



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda Board of Adjustment

Wednesday, May 1, 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.

- A. [19-182](#) **Case No. BA-19-05 (Jellies Variance) Request by owner of 7016 East Vista Drive (APN 173-18-028) for a variance from the Zoning Ordinance, Article X, Height and Area Regulations, and Article XXIII, Nonconformance for additions to an existing home**

Staff Contact: Paul Michaud, Senior Planner, 480-348-3574

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

6. ACTION ITEMS

The Public Body may take action on this item.

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. [19-191](#) **Approval of April 3, 2019 Board of Adjustment Minutes**

Attachments: [04-03-19 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 #: 19-182

TO: Chair and Board of Adjustment

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

DATE: May 1, 2019

CONTACT:

Paul Michaud, Senior Planner, 480-348-3574

AGENDA TITLE:

Case No. BA-19-05 (Jellies Variance) Request by owner of 7016 East Vista Drive (APN 173-18-028) for a variance from the Zoning Ordinance, Article X, Height and Area Regulations, and Article XXIII, Nonconformance for additions to an existing home

A. MOTION FOR APPROVAL

I move for **[approval]** of Case No. BA-19-05, a request by Richard Jellies, property owner of 7016 E Vista Drive; for a variance from the Zoning Ordinance, Article X, Height and Area Regulations, and Article XXIII, Nonconformance, related to the property owner's proposed additions to this home. Two variances are proposed. These include 1) allowance of the property owner to enclose the existing carport as a garage that will maintain a similar existing setback/height encroachment from Vista Drive and 2) allowance of the setback/height encroachment of the existing home along 70th Place to remain since the proposed improvements exceed 50% of the original square footage of an existing nonconforming structure for all permits issued within a 36-month period. The variance shall be in compliance with the submitted plans and documents:

1. The Variance Criteria Narrative dated April 4, 2019;
2. Site Plan, Sheet 1 of 4, prepared by Babos Design Studio, L.L.C., dated April 4, 2019;
3. Existing Floor Plan, Sheet 2 of 4, prepared by Babos Design Studio, L.L.C., dated April 4, 2019;
4. Floor Plan, Sheet 3 of 4, prepared by Babos Design Studio, L.L.C., dated April 4, 2019; and
5. Elevations, Sheet 4 of 4, prepared by Babos Design Studio, L.L.C., dated April 4, 2019;

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-19-05, a request by Richard Jellies, property owner of 7016 E Vista Drive; for a variance from the Zoning Ordinance, Article X, Height and Area Regulations, and Article XXIII, Nonconformance, related to the property owner's proposed additions to this home. Two variances are proposed. These include 1) allowance of the property owner to enclose the existing carport as a garage that will maintain a similar existing setback/height encroachment from Vista Drive and 2) allowance of the setback/height encroachment of the existing home along 70th Place to remain since the proposed improvements exceed 50% of the original square footage of an existing nonconforming structure for all permits issued within a 36-month period.

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, and Article XXIII, Nonconformance, to allow the property owner to enclose the existing carport as a garage that will maintain a similar existing setback/height encroachment from Vista Drive and 2) to allow the setback/height encroachment of the existing home along 70th Place to remain since the proposed improvements exceed 50% of the original square footage of an existing nonconforming structure for all permits issued within a 36-month period. The property is located at 7016 E. Vista Drive, zoned R-18A.

Code

The minimum lot size for R-18A is 18,000 square feet. Being a corner lot, the setbacks for the home are a minimum of 35' from 70th Place (front yard), 35' from Vista Drive (side with frontage), 35' to the west property line (rear yard) and 10' to the north property line (side yard). Section 1010 of the Zoning Ordinance allows for 2' of projection into required setbacks on features such as roof overhangs. The R-18A District prohibits two-story homes but allows for homes to be one-story 24' tall. The maximum allowable floor area ratio is 25%.

The Town created the R-18A District in 1995 to modify the standards for certain subdivisions that were already developed and later annexed into the Town. This included reducing the setbacks in several R-18-zoned subdivisions that were already developed and later annexed into the Town. This includes the Gross Point Two subdivision for this subject site. The setbacks were reduced in 1995 from 40' along the street frontage to 35' and the side setback was reduced from 20' to 10'. However, prior to 1991, the setbacks for R-18 which applied to this property were 35' along a street frontage and 10' or 10% of the lot width for side setbacks.

Existing Conditions

The site's shape is rectangular. The property is zoned R-18A and is approximately 20,262 square feet in size (0.47 acres). The existing home is 3,657 square feet total with a floor area ratio of 18.0%. The home was built in 1960 prior to annexation into the Town in 1961. The home was built at an angle on the lot.

The right-of-way width along 70th Place is 50'. The right-of-way width along Vista Drive is 60'. Both streets are designated local streets per the General Plan at a suggested right-of-way width of 50'. If Vista Drive was designed today, the property line of the subject site along Vista Drive would likely be 5' further south making the existing and proposed setback on this home into compliance.

