 85009
169-52-001	WAND RICHARD W/SHARON B TR	6602 N 40TH ST PARADISE VALLEY 85253	6602 N 40TH ST PARADISE VALLEY AZ 85253
169-52-002	CARLO M KARIM AND AMY E MARKGRAF REVOCABLE LIV	6611 N 40TH ST PARADISE VALLEY 85253	6207 E MAVERICK RD PARADISE VALLEY AZ 85253
169-52-003	MEHDI BOBAK/LACAPRARA LISA	6601 N 40TH ST PARADISE VALLEY 85253	6601 N 40TH ST PARADISE VALLEY AZ 85253
169-52-004	FRITZ COLLEEN/ARNOLD	4002 E SIERRA VISTA DR PARADISE VALLEY 85253	4002 E SIERRA VISTA DR PARADISE VALLEY AZ 85253
169-52-005	AXE KATHY D	4020 E SIERRA VISTA DR PARADISE VALLEY 85253	4020 E SIERRA VISTA DR SCOTTSDALE AZ 85253
169-52-006	HUNTER WILLIAM C	4015 E SIERRA VISTA DR PARADISE VALLEY 85253	PO BOX 68282 OAK GROVE OR 97267
169-52-007	MONTANARELLA PAUL D/CINDY J	6543 N 40TH ST PARADISE VALLEY 85253	6543 N 40TH ST PARADISE VALLEY AZ 85253
169-52-008	SALEM S HENRY/KHALIL RANYA	6501 N 40TH ST PARADISE VALLEY 85253	6501 N 40TH ST PARADISE VALLEY AZ 85253
169-52-009	BIGELOW JOHN G	4020 E LINCOLN DR PARADISE VALLEY 85253	4020 E LINCOLN DR PARADISE VALLEY AZ 85253
169-52-010	VINCIC ZELUKO/RADMILA	6504 N 40TH PL PARADISE VALLEY 85253	6504 N 40TH PL PARADISE VALLEY AZ 85253
169-52-011	REICHMAN SUSAN R	6520 N 40TH PL PARADISE VALLEY 85253	6520 N 40TH PL PARADISE VALLEY AZ 85253
169-52-012	COOPER GENE	6536 N 40TH PL PARADISE VALLEY 85253	17455 N BLACK CANYON HWY PHOENIX AZ 85023
169-52-013	MARVIN LOEB TRUST	6554 N 40TH PL PARADISE VALLEY 85253	6554 N 40TH PL SCOTTSDALE AZ 85253
169-52-014	HEK TRUST	6566 N 40TH PL PARADISE VALLEY 85253	3104 E CAMELBACK RD UNIT 702 PHOENIX AZ 85016
169-52-015	DEAKIN JOHN G/LINDA C TR	4009 E DESERT CREST DR PARADISE VALLEY 85253	4009 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-52-016A	BENJAMIN IVOR	4050 E DESERT CREST DR PARADISE VALLEY 85253	4050 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-52-017	BOROVAY JOEL/DANIEL DONA DIAN TR	4030 E DESERT CREST DR PARADISE VALLEY 85253	4030 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-52-018	DANIELS ALAN U/SUZANNE R	4031 E DESERT CREST DR PARADISE VALLEY 85253	4031 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-52-019	FRISBY HOWARD E/DONNA A TR	6535 N 40TH PL PARADISE VALLEY 85253	PO BOX 30276 PHOENIX AZ 85046-0276
169-52-020	FICKES H MAY	6521 N 40TH PL PARADISE VALLEY 85253	3104 E CAMELBACK NO 545 PHOENIX AZ 85016
169-52-021	GNKK TRUST	6501 N 40TH PL PARADISE VALLEY 85253	6501 N 40TH PL PARADISE VALLEY AZ 85253
169-52-022	THONGTRANGAN KATE/ISSADA	4070 E LINCOLN DR PARADISE VALLEY 85253	4070 E LINCOLN DR PARADISE VALLEY AZ 85253
169-52-023	ALWAY MARK D	6520 N 41ST ST PARADISE VALLEY 85253	6520 N 41ST ST PARADISE VALLEY AZ 85253
169-52-024	BUSTOS ANDRES E/RITA J	6538 N 41ST ST PARADISE VALLEY 85253	6538 N 41ST ST PARADISE VALLEY AZ 85253
169-52-025	TAYLOR WILLIAM H	4045 E DESERT CREST DR PARADISE VALLEY 85253	4045 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-52-026	CHAPMAN ANTONY C/BEAVER KELLY S	4051 E DESERT CREST DR PARADISE VALLEY 85253	4051 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-52-027	ILEANA ORLICH FAMILY TRUST	6533 N 41ST ST PARADISE VALLEY 85253	6533 N 41ST ST PARADISE VALLEY AZ 85253-3939
169-52-028	RFK TRUST	6519 N 41ST ST PARADISE VALLEY 85253	6519 N 41ST ST PARADISE VALLEY AZ 85253
169-52-029	HOEL DAVID C/HUNG TSE	6501 N 41ST ST PARADISE VALLEY 85253	6501 N 41ST ST PARADISE VALLEY AZ 85253
169-53-001	ANDREWS JEFFREY D/DEBRA J TR	4343 E HIGHLANDS DR PARADISE VALLEY 85253	4343 E HIGHLANDS DR PARADISE VALLEY AZ 85253
169-53-002	WITTENBERG RON	4329 E HIGHLANDS DR PARADISE VALLEY 85253	4329 E HIGHLANDS DR PARADISE VALLEY AZ 85253-3254
169-53-003A	VH PROPERTIES LLC	4315 E HIGHLANDS DR PARADISE VALLEY 85253	4315 E HIGHLANDS DR PARADISE VALLEY AZ 85253
169-53-004A	ERIN C OLSCHANSKY REVOCABLE TRUST/CRAIG A OLSCH	4301 E HIGHLANDS DR PARADISE VALLEY 85253	4301 E HIGHLAND DR PARADISE VALLEY AZ 85253
169-53-005	LIEBERMAN AARON OSCAR LEWIS/JAMIE	4237 E HIGHLANDS DR PARADISE VALLEY 85253	4237 E HIGHLAND DR PARADISE VALLEY AZ 85253
169-53-006	COXSEY LAUREN JOY/GREGORY PAUL TR/ETAL	4223 E HIGHLANDS DR PARADISE VALLEY 85253	9812 E KAREN DR SCOTTSDALE AZ 85260
169-53-007	RILEY JOE TR	4217 E HIGHLANDS DR PARADISE VALLEY 85253	2947 W MCDOWELL RD PHOENIX AZ 85009

169-53-008	LEVITT THOMAS I/MARGARET W	4211 E HIGHLANDS DR PARADISE VALLEY 85253	4211 E HIGHLAND DR PARADISE VALLEY AZ 85253
169-53-011	BROWN H STEVAN	6810 N HIGHLANDS DR PARADISE VALLEY 85253	6810 N HIGHLAND DR PARADISE VALLEY AZ 85253
169-53-012	JANE MARIE WESTHOFF TRUST	6824 N HIGHLANDS DR PARADISE VALLEY 85253	316 41ST ST WESTERN SPRINGS IL 60558
169-53-013	YANS LLC	6900 N HIGHLANDS DR PARADISE VALLEY 85253	7725 N CLEARWATER PKWY PARADISE VALLEY AZ 85253
169-53-022	RAY REBA/BASUDEB/ RAY ANITA	6827 N HIGHLANDS DR PARADISE VALLEY 85253	6827 N HIGHLANDS DR PARADISE VALLEY AZ 85253
169-53-023A	SCHIFFENHAUS REVOCABLE TRUST	4302 E HIGHLANDS DR PARADISE VALLEY 85253	4302 E HIGHLANDS DR PARADISE VALLEY AZ 85253
169-53-024A	SAYARE MITCHEL/CHRISTINA KAZIS	4242 E HIGHLANDS DR PARADISE VALLEY 85253	4242 E HIGHLANDS DR PARADISE VALLEY AZ 85253
169-53-025	ARTHUR CUNNINGHAM FAMILY TRUST	4320 E HIGHLANDS DR PARADISE VALLEY 85253	3219 E CAMELBACK DR PMB 819 PHOENIX AZ 85018
169-53-026	JOHN R AND BARBARA J CORSTEIN TRUST	4342 E HIGHLANDS DR PARADISE VALLEY 85253	4342 E HIGHLANDS DR PARADISE VALLEY AZ 85253
169-53-027	JAMES L ROSE AND DIANE H ROSE REVOCABLE TRUST	6736 N SILVER MOUNTAIN RD PARADISE VALLEY 85253	6736 SILVER MOUNTAIN RD PARADISE VALLEY AZ 85253
169-53-028	BELL BILLY G/LORI	6740 N SILVER MOUNTAIN RD PARADISE VALLEY 85253	6740 N SILVER MOUNTAIN RD PARADISE VALLEY AZ 85253
169-53-029B	ACF LLC	4060 E LAMAR RD PARADISE VALLEY 85253	4060 E LAMAR RD PARADISE VALLEY AZ 85253
169-53-029D	LEWIS JOHN M/NORMA J	4222 E LAMAR RD PARADISE VALLEY 85253	PO BOX 5094 PHOENIX AZ 85010-5094
169-53-029F	IROAR LIVING TRUST	4202 E LAMAR RD PARADISE VALLEY 85253	4222 E LAMAR RD PARADISE VALLEY AZ 85253
169-53-029G	LEWIS JOHN M/NORMA J	4202 E LAMAR RD PARADISE VALLEY 85253	PO BOX 5094 PHOENIX AZ 85010-5094
169-53-029H	LEWIS JOHN M/NORMA J	4202 E LAMAR RD PARADISE VALLEY 85253	PO BOX 5094 PHOENIX AZ 85010-5094
169-53-029I	LEWIS JOHN M/NORMA J	4202 E LAMAR RD PARADISE VALLEY 85253	PO BOX 5094 PHOENIX AZ 85010-5094
169-53-030	SALES RICHARD L	6902 N HIGHLANDS DR PARADISE VALLEY 85253	6902 N HIGHLANDS DR PARADISE VALLEY AZ 85253
169-53-031	MONTHOFER WOLFGANG E/NANCY J TR	6918 N HIGHLANDS DR PARADISE VALLEY 85253	6918 N HIGHLANDS DR PARADISE VALLEY AZ 85253
169-53-032A	LOUIS SANDS IV REAL ESTATE LLLP	6932 N HIGHLANDS DR PARADISE VALLEY 85253	PO BOX 95 GLENDALE AZ 85311
169-53-032B	MONTHOFER WOLFGANG E/NANCY J CO-TR	6918 N HIGHLANDS PARADISE VALLEY 85253	6918 N HIGHLANDS DR PARADISE VALLEY AZ 85253
169-53-033	HADEED JAMES J/JUMANA A	6933 N HIGHLANDS DR PARADISE VALLEY 85253	36974 N 109TH ST SCOTTSDALE AZ 85626
169-53-034	HADEED JAMES/JUMANA	6919 N HIGHLANDS DR PARADISE VALLEY 85253	36974 N 109TH ST SCOTTSDALE AZ 85626
169-53-036	MORGAN MAXWELL LLC	6901 N HIGHLANDS DR PARADISE VALLEY 85253	6901 N HIGHLANDS DR PARADISE VALLEY AZ 85253
169-53-037	TERRANOVA LIVING TRUST	6845 N HIGHLANDS DR PARADISE VALLEY 85253	6845 N HIGHLANDS DR PARADISE VALLEY AZ 85253
169-53-038	DELAPE JEFFREY J	4208 E LAMAR RD PARADISE VALLEY 85253	1 TOWER LN 11TH FL OAKBROOK TERRACE IL 60181
169-53-039	JOHNSON JEFFREY	4228 E HIGHLANDS DR PARADISE VALLEY 85253	4228 E HIGHLANDS DR PARADISE VALLEY AZ 85253

MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP	PHYSICAL_ZIP	PHYSICAL_CITY	PHYSICAL_ZIP
8408 E SHEA BLVD SUITE D-4100	SCOTTSDALE	AZ	85260	6825 N	39TH PL	PARADISE VALLEY
101 S PHILLIPS AVE SUITE 501	SIOUTX FALLS	SD	57401	6725 N	39TH WY	PARADISE VALLEY
4625 N BORGATELLO LN	PHOENIX	AZ	85018	6715 N	39TH WY	PARADISE VALLEY
80 E RIO SALADO PKWY SUITE 511	TEMPE	AZ	85281	6665 N	39TH WY	PARADISE VALLEY
4535 N 56TH ST	PHOENIX	AZ	85018	6655 N	39TH WY	PARADISE VALLEY
6645 N 39TH WAY	PARADISE VALLEY	AZ	85253	6645 N	39TH WY	PARADISE VALLEY
5441 E MOCKINGBIRD LN	PARADISE VALLEY	AZ	85253	6635 N	39TH WY	PARADISE VALLEY
6625 N 39TH WAY	PARADISE VALLEY	AZ	85253	6625 N	39TH WY	PARADISE VALLEY
6615 N 39TH WAY	PARADISE VALLEY	AZ	85253	6615 N	39TH WY	PARADISE VALLEY
6605 N 39TH WAY	PARADISE VALLEY	AZ	85253	6605 N	39TH WY	PARADISE VALLEY
3970 E SIERRA VISTA DR	PARADISE VALLEY	AZ	85253	3970 E	SIERRA VIS DR	PARADISE VALLEY
2451 MARVIN LN	FREEMONT	IL	61032	3960 E	SIERRA VIS DR	PARADISE VALLEY
5229 N 7TH AVE 103	PHOENIX	AZ	85013	3950 E	LINCOLN DR	PARADISE VALLEY
5229 N 7TH AVE 103	PHOENIX	AZ	85013			
5229 N 7TH AVE 103	PHOENIX	AZ	85013			
215 TAYLOR AVE	GLEN ELLYN	IL	60137			
12934 W LLANO DR	LITCHFIELD PARK	AZ	85340			
1242 E JACKSON ST	PHOENIX	AZ	85034			
1242 E JACKSON ST	PHOENIX	AZ	85034			
13 CARRIAGE RD	AMHERST	NH	3031	4237 E	UPPER RID WY	PARADISE VALLEY
6811 N HILLSIDE DR	PARADISE VALLEY	AZ	85253	7001 N	LONGLOOK RD	PARADISE VALLEY
6836 N HILLSIDE DR	PARADISE VALLEY	AZ	85253	6811 N	HILLSIDE DR	PARADISE VALLEY
6820 N HILLSIDE DR	PARADISE VALLEY	AZ	85253	6836 N	HILLSIDE DR	PARADISE VALLEY
6800 N HILLSIDE DR	PARADISE VALLEY	AZ	85253	6820 N	HILLSIDE DR	PARADISE VALLEY
4202 E DESERT CREST DR	PARADISE VALLEY	AZ	85253	6800 N	HILLSIDE DR	PARADISE VALLEY
4205 E DESERT CREST DR	PARADISE VALLEY	AZ	85253	4202 E	DESERT CR DR	PARADISE VALLEY
4222 E LINCOLN DR	SCOTTSDALE	AZ	85253	4205 E	DESERT CR DR	PARADISE VALLEY
6505 N 43RD PL	PARADISE VALLEY	AZ	85253	4222 E	LINCOLN DR	PARADISE VALLEY
6515 N 43RD PL	PARADISE VALLEY	AZ	85253-394	6505 N	43RD PL	PARADISE VALLEY
6531 N 43RD PL	PARADISE VALLEY	AZ	85253	6515 N	43RD PL	PARADISE VALLEY
6547 N 43RD PL	PARADISE VALLEY	AZ	85253	6531 N	43RD PL	PARADISE VALLEY
6565 N 43RD PL	PARADISE VALLEY	AZ	85253	6547 N	43RD PL	PARADISE VALLEY
4333 E DESERT CREST DR	SCOTTSDALE	AZ	85253	6565 N	43RD PL	PARADISE VALLEY
4343 E DESERT CREST DR	PARADISE VALLEY	AZ	85253	4333 E	DESERT CR DR	PARADISE VALLEY
4344 E DESERT CREST DR	PARADISE VALLEY	AZ	85253	4343 E	DESERT CR DR	PARADISE VALLEY
4334 E DESERT CREST DR	PARADISE VALLEY	AZ	85253	4344 E	DESERT CR DR	PARADISE VALLEY
5081 LAKEHURST LN	BELLVUE	WA	98006	4334 E	DESERT CR DR	PARADISE VALLEY
4306 E DESERT CREST DR	PARADISE VALLEY	AZ	85253	4320 E	DESERT CR DR	PARADISE VALLEY
4244 E DESERT CREST DR	PARADISE VALLEY	AZ	85253	4306 E	DESERT CR DR	PARADISE VALLEY
4230 E DESERT CREST DR	PARADISE VALLEY	AZ	85253	4244 E	DESERT CR DR	PARADISE VALLEY
1437 ACACIA CT	NAPERVILLE	IL	60563	4230 E	DESERT CR DR	PARADISE VALLEY
4243 E DESERT CREST DR	PARADISE VALLEY	AZ	85253	4229 E	DESERT CR DR	PARADISE VALLEY
6330 SAGE DR	PARADISE VALLEY	AZ	85253	4243 E	DESERT CR DR	PARADISE VALLEY
6544 N 43RD PL	PARADISE VALLEY	AZ	85253	6566 N	43RD PL	PARADISE VALLEY
6534 N 43RD PLACE	PARADISE VALLEY	AZ	85253	6544 N	43RD PL	PARADISE VALLEY
6516 N 43RD PL	PARADISE VALLEY	AZ	85253	6534 N	43RD PL	PARADISE VALLEY
				6516 N	43RD PL	PARADISE VALLEY

4455 E LINCOLN DR	PARADISE VALLEY	AZ	85253	4455 E	LINCOLN DR	PARADISE VALLEY	85253
4015 E LINCOLN DR	PARADISE VALLEY	AZ	85253	4015 E	LINCOLN DR	PARADISE VALLEY	85253
25 HUNTWICK LN	ENGLEWOOD	CO	80113	4200 E	MARLETTE AVE	PARADISE VALLEY	85253
4212 E MARLETTE AVE	PARADISE VALLEY	AZ	85253	4212 E	MARLETTE AVE	PARADISE VALLEY	85253
4226 E MARLETTE AVE	PARADISE VALLEY	AZ	85253	4226 E	MARLETTE AVE	PARADISE VALLEY	85253
4240 E MARLETTE AVE	PARADISE VALLEY	AZ	85253	4240 E	MARLETTE AVE	PARADISE VALLEY	85253
4252 E MARLETTE AVE	PARADISE VALLEY	AZ	85253	4252 E	MARLETTE AVE	PARADISE VALLEY	85253
4618 E BERNELL DR	PHOENIX	AZ	85028	6228 N	ST	PARADISE VALLEY	85253
6300 N 42ND ST	PARADISE VALLEY	AZ	85253	6300 N	ST	PARADISE VALLEY	85253
6312 N 42ND ST	PARADISE VALLEY	AZ	85253	6312 N	ST	PARADISE VALLEY	85253
3120 W CAREFREE HWY STE 1 PMB 1530	PHOENIX	AZ	85086	6324 N	ST	PARADISE VALLEY	85253
6301 N 42ND ST	PARADISE VALLEY	AZ	85253-391	6301 N	ST	PARADISE VALLEY	85253
4231 E MARLETTE DR	PARADISE VALLEY	AZ	85253	4231 E	MARLETTE AVE	PARADISE VALLEY	85253
5695 E VILLAGE DR	PARADISE VALLEY	AZ	85253	4223 E	MARLETTE AVE	PARADISE VALLEY	85253
6225 N 42ND ST	PARADISE VALLEY	AZ	85253	6225 N	ST	PARADISE VALLEY	85253
4201 E MARLETTE AVE	PARADISE VALLEY	AZ	85253	4201 E	MARLETTE AVE	PARADISE VALLEY	85253
4241 E MARLETTE AVE	PARADISE VALLEY	AZ	85253	4241 E	MARLETTE AVE	PARADISE VALLEY	85253
4027 E LINCOLN DR	SCOTTSDALE	AZ	85253	4027 E	LINCOLN DR	PARADISE VALLEY	85253
6515 N HILLSIDE DR	PARADISE VALLEY	AZ	85253	6515 N	HILLSIDE DR	PARADISE VALLEY	85253
6535 N HILLSIDE DR	SCOTTSDALE	AZ	85253	6535 N	HILLSIDE DR	PARADISE VALLEY	85253
6549 N HILLSIDE DR	PARADISE VALLEY	AZ	85253	6549 N	HILLSIDE DR	PARADISE VALLEY	85253
6611 N HILLSIDE DR	PARADISE VALLEY	AZ	85253	6611 N	HILLSIDE DR	PARADISE VALLEY	85253
6623 N HILLSIDE DR	PARADISE VALLEY	AZ	85253-407	6623 N	HILLSIDE DR	PARADISE VALLEY	85253
6635 N HILLSIDE DR	PARADISE VALLEY	AZ	85253	6635 N	HILLSIDE DR	PARADISE VALLEY	85253
4803 N WOODMERE FAIRWAY UNIT 2002	SCOTTSDALE	AZ	85251	6653 N	HILLSIDE DR	PARADISE VALLEY	85253
6711 N HILLSIDE DR	SCOTTSDALE	AZ	85253-323	6711 N	HILLSIDE DR	PARADISE VALLEY	85253
105 ARRANDALE RD	ROCKVILLE CENTRE	NY	11570	4433 E	JOSHUA TRLN	PARADISE VALLEY	85253
PO BOX 854	HIGHLAND PARK	IL	60061	6735 N	SILVER MO RD	PARADISE VALLEY	85253
6650 N HILLSIDE DR	PARADISE VALLEY	AZ	85253	6650 N	HILLSIDE DR	PARADISE VALLEY	85253
6632 N HILLSIDE DR	PARADISE VALLEY	AZ	85253	6632 N	HILLSIDE DR	PARADISE VALLEY	85253
6622 N 40TH ST	PARADISE VALLEY	AZ	85253	6618 N	HILLSIDE DR	PARADISE VALLEY	85253
6606 N HILLSIDE DR	SCOTTSDALE	AZ	85253	6606 N	HILLSIDE DR	PARADISE VALLEY	85253
6542 N HILLSIDE DR	PARADISE VALLEY	AZ	85253	6542 N	HILLSIDE DR	PARADISE VALLEY	85253
6528 N HILLSIDE DR	SCOTTSDALE	AZ	85253	6528 N	HILLSIDE DR	PARADISE VALLEY	85253
656 COUNTRY CLUB DR	BATTLE CREEK	MI	49015	6516 N	HILLSIDE DR	PARADISE VALLEY	85253
2648 INTERNATIONAL BLVD STE 800	OAKLAND	CA	94601	4414 E	LINCOLN DR	PARADISE VALLEY	85253
6802 N 40TH ST	PARADISE VALLEY	AZ	85253	6802 N	ST	PARADISE VALLEY	85253
6664 N 40TH ST	PARADISE VALLEY	AZ	85253	6664 N	ST	PARADISE VALLEY	85253
6664 N 40TH ST	PARADISE VALLEY	AZ	85253	6664 N	ST	PARADISE VALLEY	85253
6644 N 40TH ST	PARADISE VALLEY	AZ	85253	6644 N	ST	PARADISE VALLEY	85253
6638 N 40TH ST	PARADISE VALLEY	AZ	85253	6638 N	ST	PARADISE VALLEY	85253
6622 N 40TH ST	PARADISE VALLEY	AZ	85253	6622 N	ST	PARADISE VALLEY	85253
4001 E LAMAR RD	PARADISE VALLEY	AZ	85253	4001 E	LAMAR RD	PARADISE VALLEY	85253
6645 N 40TH ST	PARADISE VALLEY	AZ	85253	6645 N	ST	PARADISE VALLEY	85253
6625 N 40TH ST	PARADISE VALLEY	AZ	85253	6625 N	ST	PARADISE VALLEY	85253
4002 E DESERT CREST DR	PARADISE VALLEY	AZ	85253	4002 E	DESERT CR DR	PARADISE VALLEY	85253
5757 S 34TH ST SUITE 100	LINCOLN	NE	68516	4021 E	LAMAR RD	PARADISE VALLEY	85253

4060 E LAMAR RD	PARADISE VALLEY	AZ	85253	4060 E	LAMAR	RD	PARADISE VALLEY	85253
PO BOX 93430	PHOENIX	AZ	85070	4055 E	LAMAR	RD	PARADISE VALLEY	85253
4002 E LAMAR RD	PARADISE VALLEY	AZ	85253	4002 E	LAMAR	RD	PARADISE VALLEY	85253
6801 N 40TH ST	PARADISE VALLEY	AZ	85253	6801 N	40TH	ST	PARADISE VALLEY	85253
4015 E FLYNN LN	PARADISE VALLEY	AZ	85253	4015 E	FLYNN	LN	PARADISE VALLEY	85253
4016 E FLYNN LN	SCOTTSDALE	AZ	85253	4016 E	FLYNN	LN	PARADISE VALLEY	85253
4002 E FLYNN LN	PARADISE VALLEY	AZ	85253	4002 E	FLYNN	LN	PARADISE VALLEY	85253
4044 E LAMAR RD	PARADISE VALLEY	AZ	85253	4044 E	LAMAR	RD	PARADISE VALLEY	85253
4039 E LAMAR RD	PARADISE VALLEY	AZ	85253	4039 E	LAMAR	RD	PARADISE VALLEY	85253
7501 N VIA DE LOS LIBROS	SCOTTSDALE	AZ	85258	4020 E	DESERT CR	DR	PARADISE VALLEY	85253
1918 W GRANT ST	PHOENIX	AZ	85009	4212 E	LAMAR	RD	PARADISE VALLEY	85253
6602 N 40TH ST	PARADISE VALLEY	AZ	85253	6602 N	40TH	ST	PARADISE VALLEY	85253
6207 E MAVERICK RD	PARADISE VALLEY	AZ	85253	6611 N	40TH	ST	PARADISE VALLEY	85253
6601 N 40TH ST	PARADISE VALLEY	AZ	85253	6601 N	40TH	ST	PARADISE VALLEY	85253
4002 E SIERRA VISTA DR	PARADISE VALLEY	AZ	85253	4002 E	SIERRA VIS	DR	PARADISE VALLEY	85253
4020 E SIERRA VISTA DR	SCOTTSDALE	AZ	85253	4020 E	SIERRA VIS	DR	PARADISE VALLEY	85253
PO BOX 68282	OAK GROVE	OR	97267	4015 E	SIERRA VIS	DR	PARADISE VALLEY	85253
6543 N 40TH ST	PARADISE VALLEY	AZ	85253	6543 N	40TH	ST	PARADISE VALLEY	85253
6501 N 40TH ST	PARADISE VALLEY	AZ	85253	6501 N	40TH	ST	PARADISE VALLEY	85253
4020 E LINCOLN DR	PARADISE VALLEY	AZ	85253	4020 E	LINCOLN	DR	PARADISE VALLEY	85253
6504 N 40TH PL	PARADISE VALLEY	AZ	85253	6504 N	40TH	PL	PARADISE VALLEY	85253
6520 N 40TH PL	PARADISE VALLEY	AZ	85253	6520 N	40TH	PL	PARADISE VALLEY	85253
17455 N BLACK CANYON HWY	PHOENIX	AZ	85023	6536 N	40TH	PL	PARADISE VALLEY	85253
6554 40TH PL	SCOTTSDALE	AZ	85253	6554 N	40TH	PL	PARADISE VALLEY	85253
3104 E CAMELBACK RD UNIT 702	PHOENIX	AZ	85016	6566 N	40TH	PL	PARADISE VALLEY	85253
4009 E DESERT CREST DR	PARADISE VALLEY	AZ	85253	4009 E	DESERT CR	DR	PARADISE VALLEY	85253
4050 E DESERT CREST DR	PARADISE VALLEY	AZ	85253	4050 E	DESERT CR	DR	PARADISE VALLEY	85253
4030 E DESERT CREST DR	PARADISE VALLEY	AZ	85253	4030 E	DESERT CR	DR	PARADISE VALLEY	85253
4031 E DESERT CREST DR	PARADISE VALLEY	AZ	85253	4031 E	DESERT CR	DR	PARADISE VALLEY	85253
PO BOX 30276	PHOENIX	AZ	85046-027	6535 N	40TH	PL	PARADISE VALLEY	85253
3104 E CAMELBACK NO 545	PHOENIX	AZ	85016	6521 N	40TH	PL	PARADISE VALLEY	85253
6501 N 40TH PL	PARADISE VALLEY	AZ	85253	6501 N	40TH	PL	PARADISE VALLEY	85253
4070 E LINCOLN DR	PARADISE VALLEY	AZ	85253	4070 E	LINCOLN	DR	PARADISE VALLEY	85253
6520 N 41ST ST	PARADISE VALLEY	AZ	85253	6520 N	41ST	ST	PARADISE VALLEY	85253
6538 N 41ST ST	PARADISE VALLEY	AZ	85253	6538 N	41ST	ST	PARADISE VALLEY	85253
4045 E DESERT CREST DR	PARADISE VALLEY	AZ	85253	4045 E	DESERT CR	DR	PARADISE VALLEY	85253
4051 E DESERT CREST DR	PARADISE VALLEY	AZ	85253	4051 E	DESERT CR	DR	PARADISE VALLEY	85253
6533 N 41ST ST	PARADISE VALLEY	AZ	85253-393	6533 N	41ST	ST	PARADISE VALLEY	85253
65918 N 41ST ST	PARADISE VALLEY	AZ	85253	6519 N	41ST	ST	PARADISE VALLEY	85253
6501 N 41ST ST	PARADISE VALLEY	AZ	85253	6501 N	41ST	ST	PARADISE VALLEY	85253
4343 E HIGHLANDS DR	PARADISE VALLEY	AZ	85253	4343 E	HIGHLAND	DR	PARADISE VALLEY	85253
4329 E HIGHLANDS DR	PARADISE VALLEY	AZ	85253-325	4329 E	HIGHLAND	DR	PARADISE VALLEY	85253
4315 E HIGHLANDS DR	PARADISE VALLEY	AZ	85253	4315 E	HIGHLAND	DR	PARADISE VALLEY	85253
4301 E HIGHLAND DR	PARADISE VALLEY	AZ	85253	4301 E	HIGHLAND	DR	PARADISE VALLEY	85253
4237 E HIGHLAND DR	PARADISE VALLEY	AZ	85253	4237 E	HIGHLAND	DR	PARADISE VALLEY	85253
9812 E KAREN DR	SCOTTSDALE	AZ	85260	4223 E	HIGHLAND	DR	PARADISE VALLEY	85253
2947 W MCDOWELL RD	PHOENIX	AZ	85009	4217 E	HIGHLAND	DR	PARADISE VALLEY	85253