633 total square feet of the home encroach into the 35' street setbacks. This encroachment comprises of 121 square feet for the carport, 145 square feet of the livable portion of the home and 367 square feet of roof overhang. The footprint of the existing home encroaches approximately 5' into the required 35' setback and encroaches almost 8' into the 35' setback to the roof overhang along the street fronts. The existing carport is setback from 70th Place (front yard) a minimum of 30'6" [27'11" to the roof overhang] and setback from Vista Drive (side with frontage) a minimum of 30'5" [28'10" to the roof overhang]. The livable portion of the existing home at the northeast corner is setback from 70th Place (front yard) a minimum of 29'10" [27'3" to the roof overhang]. The existing home complies with the rear yard setback to the west property line at 42'2" and with the side yard setback to the north property line at 23'1".

The existing home sits well below the maximum allowable height of 24'. The height of the existing home is approximately 13'2" from finished floor and 14'8" from natural grade. The height of the home in the portion of the setback encroachment is approximately 11'0" tall from finished floor and 12'6" from natural grade due to the roof slope.

Proposed Conditions

The proposed renovations update the exterior of the home to match the architectural character of the homes in the neighborhood. The new total square footage will be 5,065 square feet with a floor area ratio to the maximum allowable of 25.0% (5,065 square feet for this lot). The additional area totals 1,408 additional square feet.

281 total square feet of the proposed home will encroach into the 35' street setbacks. This encroachment comprises of 44 square feet at the garage, 145 square feet of the livable portion of the home and 92 square feet for roof overhang. The proposed home will be remodeled more than 50% of the original square footage due to the roof modifications and changes in the floor plan. As such, pursuant to Section 2307 of the Zoning Ordinance, all existing encroachments must comply with current setbacks/heights unless granted a variance. The intent is to keep portions of the home in place. The entire slab will remain, any walls shown on Sheet 3 of the floor plan as hatched (masonry walls) will remain and any roof areas which extend into the setback will remain. The proposed home will reduce the total square footage of encroachment by approximately 40%, going from 633 square feet to 281 square feet. The proposed home results in further reduction of the encroachment from the street property line due to its smaller roof overhang compared to the existing home. The footprint of the proposed home encroaches approximately 5' into the required 35' setback like the existing home and encroaches 5' to 6' into the 35' setback to the roof overhang along the street fronts. The proposed garage is setback from 70th Place (front yard) a minimum of 35'8" [34'3" to the roof overhang] and setback from Vista Drive (side with frontage) a minimum of 31'2" [30'3" to the roof overhang]. The livable portion of the existing home at the northeast corner is setback from 70th Place (front yard) a minimum of 29'10" [28'5" to the roof overhang]. The proposed home complies with the rear yard setback to the west property line at 37'10" and with the side yard setback to the north property line at 11'9".

The other component of the variance relates to height. The mass/height of the home does not comply with the allowable height since the height of a structure that encroaches into a setback is 0'. The proposed home sits well below the maximum allowable height of 24'. The height of the proposed home is approximately 19'6" from finished floor and 21'0" from natural grade. The height of the home in the portion of the setback encroachment is approximately 10'0" tall from finished floor and 11'6" from natural grade. The proposed home and the encroaching portions of the home complies with the Open Space Criteria (OSC) of the Zoning Ordinance. The OSC 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.

Lot History

The subject property is Lot 27 of the Grosse Pointe Two recorded subdivision recorded in 1958. The Town annexed this property in 1961. The following is a chronological history of the property:

- 1960. Estimated date home constructed
- September 11, 1973. Addition with utility improvements
- September 27, 1984. Construct pool
- May 28, 2009. Convert overhead utility to underground panel
- January 11, 2019. Demo pool and associated structures

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 applicant's narrative states a hardship on this lot are the two 35' street setbacks as the subject site is a corner lot. The Town does not have many lots that are less than an acre. However, this existing subdivision was annexed into the Town and later granted R-18A zoning. R-18A has reduced setbacks from the typical R-43 setbacks of 40' to the street/rear property line and 20' to the side property line. The 0.47-acre lot is the same width and depth as the lots with a single street frontage in this subdivision. This circumstance reduces the buildable area on the corner lots by approximately 1,440 square feet. The variance is for a total encroachment of 281 square feet.

The applicant's narrative states a hardship on this lot is the condition that the existing home is angled. The home was built at an angle in 1960 prior to annexation into the Town.

The applicant is trying to improve the house while utilizing existing conditions, including enclosing the two-car carport into a two-car garage. A request for a two-car garage is a basic amenity in most homes across the valley and not an uncommon convenience. The property owner is also reducing the amount of garage encroachment by 77 square feet as the proposed garage encroachment is 44 square feet and the existing encroachment is 121 square feet. There is no change to the 145 square foot amount of encroachment for the main portion of the home.

Findings Opposed (FOPs):

The size, shape, and topography of the lot do not prevent the applicant from remodeling the home. Most of the home, pool and landscaping on the site will be removed to accommodate the proposed home. As such, options exist to modify the floor plan to comply with 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 design of the subdivision with single frontage and double frontage lots being the same size and the angle of the existing home occurred prior to annexation. Once annexed, the R-18 setback regulations applied to the lots in Grosse Pointe Two. These were the same standards as R-43 zoning but were reduced to the present standards as R-18A in 1995.

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 purpose of the Zoning Ordinance is for securing adequate light, pure air, and safety from fire and other dangers; conserving the values of land and buildings through the Town of Paradise Valley; lessening or avoiding congestion in the public streets; and promoting the public health, safety, comfort, morals and welfare of the citizens of the Town of Paradise Valley, Arizona.

The applicant’s narrative states the proposed home and the 281 square foot encroachment is in harmony as it seeks only to alleviate a hardship created unintentionally from the placement of the home on a corner lot the same size as a double street frontage lot. These conditions make it challenging to modify the home without a complete demolition.

The proposed home renovates an older neglected property with a design that complements the low roof lines and ranch style of the homes in this neighborhood. Ranch homes by design have their longest side facing the street. The length of many of the homes in this

neighborhood range on average from 100' long to 130' long. The existing home is 100' long. The proposed home is similar in length, but due to the master bathroom addition that complies with all code provisions, is 119' long and is in harmony with the other homes in this neighborhood.

FOPs:

The request does not meet the intent of the code since other alternatives exist. The home could be demolished and rebuilt at the allowable 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. The property owner is trying to improve the house while utilizing the existing slab and several of the existing masonry walls. The applicant's narrative notes that the position of the existing home and the size of the lot is not a condition that was self-imposed by the current owner or its predecessors.

The right-of-way width along Vista Drive is 60'. This condition is not self-imposed. The Town's General Plan designates Vista Drive as a local street at a suggested right-of-way width of 50'. If Vista Drive was designed today, the property line of the subject site along Vista Drive would likely be 5' further south making the existing and proposed setback along Vista Drive on this home in compliance.

FOPs:

The request is self-imposed since the site and the existing home will be essentially returned to a pre-development condition that affords opportunity to comply with R-18A standards that include setbacks.

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 that most remodeled homes in the area were not complete demolitions. As such, the double frontage lot and the placement of the existing home at an angle create special circumstances. The double street frontage reduces the buildable area of corner lots like the subject site more than the single street frontage lots in Grosse Pointe Two.

As previously noted, the 119' length of the proposed home is similar in length to other homes in the neighborhood that varies between 100' long to 130' long. The 119' length will be in harmony with the other homes in this neighborhood.

The applicant provided an aerial of the neighborhood with street frontage setbacks for nearby homes. Analysis of these setbacks indicate that the average street setback in this

neighborhood is 28.4', the minimum street setback is 11.7' and the maximum street setback is 41'. The proposed garage is setback from 70th Place (front yard) a minimum of 35'8" [34'3" to the roof overhang] and setback from Vista Drive (side with frontage) a minimum of 31'2" [30'3" to the roof overhang]. The livable portion of the existing home at the northeast corner is setback from 70th Place (front yard) a minimum of 29'10" [28'5" to the roof overhang]. These proposed setbacks are above the average street frontage setback for this neighborhood. With the angle of this home, the setbacks are greater across the full street frontage creating more visual openness.

The proposed application will also reduce the amount of encroachment. The total square footage of encroachment will be reduced by approximately 40%, going from 633 square feet in the existing condition to 281 square feet in the proposed condition. The setback from the property line along the street to the roof overhang increases, reducing the amount of encroachment. The minimum roof overhang setback on 70th Place goes from 27'3" to 28'5". The minimum roof overhang setback on Vista Drive goes from 28'10" to 30'3".

FOPs:

The size, shape, and topography of the property do not prevent the applicant from adding onto the home or doing a complete demolition.

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 request will not grant any special privilege as most of the homes in the Grosse Point Two subdivision do not meet the R-18A street setback of 35'. The proposed application reduces the amount of encroachment from the existing condition by almost 40% that will maintain visual openness on this corner lot and the entry into this neighborhood.

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 no inquiries on this application.

COMMUNITY IMPACT/ FISCAL IMPACT: None.

CODE VIOLATIONS: None.