4211 E HIGHLAND DR	PARADISE VALLEY	AZ	85253	4211 E	HIGHLAND DR	PARADISE VALLEY	85253
6810 N HIGHLAND DR	PARADISE VALLEY	AZ	85253	6810 N	HIGHLAND DR	PARADISE VALLEY	85253
316 41ST ST	WESTERN SPRINGS	IL	60558	6824 N	HIGHLAND DR	PARADISE VALLEY	85253
7225 N CLEARWATER PKWY	PARADISE VALLEY	AZ	85253	6900 N	HIGHLAND DR	PARADISE VALLEY	85253
6827 N HIGHLANDS DR	PARADISE VALLEY	AZ	85253	6827 N	HIGHLAND DR	PARADISE VALLEY	85253
4302 E HIGHLANDS DR	PARADISE VALLEY	AZ	85253	4302 E	HIGHLAND DR	PARADISE VALLEY	85253
4242 E HIGHLANDS DR	PARADISE VALLEY	AZ	85253	4242 E	HIGHLAND DR	PARADISE VALLEY	85253
3219 E CAMELBACK RD PMB 819	PHOENIX	AZ	85018	4320 E	HIGHLAND DR	PARADISE VALLEY	85253
4342 E HIGHLANDS DR	PARADISE VALLEY	AZ	85253	4342 E	HIGHLAND DR	PARADISE VALLEY	85253
6736 SILVER MOUNTAIN RD	PARADISE VALLEY	AZ	85253	6736 N	SILVER MO RD	PARADISE VALLEY	85253
6740 N SILVER MOUNTAIN RD	PARADISE VALLEY	AZ	85253	6740 N	SILVER MO RD	PARADISE VALLEY	85253
4060 E LAMAR RD	PARADISE VALLEY	AZ	85253	4060 E	LAMAR RD	PARADISE VALLEY	85253
PO BOX 5094	PHOENIX	AZ	85010-5094				
4222 E LAMAR RD	PARADISE VALLEY	AZ	85253	4222 E	LAMAR RD	PARADISE VALLEY	85253
PO BOX 5094	PHOENIX	AZ	85010-509	4202 E	LAMAR RD	PARADISE VALLEY	85253
PO BOX 5094	PHOENIX	AZ	85010-5094				
PO BOX 5094	PHOENIX	AZ	85010-509	4202 E	LAMAR RD	PARADISE VALLEY	85253
6902 N HIGHLANDS DR	PARADISE VALLEY	AZ	85253	6902 N	HIGHLAND DR	PARADISE VALLEY	85253
6918 N HIGHLANDS DR	PARADISE VALLEY	AZ	85253	6918 N	HIGHLAND DR	PARADISE VALLEY	85253
PO BOX 95	GLENDAL	AZ	85311	6932 N	HIGHLAND DR	PARADISE VALLEY	85253
6918 N HIGHLANDS DR	PARADISE VALLEY	AZ	85253	6918 N	HIGHLANDS	PARADISE VALLEY	85253
36974 N 109TH ST	SCOTTSDALE	AZ	85626	6933 N	HIGHLAND DR	PARADISE VALLEY	85253
36974 N 109TH ST	SCOTTSDALE	AZ	85626	6919 N	HIGHLAND DR	PARADISE VALLEY	85253
6901 N HIGHLANDS DR	PARADISE VALLEY	AZ	85253	6901 N	HIGHLAND DR	PARADISE VALLEY	85253
6845 N HIGHLANDS DR	PARADISE VALLEY	AZ	85253	6845 N	HIGHLAND DR	PARADISE VALLEY	85253
1 TOWER LN 11TH FL	OAKBROOK TERRACE	IL	60181	4208 E	LAMAR RD	PARADISE VALLEY	85253
4228 E HIGHLANDS DR	PARADISE VALLEY	AZ	85253	4228 E	HIGHLAND DR	PARADISE VALLEY	85253



Action Report

File #: 19-144

TO: Chair and Board of Adjustment

FROM: Jeremy Knapp, Community Development Director
Paul Michaud, Senior Planner
George Burton, Planner

DATE: April 3, 2019

CONTACT:

George Burton, Planner, 480-348-3525

AGENDA TITLE:

Schick Residence - 6318 N 52nd Place (APN 169-27-033)

Case No. BA-19-04 a variance to Article X of the Town of Paradise Valley Zoning Ordinance to allow for an addition that does not meet the rear setback

A. MOTION FOR APPROVAL

I move for **[approval]** of Case No. BA-19-04, a request by Richard and Janelle Schick, property owners of 6318 N 52nd Pl.; for a variance from the Zoning Ordinance, Article X, Height and Area Regulations, to allow an addition to an existing residence to encroach into the rear yard setback. The variance shall be in compliance with the submitted plans and documents:

1. The Variance Criteria Narrative, prepared by Richard and Janelle Schick
2. Site Plan, Sheet C, prepared by Dimension 4 Design, dated 2/11/19; and
3. Architectural Plans, Sheets A-2 and A-5, prepared by Dimension 4 Design.

Reasons for Approval:

I find that there are special circumstances, applicable to only the subject lot, meeting the variance criteria.

B. MOTION FOR DENIAL

I move for **[denial]** of Case No. BA-19-04, a request by Richard and Janelle Schick, property owner of 6318 N 52nd Pl.; for a variance from the Zoning Ordinance, Article X, Height and Area Regulations, to allow an addition to an existing residence to encroach into the rear yard setback.

Reasons for Denial:

I find that the variance requested does not meet the variance criteria.

BACKGROUND

Lot Conditions

The property is zoned R-43 and is approximately 34,731 square feet in size (0.80 acres). The property is a rectangular shaped lot and is bisected by a wash on the eastern half. The eastern property line adjoins 52nd Place, while the north, south, and western property lines adjoin other single-family residences zoned R-43.

Lot History

The subject property is Lot 11 of the Macdonald Acres subdivision. The subdivision was platted in 1949 and annexed into the Town in 1961. The existing home was built within Maricopa County in 1949 prior to being annexed into the Town of Paradise Valley.

- October 6, 1980 Building permit issued for a pool
- April 1, 1981 Building permit issued for an addition
- May 5, 1986 Building permit issued for an addition
- February 29, 1996 Building permit issued for an addition
- April 19, 1997 Building permit issued for an addition
- February 16, 2016 Property Owner Grants Town Drainage Easement
- March 9, 2016 Grading permit for wash maintenance

There is no building permit on file for the original construction of the house as it was built in Maricopa County prior to annexation into the Town.

Request

The applicant is proposing to add an 11'-4" tall addition to the rear of the existing nonconforming home for a study. A large portion of the existing residence is 22' from the rear property line and encroaches into the rear yard setback and the proposed addition is 16'-2". Of the 519 square foot addition, 434 square feet is more nonconforming than the existing structure. Additionally, an overhang is proposed, bringing the edge of the roof overhang to 13' from the rear property line. Finally, 5' tall wing walls are proposed along the western side of the home to screen mechanical equipment, they range in setback from 23' to 26'. However, the Town Zoning Ordinance requires a rear yard setback of 40'.

The applicant requests a variance from Article X of the Zoning Ordinance, Height and Area Regulations, Section 1001, District Regulations, determines minimum lot size, building area, width, story, and setback limitations for zoning districts within the Town of Paradise Valley. Table 1001-A1 requires lots within the R-43 District to have a minimum rear yard setback of 40'. Below is Table 1001-A1 of the Zoning Ordinance:

Table 1001-A1 Primary Building Area, Width, Story, and Setback Limitations

District	Minimum Lot Size, sq ft	Minimum Lot Width, ft	Minimum Front Setback, ft	Minimum Side Setback, ft	Minimum Rear Setback, ft	Minimum Side/Rear with Frontage	Maximum Floor Area Ratio	Minimum Floor Area, sq ft ¹	Number of Stories
R-175 with a Primary Building built prior to June 13, 1991	175,000	165	40	20 ²	40	40	25%	2,000	2
R-175 with no Primary Building built prior to June 13, 1991	175,000	165	100	20 ²	100	100	25%	2,000	2
R-43	43,560	165	40	20	40	40	25%	2,000	2
R-35	35,000	150	40	20 ³	40	40	25%	1,800	2
R-35A	35,000	150	40	15 ³	40	40	25%	1,800	1
R-18	18,000	120	40	20	40	40	25%	1,500	1
R-18A	18,000	120	35	10	35	35	25%	1,500	1
R-10	10,000	100	20 ⁴	7 ⁴	25 ⁴	20 ⁴	None	1,500	1

DISCUSSION/ FACTS:Variance criteria:

Town Code and Arizona Revised Statutes set criteria an applicant must meet before a Board of Adjustment may grant a variance request. If the Board finds an applicant meets all of these criteria, the Board may grant the variance. However, if the Board finds the applicant does not meet all of the criteria, the Board may not grant the variance. The following are staff's findings with regard to such variance criteria.

1. "Such variance... will serve not merely as a convenience to the applicant, but [is] necessary to alleviate some demonstrable hardship or difficulty so great as to warrant a variance under the circumstances." (Town Code Section 2-5-3(C)2).

Findings in Favor (FIFs):

The code requires that R-43 lots have a minimum lot size of 43,560 square feet. This particular lot was created in the county prior to annexation within the Town of Paradise Valley and only has a lot size of 34,731 square feet, therefore the hardship was placed on the property when the R-43 District was applied after the property was created and the home was

built. In addition, a wash bisects the property rendering parts of the buildable area unbuildable due to protection of the wash. The homeowner is trying to improve the existing house on site by adding a study.

Findings Opposed (FOPs):

The size, shape, and topography of the property do not prevent the owner from designing an addition on a different area of the lot that could meet the required setbacks.

2. *The “special circumstances, hardship, or difficulty [do not] arise out of misunderstanding or mistake...” (Town Code Section 2-5-3(C)4(b)).*

FIFs:

The hardship is not out of mistake or misunderstanding. The reduced building area of this lot and the existing encroachments into the rear yard setback are not the result of any misunderstanding or mistake.

FOPs:

The applicant should be aware of all zoning requirements on the property and plan any designs accordingly.

3. *“Such variance from ... the strict application of the terms of [the Zoning Ordinance] ... are in harmony with its general purposes and intents...” (Town Code Section 2-5-3(C)2).*

FIFs:

The intent of the Town Zoning Ordinance is to provide visual openness, limit visual impact to the natural landscape, and maintain view corridors. This is met by proposing a one story addition that is on the rear of the existing home, therefore not visible from the street, and the addition is within an area previously enclosed by a 6' tall wall, so a majority of the addition will be screened from view by the neighboring properties. Additionally, existing and proposed landscaping will help screen the addition from view.

FOPs:

The request does not meet the intent of the code since other alternatives exist. Although not ideal, an addition could be constructed on the southeast corner of the home and meet the required setbacks.

4. *“The special circumstances, hardship or difficulty applicable to the property are [not] self-imposed by the property owner, or predecessor...” (Town Code Section 2-5-3(C)4).*

FIFs:

The request is not self-imposed as the lot was created prior to annexation into the Town of Paradise Valley and a natural wash exists on the property that limits the amount of buildable area.

FOPs:

The request is self-imposed since the applicant wishes to do an addition on the western side

of the existing structure.

5. *Because of special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, the strict application of the Zoning Ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district.” (Arizona Revised Statutes 9-462.06(G)(2)).*

FIFs:

The hardship is the reduced size of the property, 34,731 square feet and the location of the wash on the site.

FOPs:

Although not ideal, the owner could propose the addition on another portion of the lot to comply with the requirements of the Zoning Ordinance.

6. *The variance would not “constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.” (Arizona Revised Statutes 9-462.06(G)(2)).*

FIFs:

Similarly platted and aged homes within the “bulb” of 52nd Place have reduced front or rear yard setbacks due to smaller lot size and age of the structures.

FOPs:

All other properties in the area must meet the setbacks requirements outlined the Zoning Ordinance.

COMMENTS: Staff received no comments regarding this request.

COMMUNITY IMPACT: None.

FISCAL IMPACT None.

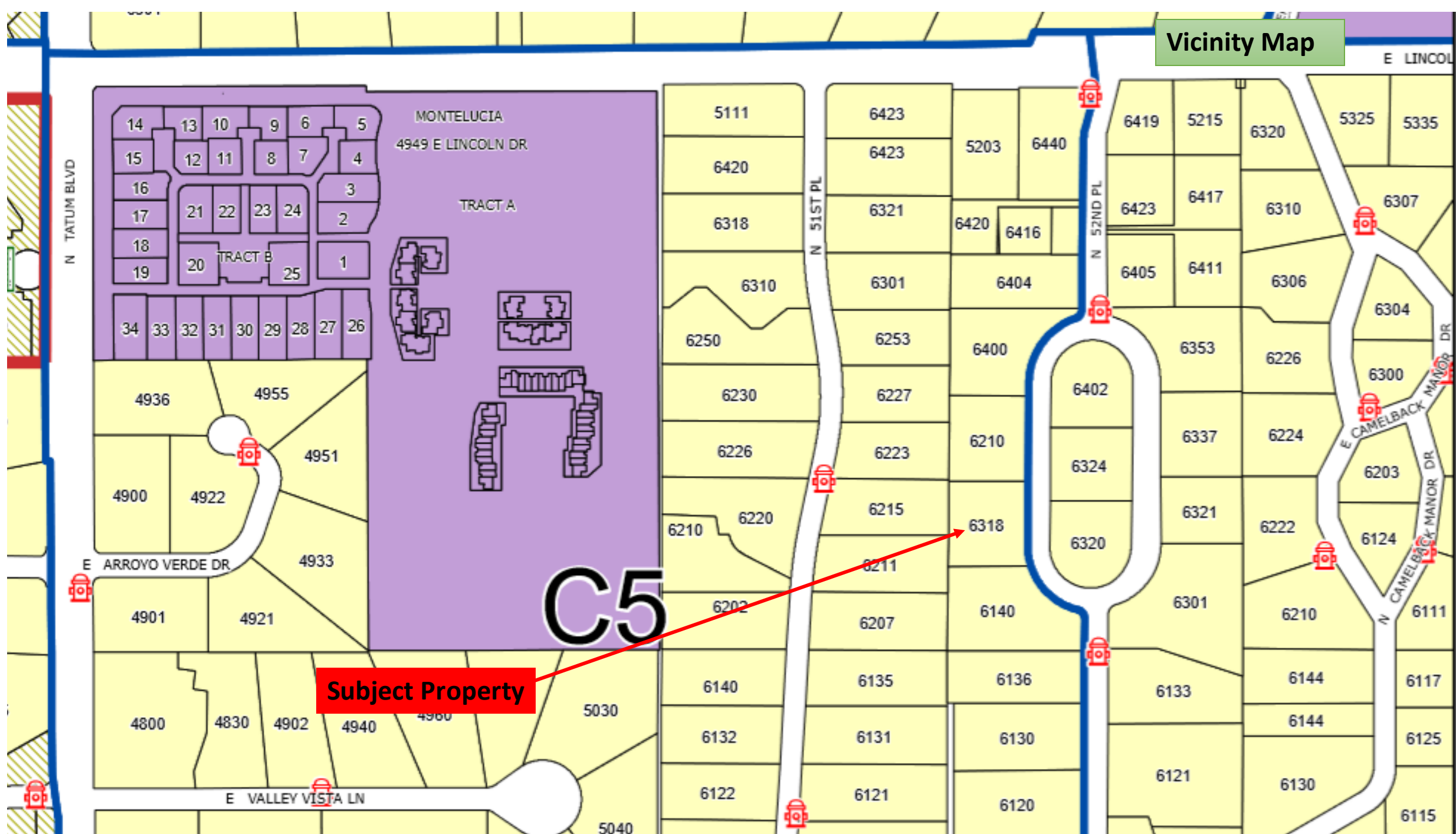
CODE VIOLATIONS: None.

ATTACHMENTS

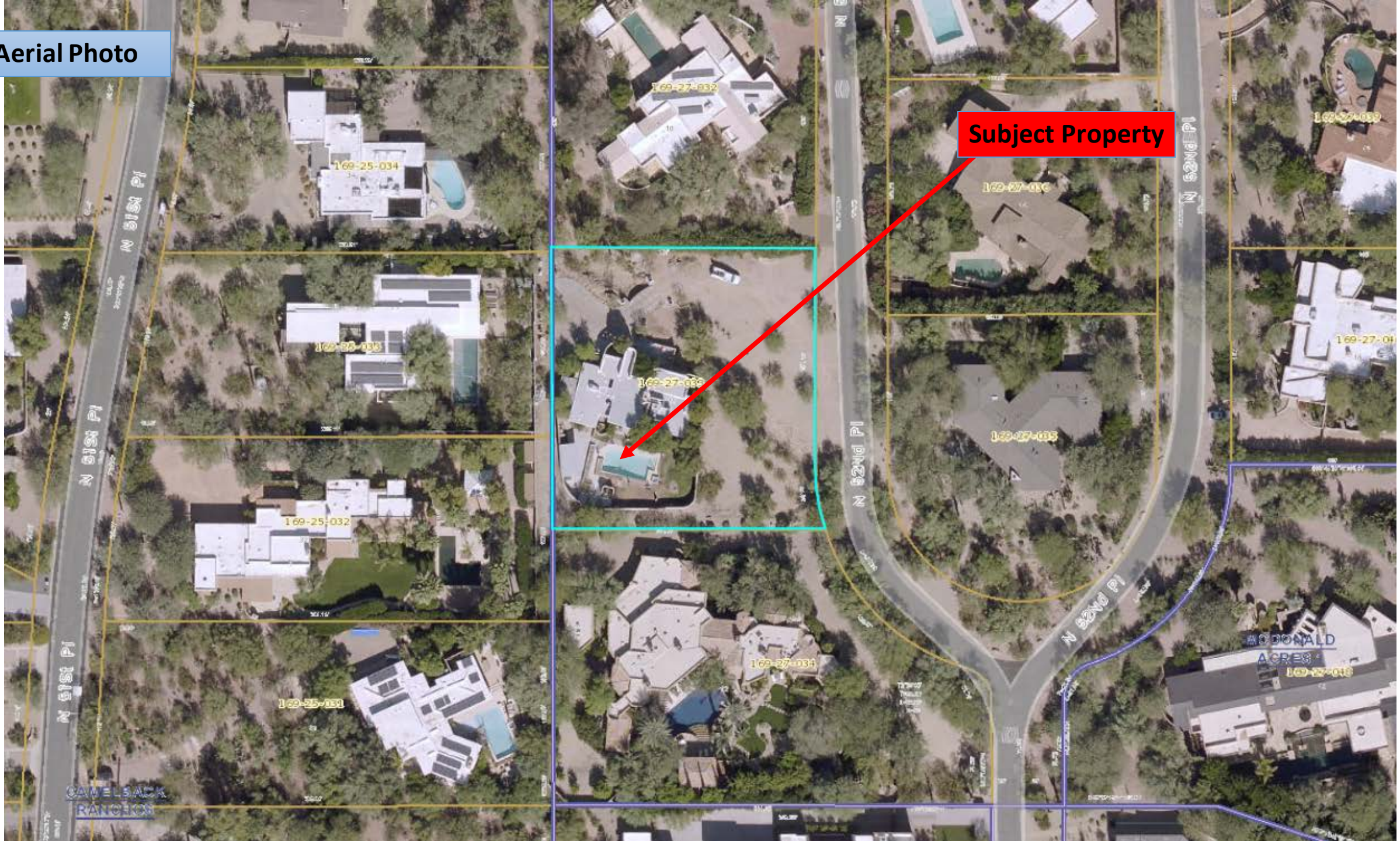
Vicinity Map & Aerial Photo
Application
Narrative and Plans
Noticing Materials

C: Richard and Janelle Schick (Applicant)
Case File BA-19-04

Vicinity Map



Aerial Photo



Schick Residence

6318 North 52nd Place, Paradise Valley, AZ 85253

Lot 11 McDonald Acres APN 169-27-033

Application To Board Of Adjustment For Variance

Project Name: Schick Residence

Location of Property: 6318 North 52nd Place

Paradise Valley, Az. 85253

Legal Description: Lot 11 McDonald Acres

Accessors Parcel Number: 169-27-033

Size of Parcel: 34,731 sf.

Owner: Mr. & Mrs. Richard Schick

Address: 6318 North 52nd Place

Paradise Valley, Az. 85253

Phone: 602-617-0106

Email: richard.schick1@gmail.com

Applicant: Owner

Contact: Richard or Janelle Schick

Signature:

A handwritten signature in black ink, appearing to read 'Richard Schick', written over a horizontal line.

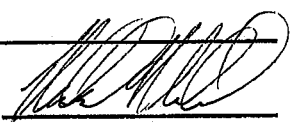
TOWN OF PARADISE VALLEY, ARIZONA
PRE-APPLICATION

SUBMITTAL REQUIREMENTS:

- X Application, completely filled out
- X (7) copies of Site Plan or ALTA Survey *
- X (7) copies of Narrative
- X (7) copies of Elevations / Details
- X (7) copies of square footage table showing existing and proposed total square footage
- X (7) copies of height chart for all new and existing buildings
- (7) copies of setback plan for all buildings along the perimeter of the property
- X (7) copies of parking plan showing approximate location of all parking areas, and other documentation as applicable *

* **All plans shall be folded to approximately 8.5 by 11-inch in size.**

The Town will keep all Pre-application material for not more than 6 months from receipt of Pre-application submittal. A new Pre-application shall be filed with the Town (1) should the applicant not apply for the appropriate application process after completion of the Pre-application process within the above 6-month period or (2) other extenuating factors as determined by the Planning & Building Director that may affect the project.

Project Name: <u>Schick Residence</u>	
Address or Location: <u>6318 North 52nd Place</u>	
Size of Parcel <u>34,731 sf.</u>	Maricopa Tax Parcel Number <u>169-27-033</u>
PROPERTY OWNER:	
Name: <u>Richard & Janelle Schick</u>	Phone: <u>(602) 617-0106</u>
Address: <u>6318 North 52nd Place</u>	Fax: <u>()</u>
<u>Paradise Valley, AZ</u>	Signature: _____
APPLICANT:	
Name: <u>Owner</u>	Phone: <u>()</u>
Address: _____	Fax: <u>()</u>
_____	Signature: 
CONTACT PERSON (Please print): <u>Richard Schick</u>	

FOR DEPARTMENTAL USE ONLY

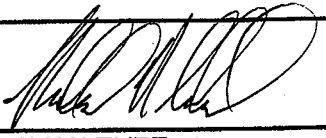
Pre-App.#: _____	Submittal Date: _____
Staff Review Date: _____	Pre-App Meeting Date: _____

APPLICATION TO BOARD OF ADJUSTMENT FOR VARIANCE

DATE: January 28, 2019

LOCATION OF PROPERTY: 6318 North 52nd Place Paradise Valley, AZ
ADDRESS

LEGAL DESCRIPTION: Lot 11 McDonald Acres

OWNER: Richard & Janelle Schick X 
PRINTED NAME SIGNATURE
6318 North 52nd Place 602-617-0106
ADDRESS PHONE #

ENGINEER/OTHER: _____ X _____
PRINTED NAME SIGNATURE
ADDRESS PHONE #

**APPLICANT/
REPRESENTATIVE:** Owner X _____
PRINTED NAME SIGNATURE
ADDRESS

PHONE # FAX #

THE ABOVE APPLICANT HEREBY APPLIES FOR A VARIANCE AS INDICATED
BELOW IN ACCORDANCE WITH THE ZONING ORDINANCE AND SECTION 2-5-3 OF
THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY.

STATE HARDSHIP INVOLVED OR GROUNDS FOR APPEAL TO THE BOARD OF
ADJUSTMENT. (Please attach additional sheets as necessary).

See attached narrative.

SUBMITTAL REQUIREMENTS

- X Application form with proof of ownership (current title report) ¹
- X Filing Fee¹
- | | |
|---|---------|
| Application for Variance | \$1,765 |
| Application for Variance for Non-livable detached structures having less than 10% impact on setback or disturbed area | \$1,615 |
- X (1) Narrative describing request and addressing all six variance criteria¹
- X (6) **Folded*** copies of site plan and all other applicable plans/documents for staff to review for completeness¹
- X (20) **Folded*** copies of site plan and all other applicable plans/documents for hearing²
- X (20) Current color or black/white aerial photographs of the site for hearing²
- X (1) 8 1/2" x 11" copy of site plan and all other applicable plans²
- X (1) Set of noticing material
- List of all property owners with respective Maricopa County Tax Parcel Number for all properties within the notice area. Notice area is 1,500 feet from perimeter of subject property, or as specified by the Town¹
 - Signed Affidavit that the above list is the most current and accurate list from the Maricopa County Tax Assessor's office¹.
 - Completed set of envelopes for each property owner within the notice area². Envelopes to include:
 - Town return address:

Town of Paradise Valley
Planning Department
6401 E. Lincoln Drive
Paradise Valley, AZ 85253-4399
 - Property address shall include 'or current resident'

*Example: Mr. & Mrs. Doe or
Current Resident
4500 N Main Street
Paradise Valley, AZ 85253*
 - Appropriate postage paid on each envelope
 - Notice material inserted in each envelope. The Town will provide the Applicant this notice prior to the due date for the noticing material.
 - All envelopes sealed

¹ Must be submitted with application.