ATTACHMENTS

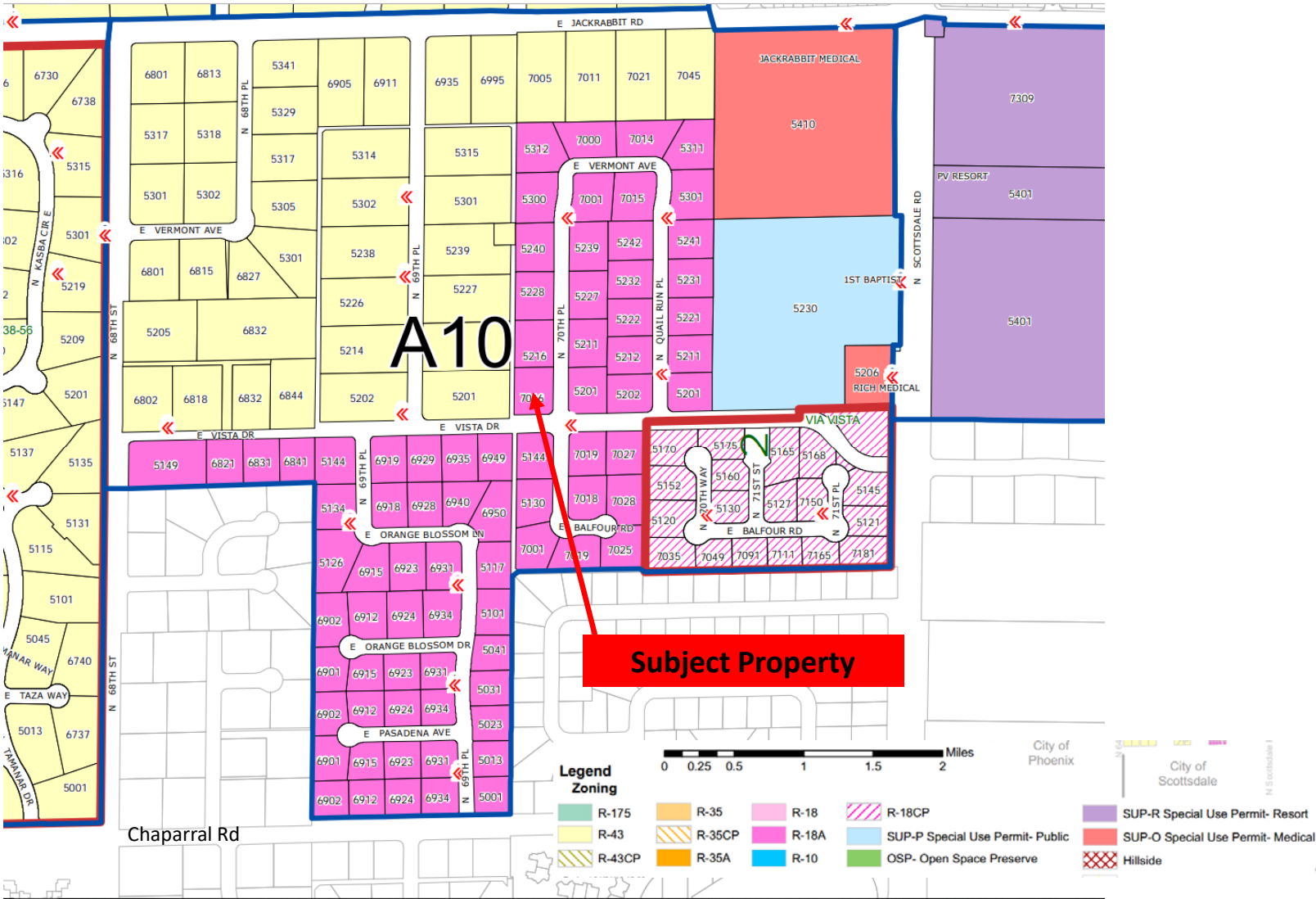
Vicinity & Aerial
Application
Narrative & Plans
Noticing