² Must be submitted at least 21 days prior to the scheduled hearing.

* All copies must be folded to approximately 8 1/2 by 11-inch in size

Schick Residence

6318 North 52nd Place, Paradise Valley, AZ. 85253
Lot 11 McDonald Acres APN 169-27-033

Narrative:

The existing residence is located at 6318 North 52nd Place, APN 169-27-033, and is owned by Richard & Janelle Schick. The existing home was built in 1949 prior to annexation into the Town of Paradise Valley in 1961. The Schick's purchased this residence in 1979. The existing residence as constructed in 1949 does not conform to the required Town of Paradise Valley rear setback requirements. Existing rear setback is 22'-0".

The existing residence and proposed addition is single story and conforms to all other zoning requirements for height and building area.

Scope of Variance Request

Due to existing residence location on the lot it is requested that an addition be allowed to be built in the required 40' rear yard setback. Of the 519 sf addition being proposed only 434 sf would encroach into the required 40' rear setback. These areas include roof overhangs.

The current residence is setback 22'-0" minimum from the west (rear) property line. The proposed addition would reduce the west (rear) setback at an angle that tapers from 22'-0" to 16'-2" over a distance of 18'-4".

In addition two wing walls would be added to the west elevation of the house similar to the existing wing wall in this area. These walls would be added to screen the existing electrical meter and trash & recycle containers. These walls would be 8" wide, 5'-0" high and 4'-0" long. They would protrude into the required 40'-0" rear setback leaving between 26'-0" and 23'-0" clear to the property line.

Variance Criteria

1. Such variance will serve not merely as a convenience to the applicant but is necessary to alleviate some demonstratable hardship or difficulty so great as warrant a variance under the circumstances.

The existing property is zoned R-43, however, the lot area is only 34,731 sf or 80% of the 43,560 sf area required by the zoning code. To further compound the problem there is a major wash that bisects the lot making the north east corner 10,816 sf unusable for

an addition to the house. Overall buildable area on this lot is 23,913 sf or 55% of the code allowable lot area.

Existing residence is only 3.238 sf in area. The proposed 519 sf of addition being planned would increase the final lot coverage to 10.2% well under the 25% lot coverage allowed by the Town zoning ordinance.

The existing house is designed around the natural grade of the lot. The natural grade east west follows the wash sloping from 1357.9 on the east to 1353.34 on the west for a drop of 4'-6" east west. Natural grade from north south slopes from 1360.67 on the south down to 1356.6 on the north for a total drop of 4'-2" in the area of the house. Existing finish floor is set at 1358.79. The entire pool area behind the house had to be raised 2'-0" above finish floor so it conformed to the existing grades on the south side of the lot. There is a 30" high retaining wall between the south patio and the pool to accommodate the grade difference.

The existing house was not laid out so the west exterior wall was parallel to the west property line. The west house wall is angled so that as you go south the house wall and the property line come closer together.

The addition is designed using the minimum amount of reduced setback area possible. Due to the existing site grades if the addition was angled to match the property line angle in order to maintain the 22'-0" setback the addition would protrude into the raised ground level around the pool disrupting the existing 30" high retaining wall and pool area access stairs on both the south and west sides of the pool. Exit door out of the back of the house would be 2'-0" below existing grade.

2. "Special circumstances, hardship or difficulty do not arise out of misunderstanding or mistake"

This lot and existing residence were constructed with a reduced rear setback in 1949 prior to this area being annexed into the Town of Paradise Valley in 1961 and being subject to the R-43 zoning requirements imposed by the Town zoning ordinance.

The existing residence as constructed in 1949 prior to annexation currently encroaches into the required 40 rear yard setback.

3. Such variance from the strict application of the terms of the Zoning Ordinance are in harmony with its general purposes and intents.

The proposed addition to the residence has been designed so as not to affect the required front and side yard setbacks, these are consistent with the requirements of the zoning ordinance. The existing houses built to the north, south and east sides of the existing residence all encroach into the front or rear 40' setbacks required. The reduced

rear (west) setback does not encroach into the existing utility easement along the west property line and will be enclosed entirely within the existing 6'-0" high site fence surrounding the rear and sidewalls of the proposed addition screening it from adjacent properties. Additional landscaping will be added between the addition and the west property line to help create a buffer between the addition and the residence to the west. See attached site plan.

4. The special circumstances, hardship or difficulty applicable to the property are not self-imposed by the property owner, or predecessor.

The special circumstances, hardship or difficulty applicable to this project are not self-imposed by the property owner but are entirely due to the smaller than allowable lot area, the natural topography of the lot and the construction of the original residence built in 1949 prior to the property being annexed into the Town of Paradise Valley in 1961.

5. Because of special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, the strict application of the zoning ordinance will deprive such property of privileges enjoyed of the same classification in the same zoning district.

The reduced area of the lot, the existing wash which bisects the lot, natural topography of the lot and the location of the original residence on the lot as built in 1949 are all limiting factors in the location of any addition that would be constructed. All of these obstacles deprive this property of the privileges enjoyed by adjacent residences.

6. The variance would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located

In 1949 the McDonald Acres subdivision was laid out so houses alternated from front of the lot to the back of the lot in order for all homes to have a view of Camelback Mountain to the south. The houses that have not been demolished and rebuilt all have either a reduced front yard or rear yard setback. This variance request is consistent with the same limitations of other residences in the McDonald Acres subdivision which have either reduced front or rear yard setback granted by variances.



6318 North 52nd Place







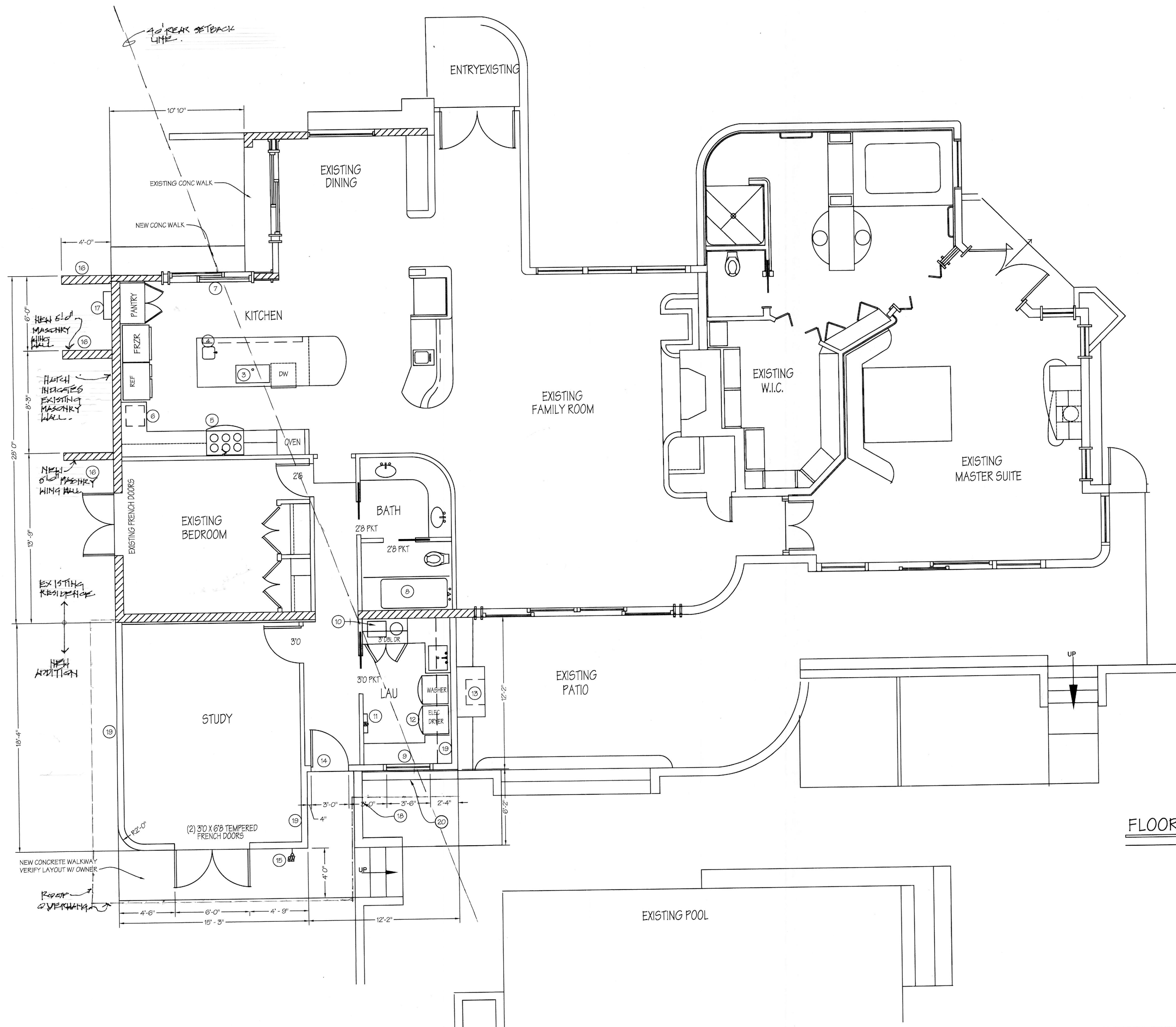












KEYED FLOOR PLAN NOTES

1. EXISTING KITCHEN CABINETS TO REMAIN
2. NEW KITCHEN CABINETS AND TOPS
3. NEW KITCHEN SINK
4. NEW VEGETABLE SINK
5. REUSE AND RELOCATE RANGE WITH WOOD OVER, VENTED THRU ROOF
6. WARMING DRAWER
7. CUT INTO EXISTING CMU WALL A NEW 6'0" X 6'8" SLIDING DOOR TO MATCH EXISTING SLIDERS, TEMPERED GLASS
8. NEW C.I. TUB W/ SHOWER OVER. CERAMIC TILE TO 6" A.F.F.
9. 5'0" WINDOW TO BE RELOCATED FROM PREVIOUS BATH WALL
10. WATER SOFTENER
11. NEW ELECTRIC TANKLESS WATER HEATER W/ TEMPERATURE AND PRESSURE RELIEF LINE TO EXTERIOR WALL MAX 6" ABOVE FIN. GRADE PER IRC SEC P2803.6.1
12. VENT DRYER THROUGH WALL
13. DIRECT VENT GAS FIREPLACE AT EXTERIOR WALL, VENTED UPWARDS THROUGH CHIMNEY
14. RELOCATED FRENCH DOOR FROM ORIGINAL LOCATION
15. RELOCATE WATER SHUT OFF VALVE W/ NEW HOSE BIBB
16. 8" CMU WING WALL ONE KOTE STUCCO OVER, MATCH EXISTING TEXTURE
17. NEW 400 AMP, 240V, 1Ø UNDERGROUND SES
18. EXISTING PLANTER WALL
19. NEW EXTERIOR WALL, 2X6 STUDS @ 16" O.C. ONE KOTE STUCCO ON EXTERIOR AND 1/2" DRYWALL INTERIOR. W/ FULL THICK BATT INSULATION
20. NEW 8" CMU PLANTER WALL W/ 1" GAP TO FRAME WALL. POUR CONCRETE FOOTING TO ACCOMMODATE BOTH WALLS
21. NEW 8" CMU PLANTER WALL, GROUT SOLID AND COAT INSIDE FACE WITH THOROSEAL WATERPROOFING

FLOOR PLAN

SCALE 1/4" = 1'