C: Applicant

File #: 19-182

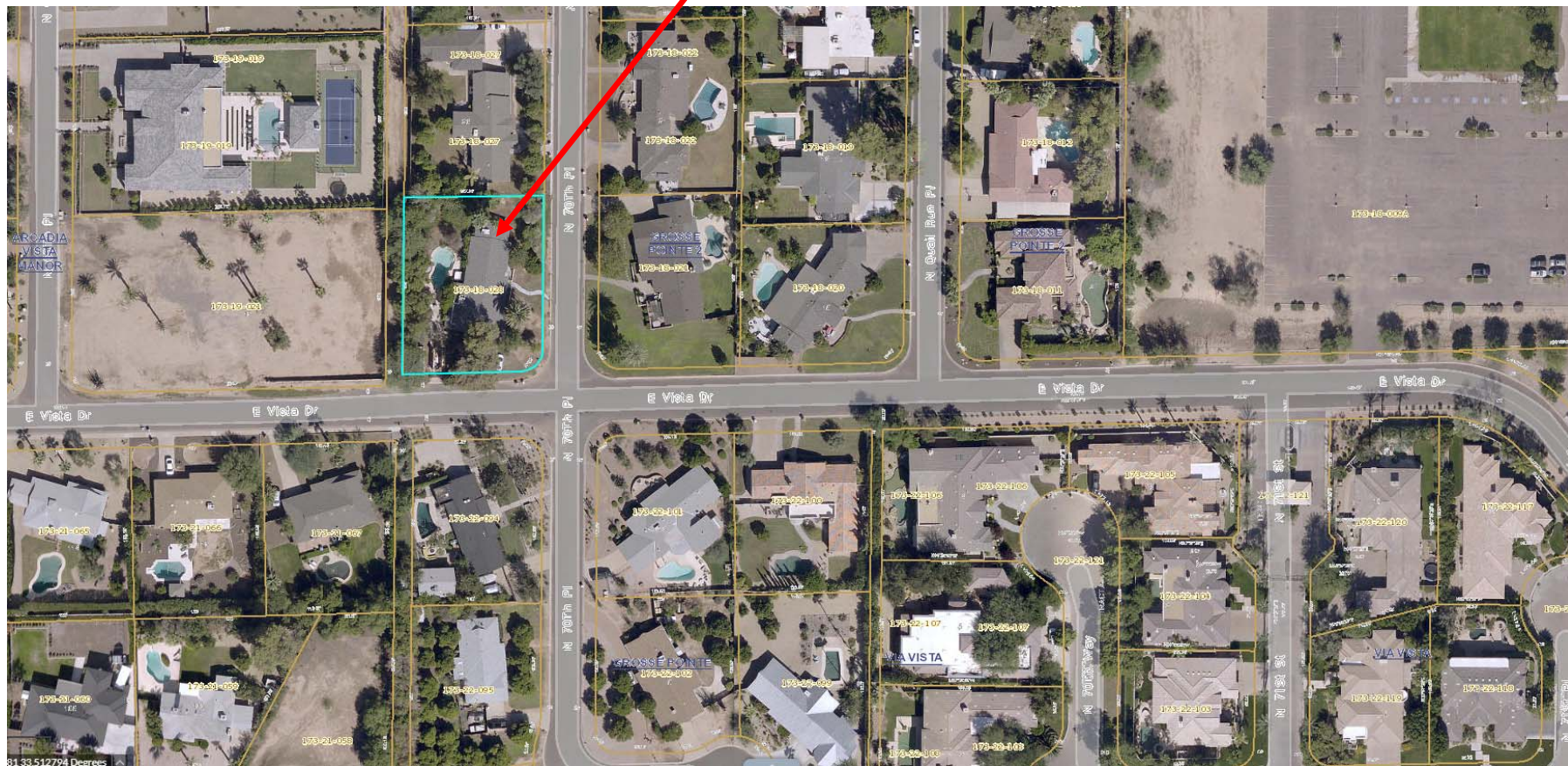
Case File BA-19-05

Vicinity Map



Aerial Photo

Subject Property



APPLICATION TO BOARD OF ADJUSTMENT FOR VARIANCE

DATE: MARCH 14, 2019

LOCATION OF PROPERTY: 7016 E VISTA DR., PARADISE VALLEY AZ 85253
ADDRESS

LEGAL DESCRIPTION: LOT 27 OF GROSS POINTE TWO BOOK 79 OF MAPS
PAGE 42.

OWNER: RICHARD JELLIES

PRINTED NAME

X

SIGNATURE

7330 E PALO VERDE DR. #4
ADDRESS

480-235-1144

PHONE #

ENGINEER/OTHER: BABOS DESIGN STUDIO

PRINTED NAME

x

SIGNATURE

2049 E NORWOOD MESA,AZ 85213
ADDRESS

602-810-3791

PHONE #

**APPLICANT/
REPRESENTATIVE:** RICHARD JELLIES

PRINTED NAME

X

SIGNATURE

7330 E PALO VERDE #4, SCOTTSDALE, AZ 85250
ADDRESS

480-235-1144

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).

PLEASE SEE ATTACHED NARRATIVE

3A-19-05

APPLICATION TO BOARD OF ADJUSTMENT FOR VARIANCE


DATE: _____

LOCATION OF PROPERTY: 7016 E VISTA DRIVE
ADDRESS

PARADISE VALLEY, AZ 85253


LEGAL DESCRIPTION: _____

OWNER: RICHARD JELLIES
PRINTED NAME

X 
SIGNATURE


7330 E PALO VERDE DR. #4, SLOTTSDALE AZ 85250 480-235-1144
ADDRESS PHONE #

ENGINEER/OTHER: JAMES BABOS, ARCHITECT
PRINTED NAME

X 
SIGNATURE

ADDRESS PHONE #

APPLICANT/
REPRESENTATIVE: JAMES BABOS
PRINTED NAME

X 
SIGNATURE

2049 E. NORWOOD ST MESA AZ 85213
ADDRESS

602-810-3791
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).

RECEIVED
4/18/19
Rum

NARRATIVE:

Variance Request for 7016 E. Vista Drive, Paradise Valley, Arizona 85253

Applicant: Richard Jellies, Owner

Request:

1. Variance to allow a portion of the existing carport to be enclosed as a garage.
2. Allow for remodel of more than 50% of the existing square footage within a three year period.

Background: The property in question is located at the northwest corner of Vista Drive and 70th Place, in Gross Pointe 2, a subdivision originally platted in the late 1958 See attached Plat, Exhibit "A" and developed in the county and later annexed into the town of Paradise Valley. Nearly all of the homes in the community are a wide width, shallow depth ranch style. Average lot sizes are plus or minus 20,000 square feet.

Original building setbacks were 30' front, 10' side and silent as to rear, defaulting to county code at the time. In 1994 and 1995, the Town passed two ordinances impacting this subdivision. One changed the zoning to R18A and the other established certain development criteria regulating height, lot coverage and building setbacks. The new building setbacks in this district were 35' front, 35' rear, 10' side. Any corner lot would be required to adhere to a 35' setback on the sideline adjacent to the street. With the passing of the new regulations, nearly all homes in this small neighborhood became nonconforming in some aspect.

The neighborhood is in transition, with a majority of the homes having already gone through minor or major remodeling, though the ranch style architecture has been maintained. I believe the variance request meets all the criteria set forth by the town. Each of the criteria are addressed as follows.

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 residence in question is a corner lot, requiring two front setbacks. All four homes at the corner of Vista Dr. and 70th Pl. were originally angled in such a manner as to skew Vista Dr. portion of the homes away 70th Pl., presumably to create a more open feel at the intersection. This angling, which was applied in varying degrees to these homes, creates unique setback challenges for each. Article 7 Section 701 Of the Zoning Ordinance, established an R1-18A Zoning category, recognizing the uniqueness of conditions that exists for homes previously developed in the county and annexed into the city with the stated purpose of "promoting and preserving the residential development. Allowing reasonable updates to non-conforming homes will help preserve the unique character of the existing community.

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

The home, except for a small addition, presumably completed prior to the 1994 ordinance are original. No action by this owner or previous owners have taken any action which would demonstrate a lack of understanding, intentional or unintentional as to the requirements of the Town code.

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 variance requested seeks only to alleviate a hardship created unintentionally whereby the original home, owing to being located on a corner lot and skewed off parallel and perpendicular to the street frontages makes the property extremely challenging to update the structure within the strict application of the ordinance without a complete demolition. Code seeks to maintain a harmonious community. Keeping this home in it's general position, while enhancing its aesthetic appeal allows the neighborhood to improve the quality of construction while preserving its character.

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 home, except for a small addition, presumably completed prior to the 1994 ordinance are original. No action by this owner or previous owners have taken any action which would demonstrate that this owner or his predecessors have taken any action to cause the condition of non-conformance for which relief is being sought.

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)).

All of the lots in the Gross Pointe 2 community are configured as wide shallow lot which give the perception that the homes in the neighborhood are much larger and more sprawling then they actually are. This particular home is located on a corner lot, with double frontage, with a home skewed from perpendicular and parallel to street frontage to provide for a more open intersection. While this configuration makes for a more open and visually pleasing intersection, it makes it extremely difficult to nearly impossible to undertake a major remodel in the manner that has occurred on numerous residences in the community, without a complete demolition, which has only done once in the neighborhood. Attempting such a demolition would result in a home which was narrower and pushed deeper into the rear yard than the other homes in the community creating a structure that was inconsistent with the sprawling ranch style prevalent in the community.

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)).

The request does not grant any special privilege to the applicant. In fact, the proposal actually lessens the actual degree of nonconformance with the existing ordinance as portions of the nonconforming areas of the home are being cut back or removed. The only new construction

that technically increases the nonconformance will be the enclosure of a portion of the existing carport. This technical violation, it is important to note, results in several feet of the existing carport being cut back and removed so that real impact will be to actually lessen the impact on the neighborhood and surrounding properties. See attached site plan, floorplan and elevations. Additionally, as with many neighborhoods formally in the county, this neighborhood went through periodic change with remodels happening over the years. Non-conformance is less the exception and more the rule. As you will note of the attached setback exhibit, a majority of the homes in Gross Pointe and Gross Point 2 subdivisions have some type of nonconforming encroachment. In fact, the subject property currently has lesser degree of encroachment than many and this proposal will lessen that even further.

Other considerations: The neighborhood has a distinct character. Predevelopment, the area was citrus orchard. Many of the homes, including mine, still have some of the original orange trees. The wide/shallow ranch home style gives the impression of much larger homes. The relatively low roof lines and front patios have created a neighborhood of timeless beauty from a simpler age gone by. Neighbors walk the streets, children play in the front yards. This is not a neighborhood which exists behind walls and gated entries. It has the same feel as some of the more historic neighborhoods in arcadia and the central corridor and remains a testament to a time when the term "neighborhood" really meant people living in proximity to one another who interact on regular basis. I've met more of my neighbors in a few short months than I did in my current neighborhood in five years or in my previous Fountain Hills neighborhood in nearly 30 years.

The property in question was poorly maintained and a blight on the neighborhood. Hedges and fences were nonconforming with current ordinances and these along with seriously overgrown trees growing into an irrigation district pipe, effectively blocked neighborhood views. Soon after purchasing, I obtained a permit from the town to demolish the pool, fences and overgrown vegetation. Groups of neighbors, literally, rolled down their windows as they drove by and applauded. During conversations with neighbors, the most common questions were "is this a tear down or are you going to keep with the character of the neighborhood" and "how long will it take"? The desires expressed were twofold. First and foremost, the families who live here chose the neighborhood for its openness, walkability and its communal nature and were hoping I would do something in harmony with the existing neighborhood. Second, there was concern expressed for a long drawn out never ending construction process or living for 18 months with construction traffic and a green fabric covered temporary construction fence. With the input of my neighbors, I developed the plan attached hereto. The elevations are wholly in keeping with the character of the neighborhood. The plan as contemplated actually removes a portion of the encroaching carport and cuts back on some of the existing overhangs. The fence line will be pulled back from the street, leaving the intersection of Vista Dr. and open and visually pleasing. Enclosing the remaining carport will give a more finished appearance and the new roof and elevation variations will add to the neighborhood streetscape.