REVISIONS	

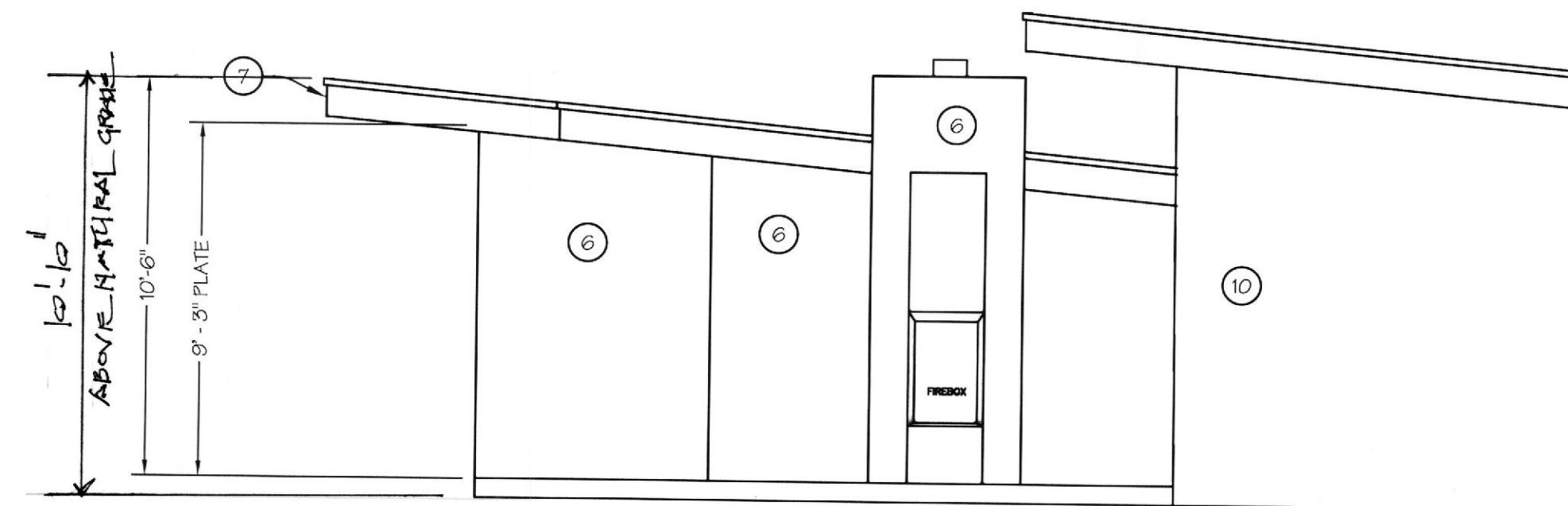
6813 N 52ND PLACE
PARADISE VALLEY, AZ

A NEW ADDITION
FOR:
RICHARD & JANELLE
SCHICK

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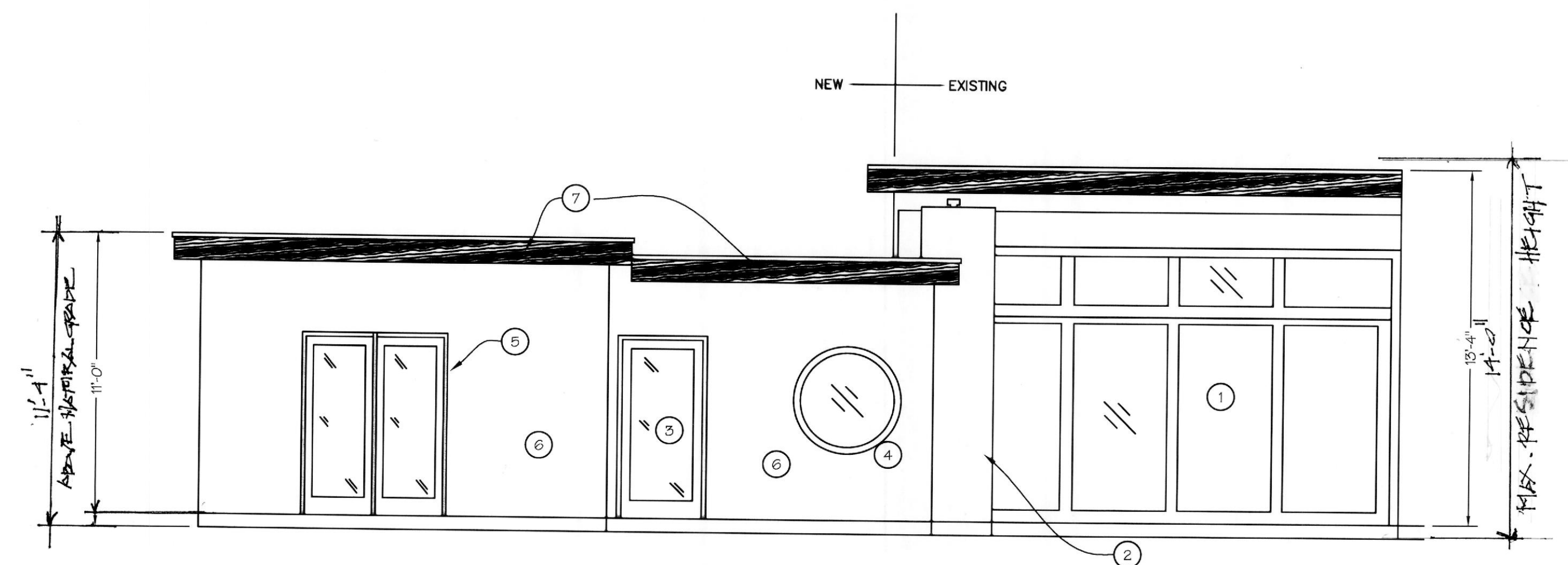
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(480) 649-1346

SHEET
A-2
OF SHEETS



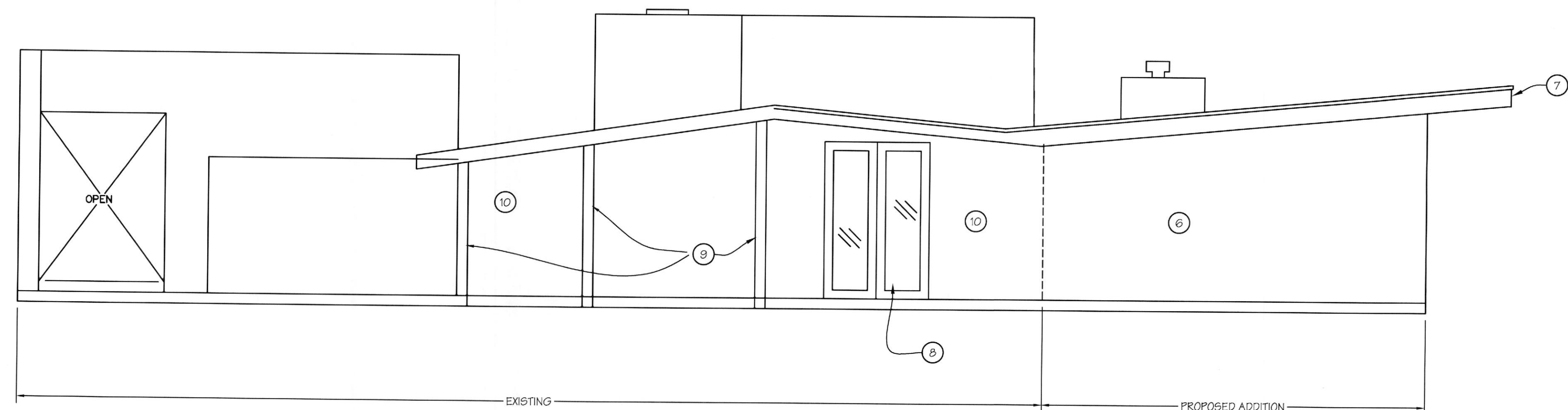
EAST ELEVATION

SCALE 1/4" = 1'



SOUTH ELEVATION

SCALE 1/4" = 1'



WEST ELEVATION

SCALE 1/4" = 1'

KEYED ELEVATION NOTES

1. EXISTING LIVING ROOM WINDOWS
2. NEW ZERO CLEARANCE DIRECT VENT GAS FIREPLACE IN STUD FRAMED ENCLOSURE. VENT TO TOP OF CHIMNEY
3. RELOCATED FRENCH DOOR
4. RELOCATED 4' Ø FIXED WINDOW
5. NEW PAIR 2'6" X 6'8" 1 LITE FRENCH DOOR, TEMPERED GLASS
6. NEW 2X6 FRAME WALL W/ SAN KOTE STUCCO OVER 1/2" PLYWOOD SHEATHING. PROVIDE APPROVED WEATHER RESISTIVE BARRIER. ESR #2729
7. 2X12 FASCIA TO MATCH EXISTING
8. EXISTING PAIR 1 LITE FRENCH DOORS
9. 8" CMU WING WALL, STUCCO FINISH
10. EXISTING STUCCO OVER 8" CMU

REVISIONS

6813 N 52ND PLACE
PARADISE VALLEY, AZ

A NEW ADDITION
FOR:
RICHARD & JANELLE
SCHICK

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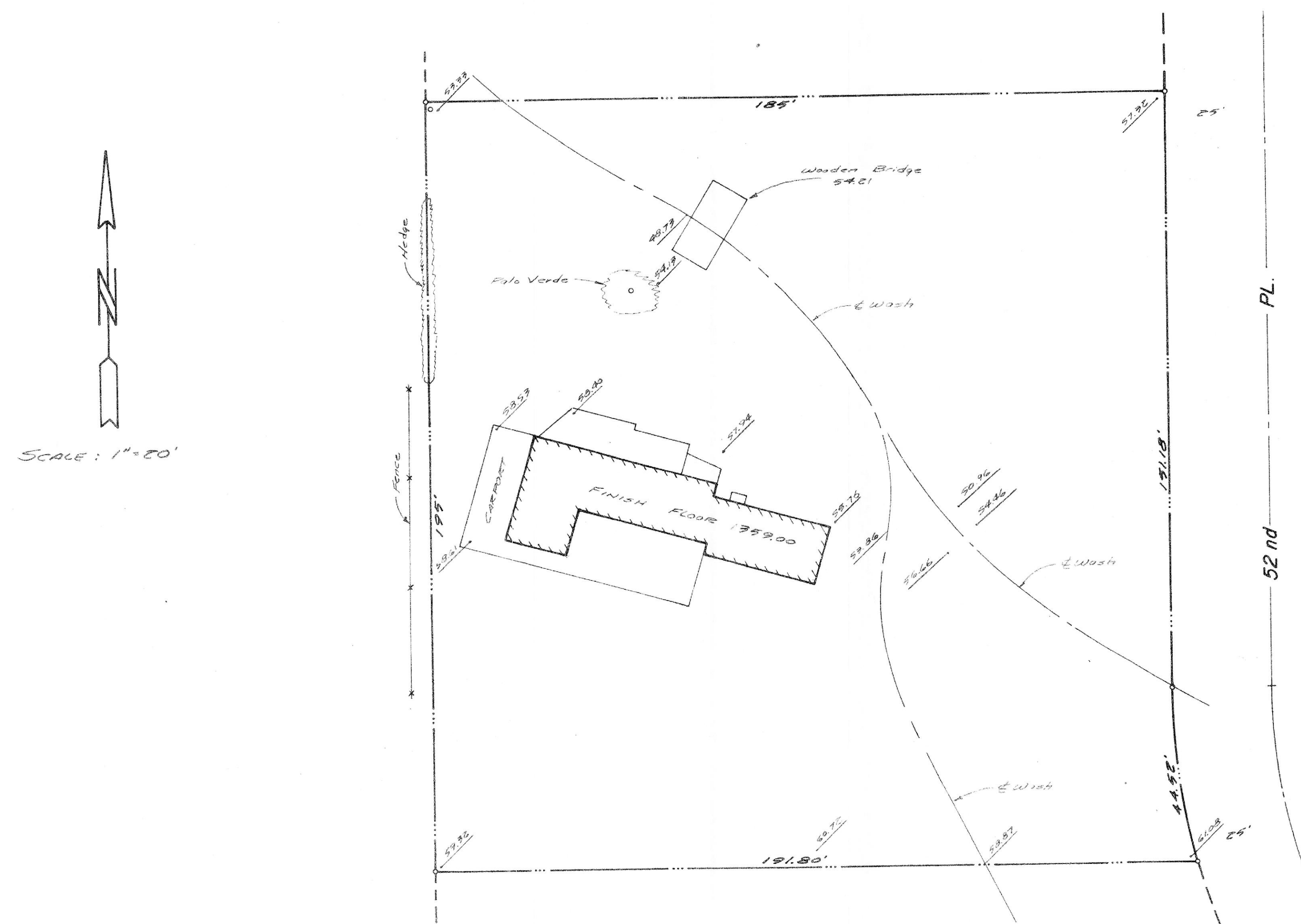


PLAT OF SURVEY OF LOT 11
 MACDONALD ACRES, AS RECORDED
 IN BOOK 45 OF MAPS, PAGE 5, M.C.R.
 MARICOPA COUNTY, ARIZ.

SURVEY No. 79-6-15

By: BROWN ENGINEERING CO., INC.

FOR: MR. RICK SCHICK



o Indicates pipe or bar found or set.

B.M. TOP OF 1/2" RE-BAR 56.85' East of
 52nd Place 32' South of Lincoln
 Dr. Elev. = 1343.26

James A. Brown
 6-28-79

SURVEY No. 79-6-15
 1-21-40

**NOTICE OF PUBLIC HEARING
TOWN OF PARADISE VALLEY**

Notice is hereby given that the Town of Paradise Valley Board of Adjustment will hold a **public hearing at 5:30 p.m. on Wednesday, April 3, 2019**, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:

PUBLIC HEARING: Consideration of a variance from the Zoning Ordinance, Article X, Height and Area Regulations, to allow additions to an existing residence to encroach into the setback. The property is located at 6318 N. 52nd Place (Assessor's Parcel Number 169-27-033).

If you have questions about this application, please call the Planning Department at (480) 348-3692.

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 483-1811 (TDD) to request accommodation.

For further information about any of these matters, please contact the Community Development Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692.

All agendas are subject to change. You can view the agenda, find application material, and provide your input via eComment approximately 4-6 days prior to the meeting date at <https://paradisevalleyaz.legistar.com/Calendar.aspx>. You may also contact the staff liaison, George Burton on this application at gburton@paradisevalleyaz.gov or 480-348-3525 at any time before the scheduled meeting date.

AFFIDAVIT OF POSTING

STATE OF ARIZONA)

) ss:


County of Maricopa)

I, Richard Schick, depose and state that the attached notice, of proposed application to allow addition to encroach into the rear setback located at 6318 North 52nd Place for the (~~Planning Commission Town Council~~) Board of Adjustment/~~Hillside Community~~ meeting date of April 3, 2019 is a true and correct copy of a notice which I cause to be posted by the following day of the week Monday, and on the following date March 18, 2019 in the following location(s):
Front Yard

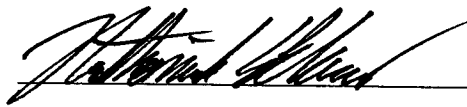
All in the Town of Paradise Valley, Arizona and County and State aforesaid, the same being public places in said County and in the following locations:

All to the Town of Paradise Valley, Arizona and County and State aforesaid.

DATED this 18 day of March, 2019.

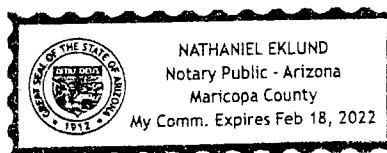

Signature

This affidavit was SUBSCRIBED AND SWORN to before me this 18th day of March, 2019.


NOTARY PUBLIC

My commission expires:

Feb 18th, 2022




AFFIDAVIT

STATE OF ARIZONA)
) ss:
County of Maricopa)

In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that all the property owners within 1,500 feet of the property, as obtained from the Maricopa County Assessor's Office on February 20, 2019 for the proposed rezoning, subdivision, lot split, lot line adjustment, or other permit approval has been mailed on March 5, 2019.

(This property list shall not be older than thirty (30) days at the time of filing of the application).

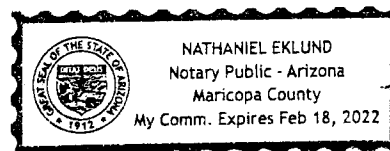


The foregoing instrument was acknowledged by me this 18th day of March, 2019, by Richard Schick.


NOTARY PUBLIC

My commission expires:

Feb. 18th, 2022



NOTICE

Notice is hereby given that the Town of Paradise Valley Board of Adjustment will hold a hearing on the following proposed project. If you have questions about this application, please call the Planning Department at (480) 348-3692.

Applicant Name / Contact: Richard & Janelle Schick

Applicant's Company Name: _____

Phone Number: 602-617-0106 Fax Number: _____

Project Name: Schick Residence

Project Location: 6318 North 52nd Place

Acreage: 0.79

Existing Zoning: R-43

Brief Narrative of Project Proposal: Construct a 427 sf. addition that would encroach into the rear setback. Consideration of a variance from the Zoning Ordinance, Article X, Height and Area Regulations to allow additions to an existing residence to encroach into the setback.

Meeting Date/ Time/Place

Meeting Date: Wednesday April 3, 2019

Meeting Time: 5:30 pm

Meeting Place (include address and room number, as applicable): Town of Paradise Valley Town Hall