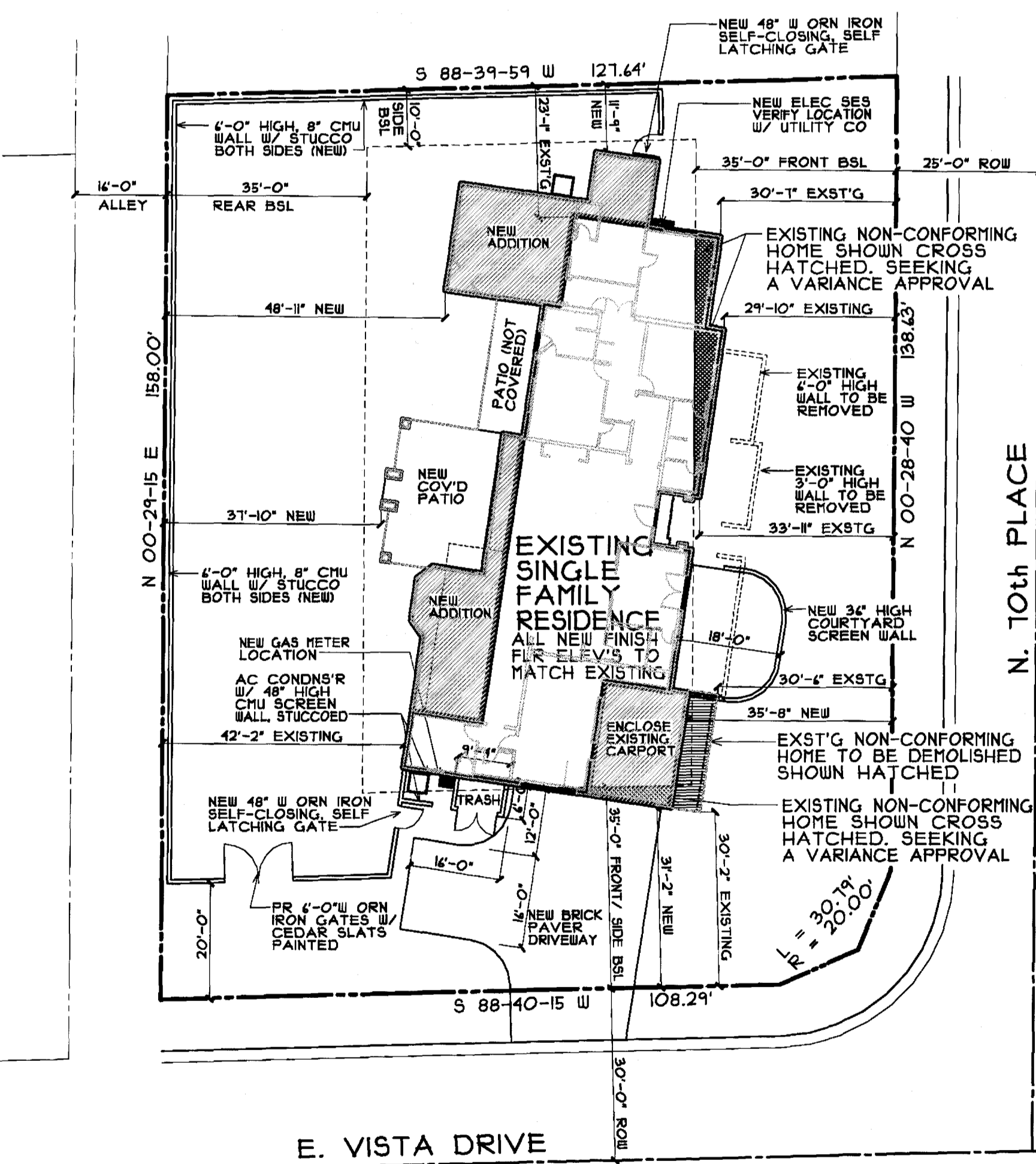
Again, the variance request is minimal. First, I respectfully request to be allowed to enclose the remaining portion of the carport after removing part of the encroaching portion and second, request that I be allowed to remodel more than 50% of the home within a three year period without having to bring all nonconforming portions of the structure into conformance. Strict adherence to the existing

ordinance would require complete demolition of the structure. I am approaching this remodel with sensitivity to my neighbors and the town. This is important because this is not a "fix and flip". I intend this home and the Town of Paradise Valley to be my principal residence and wish to truly be a good neighbor.

Thank you for consideration of my request.

VARIANCE SUBMITTAL
A REMODEL AND ADDITION
JELLIES RESIDENCE

7016 EAST VISTA DRIVE
LOT 27, GROSSE POINTE 2
PARADISE VALLEY, ARIZONA 85253



SITE PLAN

SITE PLAN NOTES

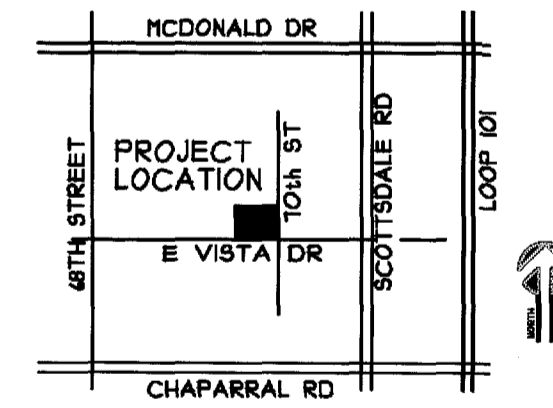
- ALL A/C AND MECHANICAL EQUIPMENT SHALL BE SCREENED A MINIMUM OF 1'-0" ABOVE HEIGHT OF UNIT AND SHALL BE SCREENED FROM THE STREET AND ADJACENT PROPERTIES.
- MISC. SITE STRUCTS, POOL, SPA, FENCES, SITE WALLS AND RETAINING WALLS REQUIRE A SEPARATE PERMIT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 5 PERCENT MINIMUM SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF 10 FEET UNLESS OTHERWISE NOTED.
- POOLS SHALL NOT BE BUILT OR BACKWASHED INTO WASHES, STREAMS, OR TRACTS OF LAND.
- A GUESTHOUSE SHALL NEVER BE OFFERED FOR RENT.
- A GUESTHOUSE SHALL NOT EXCEED A GROSS FOOTPRINT SIZE GREATER THAN 50% OF THE FOOTPRINT SIZE OF THE PRINCIPAL BUILDING.
- THERE ARE NO NATURAL WATERCOURSES ON THIS PROPERTY.
- TEMPORARY SECURITY FENCING THAT IS REQUIRED OR THAT IS OPTIONAL SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN AND POLICIES MANUAL.