6401 East Lincoln Drive Paradise Valley, AZ 85253

Town of Paradise Valley, Arizona

Planning Department 480-348-3692

BLACK JACK
4930 E LINCOLN DR
PARADISE VALLEY AZ 85253

ROMERO ROSAMOND CLAUDE & KAY M TR
5010 E LINCOLN DR
PARADISE VALLEY AZ 85253

DAVID AND CARMEN RUTAN FAMILY TRUST/ETAL
3738 E ELM ST
PHOENIX AZ 85018

HABEEB MARY
PO BOX 1464
MESA AZ 85211

ANDREWS THURL E/SONJA D TR
5126 E LINCOLN DR
PARADISE VALLEY AZ 85253

LYONS JAMES
6043 N 42ND ST
PARADISE VALLEY, AZ 85253

PARADISE VALLEY COUNTRY CLUB INC
7101 N TATUM BLVD

PARADISE VALLEY COUNTRY CLUB INC
7101 N TATUM BLVD PARADISE VALLEY AZ 85253

PARADISE VALLEY COUNTRY CLUB INC
7101 N TATUM BLVD
PARADISE VALLEY AZ 85253

BARRY AND JULIA SMITH FAMILY TRUST
6508 N DESERT FAIRWAY DR
PARADISE VALLEY AZ 85253

DAD PROPERTIES LLC
6512 N DESERT FAIRWAYS
PARADISE VALLEY AZ 85253

GAINES IRA
1819 E MORTEN AVE SUITE 180
PHOENIX AZ 85020

ASPEN RESEARCH LTD
PO BOX 32694
PHOENIX AZ 85064

YELLEN IRIS J TR
1981 LONG LAKES SHORES
BLOOMFIELD HILLS MI 48302

EATON FAMILY TRUST
4949 E LINCOLN DR 2
PARADISE VALLEY AZ 85253-4108

D & M CAPTIAL LC
4949 E LINCOLN DR
PARADISE VALLEY AZ 85253

WEINSTEIN ALLAN M/PHYLLIS TR
4949 E LINCOLN DR VILLA 4
PARADISE VALLEY AZ 85253

JAGO RICHARD J/LISA D
12102 ARLENE DR
HOMER GLEN IL 60491

INGSTAD JAMES D
1102 32ND AVE S
FARGO ND 58103

KIEHNE ZANE/TANYA
1501 MARY ST
PECOS TX 79772

WADWEKAR FAMILY TRUST
4951 E ARROYO VERDE DR
PARADISE VALLEY AZ 85253

VIVIAN ROBERT T/WENDI S
7927 WESTERN
PARK CITY UT 84098

OMNI MONTELUCCIA LLC
4001 MAPLE AVE SUITE 600
DALLAS TX 75219

FOX JAMES D TR/GENEVRA E TR
4902 E VALLEY VISTA LN
PARADISE VALLEY AZ 85253

SETHI JESSE
4940 E VALLEY VISTA LN
PARADISE VALLEY AZ 85253

KUHL QUALIFIED PERS RESID TR/KUHL FAM REV TR
4960 E VALLEY VISTA LN
PARADISE VALLEY AZ 85253

CARTER MARCIA C TR
5020 E VALLEY VISTA LN
PARADISE VALLEY AZ 85253

MEYER CHARLES ROBERT/PATTY RAE TR
5030 E VALLEY VISTA LN
SCOTTSDALE AZ 85253

THOMPSON EUGENE E/JUDITH R
5040 E VALLEY VISTA LN
PARADISE VALLEY AZ 85253

BUCKLEY AMY L
5930 W ORCHID LN
CHANDLER AZ 85226

BUCKLEY AMY L
5930 W ORCHID LN
CHANDLER AZ 85226

AKKAD MOHAMMED ZAHER/LAUGHLIN SUZANNE
1040 E MOUNTAIN VISTA DR
PHOENIX AZ 85048

5019 E ROVEY LLC
1445 N STATE PKWY NO 307
CHICAGO IL 60610

GREGORY S CHURCHILL TR/TERRY A CHURCHILL TR
1700 COTTAGE GROVE PKWY
MARION IA 52302

ROSS BYRAN/LISA
1509 W MESA DR
PAYSON AZ 85541

MITCHEM STEVEN C/CHASE BRIDGETTE D
5110 E ROVEY AVE
PARADISE VALLEY AZ 85253

SCOTT AND JULIE ALLEN FAMILY TRUST
5109 E ROVEY AVE
PARADISE VALLEY AZ 85253

DAVID R AND RHONDA VROMAN ALEXANDER TRUST
6003 N 51ST ST
PARADISE VALLEY AZ 85253

DOCILE ENTERPRISES LLC
3219 E CAMELBACK ROAD NO 405
PHOENIX AZ 85018

CHAKMAKIAN FAMILY TRUST
6420 N 51ST PL
PARADISE VALLEY AZ 85253

LACY NANCY B/JOSEPH B
320 WILLOW SPRING RD
INDIANAPOLIS IN 46240

DISCOVER ENTERISES LLC
6230 N 51ST PL
PARADISE VALLEY AZ 85253

GUARNIERI FAMILY REVOCABLE LIVING TRUST
6226 N 51ST PL
PARADISE VALLEY AZ 85253

CASE STEPHEN S
6220 N 51ST PL
SCOTTSDALE AZ 85251

HOGAN JOHN/DIANE
4848 E CACTUS RD 505-209
SCOTTSDALE AZ 85254

DEATON ROBERT O/KATHI LEE
6202 N 51 PL
SCOTTSDALE AZ 85253

BRIAN S PAGE TRUST
6140 N 51ST PL
PARADISE VALLEY AZ 85253

STREAM JAMES BENNETT ESTATE OF/CAROL J
6132 N 51ST PL
PARADISE VALLEY AZ 85253

COHN LEE M/LINDA S TR
4340 E INDIAN SCHOOL RD STE 463
PHOENIX AZ 85018

CONN PAUL A/KATHRYN V
6030 N 51ST PL
PARADISE VALLEY AZ 85253-5144

SIMPSON SCOTT H/VIRGINIA A TR
6022 N 51ST PLACE
SCOTTSDALE AZ 85253

CHRISTOPER WESLEY & HOLLY ANN SHILL FAM TRUST
6010 N 51ST PL
PARADISE VALLEY AZ 85253

BALDWIN WILLIAM DAN/REFELITA R TR
14422 N 17TH PL
PHOENIX AZ 85022

GRAY BRUCE W/BARBARA
6001 N 51ST PL
PARADISE VALLEY AZ 85253

TAMM FAMILY TRUST
6011 N 51ST PL
PARADISE VALLEY AZ 85253

JAN M CROATT TRUST
6021 N 51ST PL
PARADISE VALLEY AZ 85253

LINCOLN FAMILY TRUST
6031 N 51ST PLACE
PARADISE VALLEY AZ 85253

POOLE LAURENT/CHASE JENNIFER L
6101 N 51ST PL
PARADISE VALLEY AZ 85253

RICHARD AND RACHEL HEROLD FAMILY TRUST
6111 N 51ST PL
PARADISE VALLEY AZ 85253

ELLISON A LEROY TR
6121 N 51ST PL
PARADISE VALLEY AZ 85253

CHANT H MANOUKIAN TRUST
6131 N 51ST PL
PARADISE VALLEY AZ 85253

BERKNER GEORGE E TR
6135 N 51ST PL
PARADISE VALLEY AZ 85253

GRAY/BURTON FAMILY TRUST
1028 VAN DYKE DR
LAGUNA BEACH CA 92651

FOWLER LIVING TRUST
3910 PERRYDALE RD
DALLAS OR 97338-9332

MCDUGALL CAMERON G/WIENS INGA L
6215 N 51ST PL
PARADISE VALLEY AZ 85253

DOOLEY M RICHARD/ANN L TR
6223 N 51ST PL
SCOTTSDALE AZ 85253

PERINI SEAN/HAYDEN HEIDI D
7915 N 54TH PL
PARADISE VALLEY AZ 85253

HERTZBERG RICHARD J & LINDA SUE
6253 N 51ST PL
PARADISE VALLEY AZ 85253

ISAACS JEFFREY D/MARION TR
6301 N 51ST PL
PARADISE VALLEY AZ 85253

CLANTON SHELLY/GEILER ERIC A
6321 N 51ST PL
PARADISE VALLEY AZ 85253

JOHN G BRETTELL REVOCABLE TRUST
6423 N 51ST PL
PARADISE VALLEY AZ 85253

BOUCHARD MICHAEL J/JOANNE M TR
2902 E ELM ST
PHOENIX AZ 85016

LEAH HOFFMAN LANGERMAN LIVING TRUST
6310 N 51ST PL
PARADISE VALLEY AZ 85253

ACKERMAN LINDSAY S
6250 N 51ST PL
PARADISE VALLEY AZ 85253

AJ 51ST PLACE PARTNERS L L C
2 MILL GATE LN
OAK BROOK IL 60523

6130 LLC
11215 N 74TH ST
SCOTTSDALE AZ 85260

ADLER DANIEL/DANIELA
6120 N 52ND PLACE
PARADISE VALLEY AZ 85253

JAMILYN AND ROGER E FOURNIER FAMILY TRUST
6110 N 52ND PL
PARADISE VALLEY AZ 85253

ROSS THOMAS H/JANIS M TR
6050 N 52ND PL
PARADISE VALLEY AZ 85253

MARTINSON JOHN S/SUZANNE P
6038 N 52ND PL
PARADISE VALLEY AZ 85253

ESKILDSON LOYD E & DENISE I
6026 N 52ND PL
PARADISE VALLEY AZ 85253

HILLMAN-KEIM 2002 REVOCABLE TRUST
6002 N 52ND PL
PARADISE VALLEY AZ 85253

KRAKOW FAMILY TRUST
5202 E MCDONALD DR
SCOTTSDALE AZ 85253

RHOADES JOHN
5234 E MCDONALD DR
PARADISE VALLEY AZ 85253

ANN V BAKER TRUST
5246 E MCDONALD DR
PARADISE VALLEY AZ 85253

FLORES HENRY C/VALERIE W TR
5302 E MACDONALD DR
PARADISE VALLEY AZ 85253

KAPLAN MIMI CHARISSE
15412 N 23RD ST
PHOENIX AZ 85022

J STEPHEN QUILL TRUST
5353 E CAMELBACK MANOR DR
PARADISE VALLEY AZ 85253

VAN ENGELHOVEN DAVID A/PHYLLIS A
5337 E CAMELBACK MANOR DR
PARADISE VALLEY AZ 85253

DAVIDSON JAMES/HEIDI
5338 E CAMELBACK MANOR DR
PARADISE VALLEY AZ 85253

GILBERT EDNA SNYDER TR
6105 CAMELBACK MANOR DR
PARADISE VALLEY AZ 85253

MOCK FAMILY TRUST
6130 N CAMELBACK MANOR DR
PARADISE VALLEY AZ 85253

HANN J DAVID/LEIGH A TR
6115 N CAMELBACK MANOR DR
SCOTTSDALE AZ 85253

6100 N 54TH STREET LLC
PO BOX 18085
PHOENIX AZ 85005

FATHEREE JAMES W/RICHELLE
5354 E CAMELBACK MANOR DR
PARADISE VALLEY AZ 85253

LINDA D COHN REVOCABLE TRUST
843 S 96TH ST
OMAHA NE 68114-4919

ABDO JOSEPH G/SARA SYLVIA RAMIREZ-
6125 N CAMELBACK MANOR DR
PARADISE VALLEY AZ 85253

BRANDIS STEVEN S/CAPRA JUDY E
340 E 64TH ST 10D
NEW YORK NY 10065

ITKIN NATHAN/HILTON RHONDA
PO BOX 62224
PHOENIX AZ 85082

MILLING JENS A/ANNE
927 FISHER LN
WINNETKA IL 60093

KABAT WALTER
6540 W TONOPAH
GLENDALE AZ 85308

FERRIS KATHLEEN TR
6144 N CAMELBACK MANOR
PARADISE VALLEY AZ 85253

FERRIS KATHLEEN TR
6144 N CAMELBACK MANOR
PARADISE VALLEY AZ 85253

JARR DEREK
4854 E CAIDA DEL SOL DR
PARADISE VALLEY AZ 85253

SCHWAB FAMILY LIVING TRUST
10751 W QUAIL AVE
SUN CITY AZ 85373

JERALD P UNDERDAHL TR/STEVEN F BRANDWEIN TR
5343 E LINCOLN DR
PARADISE VALLEY AZ 85253

GRAHAM FAMILY REVOCABLE TRUST
5335 E LINCOLN DR
PARADISE VALLEY AZ 85253

FRANCO NILDA/SANTANA PERICLES
24398 N 98TH LN
PEORIA AZ 85383

KIMBERLY C ALBER REVOCABLE TRUST
6307 N CAMELBACK MANOR DR
PARADISE VALLEY AZ 85253

MANNING MICHAEL/DOREEN A
6301 N CAMELBACK MANOR DR
PARADISE VALLEY AZ 85253

6245 N CAMELBACK MANOR LLC
1445 N STATE PKWY NO 307
CHICAGO IL 60610

GARY AND ANN LANE FAMILY TRUST
6233 N CAMELBACK MANOR DR
PARADISE VALLEY AZ 85253

ADAMS FAMILY TRUST
6121 N CAMELBACK MANOR DR
PARADISE VALLEY AZ 85253

GOVIG TODD A/MCGRATH APRIL
6111 N CAMELBACK MANOR DR
PARADISE VALLEY AZ 85253

WALTIS TRUST
6124 N CAMELBACK MANOR DR
PARADISE VALLEY AZ 85253

ALBERT D FREDERICKSON & RUTH E TR
7002 E SAN MIGUEL
SCOTTSDALE AZ 85253

BEARDSLEY EDWARD A/MARY JO
6300 N CAMELBACK MANOR
PARADISE VALLEY AZ 85253

MOOSCHEKIAN J TERRENCE/LINDA ANNE TR
13215 E PENN ST 510
WHITTIER CA 90602

MORIC ROBERT/MARINA/ETAL
6320 N CAMELBACK MANOR DR
PARADISE VALLEY AZ 85253

MORIC ROBERT/MARINA
6320 N CAMELBACK MANOR DR
PARADISE VALLEY AZ 85253

YUNG JOHN/ELIZABETH
6310 N CAMELBACK MANOR DR
PARADISE VALLEY AZ 85253

KITTY S CONOVER REVOCABLE TRUST
6224 N CAMELBACK MANOR DR
PARADISE VALLEY AZ 85253

JD RUSSELL TRUST
6222 W CAMELBACK MANOR DR
PARADISE VALLEY AZ 85253

ASLANIAN FAMILY TRUST
6210 N CAMELBACK MANOR DR
PARADISE VALLEY AZ 85253

WOOD ANN H TR
5215 E LINCOLN DR
PARADISE VALLEY AZ 85251

MCNAMARA SUSAN PONDER
6417 N 52ND PL
PARADISE VALLEY AZ 85239

HALL FAMILY REVOCABLE TRUST
6411 N 52ND PL
PARADISE VALLEY AZ 85253

KNISHINSKY AMRAM/SUMMERSON ANNE W
5900 N GRANITE REEF RD NO 200
SCOTTSDALE AZ 85250

BATES JENNIFER K
6423 N 52ND PL
PARADISE VALLEY AZ 85253

HAWTHORNE JAMES/SUSAN
6419 N 52ND PL
PARADISE VALLEY AZ 85253

RUBLE PAUL C JR/FRANCOISE L TR
6440 N 52ND PL
PARADISE VALLEY AZ 85253

PEMR TRUST/CAPSTONE PROPERTIES LLC
PO BOX 108
PRESCOTT AZ 86302

GILL RONNY A/BRANDELL
6404 N 52ND PL
PARADISE VALLEY AZ 85253-4157

BUTLER ARIZONA QPR TRUST
6400 N 52ND PL
PARADISE VALLEY AZ 85253-4157

ANN JARRETT SMITH 2007 LIVING TRUST
6210 N 52ND PL
PARADISE VALLEY AZ 85253

SCHICK RICHARD H
6318 N 52ND PL
PARADISE VALLEY AZ 85253

ALPERT HARVEY B
9335 E HARVARD AVE
DENVER CO 80231-7649

GRAPPLE TRUST
6320 N 52ND PL
PARADISE VALLEY AZ 85253

RICHARD R AND NANCY L WILKINSON LIVING TRUST
6324 N 52ND PL
PARADISE VALLEY AZ 85253

BERANEK GEORGE R/LYNETTE TR
6402 N 52ND PL
PARADISE VALLEY AZ 85253

KALOS THOMAS P/LEE ANN TR
6353 N 52ND PL
PARADISE VALLEY AZ 85253

SCHIAVONI MARK A/AMY
208 W PORTLAND ST UNIT 460
PHOENIX AZ 85003

HERWICK PETER H & JUDITH W
6321 N 52ND PL
SCOTTSDALE AZ 85253

MCAUSLAN ROBERT R
6205 E SAGE DR
SCOTTSDALE AZ 85253

MATUSZ BRIAN R
6420 N 52ND PL
PARADISE VALLEY AZ 85253

THOMAS P KALOS PROFIT SHARING PLAN TRUST
6353 N 52ND PL
PARADISE VALLEY AZ 85253

HAYES GREGG H/ROBIN A TR
6416 N 52ND PL
PARADISE VALLEY AZ 85253

MATUSZ BRIAN R
6420 N 52ND PL
PARADISE VALLEY AZ 85253

ERIE LEONARD J II/SUSAN M
6306 N CAMELBACK MANOR DR
PARADISE VALLEY AZ 85253

RICHARD J LEHMANN AND SALLY STACK LEHMANN REV 6
226 N CAMELBACK MANOR DR
PARADISE VALLEY AZ 85253

GEISLER FAMILY REVOCABLE TRUST
6301 N 52ND PL
PARADISE VALLEY AZ 85253

ABELL ALEXANDER R/KIMBERLY A
5434 E LINCOLN DR #5
PARADISE VALLEY AZ 85253

MARRIOTT CONDOMINIUM DEVELOPMENT CORP
PO BOX 579
LOUISVILLE TN 37777-0579

HOOD DENNIS R/BARBARA BARR TR
5525 E LINCOLN DR #90
PARADISE VALLEY AZ 85253

ASB TRUST
5525 E LINCOLN DR NO 91
PARADISE VALLEY AZ 85253-4119

GOLDNER LINDA M
5525 E LINCOLN DR # 92
PARADISE VALLEY AZ 85253

BIRDWELL DAVID/ODOR JAMES
15001 WILSON RD
EDMOND OK 73013

NELSON ROGER D/NELSON CATHERINE R
5525 E LINCOLN DR UNIT 94
PARADISE VALLEY AZ 85253

MALLENDER WILLIAM H/CAROLE M TR
5525 E LINCOLN DR # 95
PARADISE VALLEY AZ 85253

PV NO 96 LLC
PO BOX 556
HARBOR SPRINGS MI 49740

HATCH FAMILY TRUST
5525 E LINCOLN DR UNIT 97
PARADISE VALLEY AZ 85253

EVELYN L MILLER LEGACY TRUST
5525 E LINCOLN DR UNIT 98
PARADISE VALLEY AZ 85253

SR LP
6690 E HAIGHT RD
LODI CA 95240

TERESA A RAY TRUST
5525 E LINCOLN DR NO 100
PARADISE VALLEY AZ 85253

EJC II LEGACY TRUST
21741 N 37TH ST
PHOENIX AZ 85050

SMITH EDWARD/MARILYNE TR
5525 E LINCOLN DR
PARADISE VALLEY AZ 85253

CLARK ALEXIA BROOKE
5525 E LINCOLN DR NO 104
PARADISE VALLEY AZ 85253

COLLINS RICHARD L/MARGARET H TR
5525 E LINCOLN DR #105
PARADISE VALLEY AZ 85253

BUNN JOHN T
5525 E LINCOLN DR #106
PARADISE VALLEY AZ 85253

888 REVOCABLE TRUST
5841 E INDIAN BEND RD
PARADISE VALLEY AZ 85253

MOUNTAIN SHADOWS WEST HOMEOWNERS ASSOCIATION
2432 W PEORIA AVE STE 1032
PHOENIX AZ 85029

MS RESORT OWNER LLC
1900 N AKARD ST
DALLAS TX 75201



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Draft

Board of Adjustment

Wednesday, February 6, 2019

5:30 PM

Council Chambers

1. CALL TO ORDER

Chairman Leibsohn called the meeting to order.

2. ROLL CALL

Board Members in Attendance:

Chairman Eric Leibsohn
Board Member Emily Kile
Board Member Rick Chambliss
Board Member Jon Newman
Board Member Quinn Williams
Board Member Hope Ozer

Staff in Attendance:

George Burton, Planner
Jeremy Knapp, Community Development Director
Andrew Miller, Town Attorney

3. EXECUTIVE SESSION

4. STUDY SESSION ITEMS

Tashman Variance - 6010 E. Hummingbird Lane (APN: 169-49-060) Case No.
BA-19-01

Mr. Burton introduced the item to modify the front entry of the home. He gave the history, scope of the project, and identified findings in favor and findings against the request.

Board Member Kile clarified that the only variance they are asking for is on the entryway, even though the house will look completely different.

Mr. Burton confirmed and responded that the other improvements are compliant with code.

Board Member Williams asked if the original design of the house is a recognized hardship.

Mr. Burton responded that it is not in the traditional sense, but a hardship since they are trying to work within an existing conditions.

Nute Variance - 4517 E. Foothill Drive (APN: 169-11-069) Case No.
BA-19-02

Mr. Burton introduced the the variance request to allow unscreened roof mounted solar panels. He then gave the background, the scope of the request, and findings in favor and finding against the request.

Board Member Williams asked if there are alternative locations where the panels could be placed and be partially screened, such as ground mounted solar panels.

Mr. Burton responded not that he is aware of. He also added that the applicant indicated that solar tiles are not as efficient as panels.

Board Member Kile asked if this variance would also apply to new homes built on the property if the existing one was knocked down.

Mr. Burton clarified that if the variance is approved, it applies to the existing home.

Chair Leibsohn pointed out the panels are on the west and not the south end of the home.

Board Member Kile motioned to adjourn the work study session.

Board Member Newman seconded the motion.

The motion passed.

5. PUBLIC HEARINGS

A. [19-038](#) Tashman Variance - 6010 E. Hummingbird Lane (APN: 169-49-060)
Case No. BA-19-01

Deborah Weisberg, from Design Link Architecture, shared some of the history of the home including that it was built in 1965. She pointed out that the current plans do not encroach further than the original setbacks and that these additions will make it easier

to identify the front door without a large extension of the main house.

Chair Leibsohn expressed that he is leaning towards allowing the design to proceed.

Board Member Chambliss asked if there were any neighbors that were opposed to this application.

Mr. Burton replied that he did not receive inquiries but no stated opposition.

Chair Leibsohn asked for any public comment.

No public comment was given.

Board Member Kile motioned to approve case number BA-19-01 finding it meets the requirements for the special circumstances applicable only to the subject lot and that it meets the variance criteria subject to the plans, documents, and stipulations set forth in the action report.

Board Member Ozer seconded the motion.

Chairman Eric Leibsohn: yea; Board Member Emily Kile: yea; Board Member Rick Chambliss: yea; Board Member Jon Newman: yea; Board Member Quinn Williams: yea; Board Member Hope Ozer: yea

The motion passed unanimously.

B. [19-040](#)

**Nute Variance - 4517 E. Foothill Drive (APN: 169-11-069)
Case No. BA-19-02**

Howard Nute, applicant, shared details about the site. He clarified that the roof is the only place where the solar panels would be effective. He feels that getting solar panels is the right thing to do and the only person that may be affected is the neighbor above to the west who will see the solar panels on his metal roof. He then asked if he would have to go through the Hillside Building Committee if the Board approves it.

Mr. Burton responded he would.

Chair Leibsohn asked if he had spoken with his neighbors about this.

Mr. Nute replied that he has spoken with most of his neighbors who are all fine with it. He made several attempts to talk with the western neighbor without success.

Board Member Ozer asked if his roof is visible to homes further up the mountain.

Mr. Nute stated he does not know for sure, although there is a significant elevation drop and lots of coverage from vegetation.

Board Member Ozer asked if the solar panels are the same color as the roof.

Mr. Nute replied that his roof is green, and the solar panels are black.

Chair Leibsohn asked if the solar panels reflectivity would affect adjacent properties.

Board Member Newman stated most solar panels are not reflective since they are trying to absorb the light. He also noted that the metal roof would probably be more reflective than the solar panels.

Board Member Ozer asked if the panels would be together or not.

Mr. Nute stated there are five groupings of panels.

Mr. Burton noted that with hillside code only requires the solar panels to be screened from the same elevation or lower.

Board Member Kile motioned to approve case number BA-19-02 pursuant to the submitted plans document, the stipulations set forth in the action report, and the variance criteria.

Board Member Ozer seconded the motion.

Board Member Chambliss stated he is not sure he is okay with this since the ordinance requires it to be screened.

Mr. Nute shared that this is the best option they could come up with. He added that for them to do ground panels they would have to be along the road which would also not be complaint.

Chair Leibsohn asked if they have considered methods of screening on the sloped roof.

Mr. Nute stated screening would decrease the efficiency of the panels and may be more obtrusive than the panels themselves. He also pointed out that they would not help screen anything from the neighbors above.

Board Member Kile commented that she feels that this meets the hardship criteria, and the variance should be allowed.

Chair Leibsohn, Member Newman, and Member Williams indicated they agree with Member Kile.

Board Member Williams urged staff to provide some clarification in the code so all solar panel cases like this do not have to come in for a variance.

Mr. Burton clarified that the Hillside code recommends solar tiles as a way to try and mitigate these issue. He added that less variance requests like this as solar tiles become more efficient.

Chairman Eric Leibsohn: yea; Board Member Emily Kile: yea; Board Member Rick Chambliss: yea; Board Member Jon Newman: yea; Board Member Quinn Williams: yea; Board Member Hope Ozer: yea

The motion passed unanimously.

6. ACTION ITEMS

7. CONSENT AGENDA

A. [19-042](#) Approval of the January 2, 2019 Board of Adjustment Minutes.

Board Member Ozer motioned to approve the January 2, 2019 meeting minutes.

Board Member Newman seconded the motion.

The motion passed unanimously.

8. STAFF REPORTS

None.

9. PUBLIC BODY REPORTS

None.

10. FUTURE AGENDA ITEMS

Staff identified the variance applications that are currently in review.

11. ADJOURNMENT

Board Member Kile motioned to adjourn the meeting at 6:25 p.m.

Board Member Newman seconded the motion.

The motion passed unanimously.