GENERAL CONTRACTOR SHALL FIELD VERIFY ALL SETBACKS AND PROPERTY LINES PRIOR TO START OF CONSTRUCTION

PROJECT NOTES

- ALL PRODUCTS LISTED BY I.C.C. NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURERS WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL ALSO HAVE I.C.C. APPROVED EVALUATION REPORTS OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.
- ELECTRICAL, PLUMBING AND MECHANICAL DRAWINGS ARE REVIEWED AND APPROVED BY CITY OF SCOTTSDALE PLAN REVIEW PROCESS FOR COMMERCIAL CONSTRUCTION. CODE REQUIREMENTS STILL MUST BE SATISFIED. ENFORCEMENT SHALL BE PROVIDED BY THE CITY OF TEMPE FIELD INSPECTORS.
- FIELD VERIFY ALL CONDITIONS AND DIMENSIONS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR INACCURACIES.
- GOVERNING CONSTRUCTION CODES: ALL CONSTRUCTION DOCUMENTS SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER ADOPTING ORDINANCES:
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL MECHANICAL CODE
2014 NATIONAL ELECTRIC CODE
2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL GREEN CONSTRN CODE
2015 INTERNATIONAL EXSTG BLDG CODE
2015 INTERNATIONAL FUEL GAS CODE
VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- ALL CONSTRUCTION SHALL CONFORM TO ALL LOCAL AND STATE BUILDING CODES. EXISTING RESIDENCE IS NOT EQUIPPED WITH FIRE SPRINKLER SYSTEM. NEW CONSTR. WILL NOT BE EQUIPPED W/ FIRE SPRINKLER SYSTEM. PROVIDE INTERCONNECTED SMOKE DETECTORS W/ BATTERY BACK UP PACKAGE AS SHOWN ON THE ELECTRICAL PLAN (WHERE APPLICABLE).
- ALL GLASS IN DOORS, ADJ. TO DOORS, OR W/IN 18" OF THE FLOOR TO BE TEMPERED.
- TYPICAL NEW INTERIOR CONSTRUCTION TO BE 2 X 4'S AT 16" O.C. WITH 1/2" GYP. WALL BOARD EA. SIDE. EXTERIOR WALLS TO BE 2X12'S @ 16" O.C.
- GENERAL CONTRACTOR TO VERIFY IF NEW ELECTRIC SERVICE ENTRANCE SECTION IS REQ'D WITH NEW LOADS. SEE ELEC. PLAN.
- GENERAL CONTR. TO VERIFY IF EXST'G H.V.A.C. SYSTEM IS ADEQUATE WITH NEW LIVABLE AREAS.
- PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR ALL EXISTING CONSTRUCTION PRIOR TO START OF DEMOLITION WORK.
- JOB SITE TO REMAIN IN A NEAT CONDITION, FREE OF ANY DEBRIS, * THE END OF EACH WORKDAY.
- PROVIDE ADEQUATE PROTECTION FOR ALL EXIST'G AREAS OF HOME NOT BEING REMODELED. PROTECTION SHALL INCLUDE A DUST PROOF BARRIER.
- ALL NEW OR REMODELED AREAS SHALL BE FINISHED WITH TWO COATS OF PAINT (COLOR BY OWNER) AND FLOOR FINISHES PER PLAN.

VICINITY MAP



LEGAL DESCRIPTION

LOT 27, GROSSE POINTE 2,
AS RECORDED IN BOOK 74, PAGE 42
RECORDS OF THE MARICOPA COUNTY
RECORDER, MARICOPA COUNTY, ARIZONA

SMOKE DETECTORS
REQUIRED IN ALL NEW
AND EXISTING AREAS
OF THE HOUSE

ENERGY EFFICIENCY NOTES NEW OR REMODELED CONSTRUCTION ONLY

- BUILDINGS WITH GLAZING AMOUNTS EXCEEDING 15% OF GROSS WALL AREA MUST COMPLY WITH CHAPTER 4 OR 5 OF THE CURRENT INTERNATIONAL ENERGY CONSERVATION CODE (IECC). THIS RESIDENCE ESTIMATED AT 12%.
- MAXIMUM ALLOWABLE GLAZING U-FACTOR IS 0.40 (LOWER IS BETTER) IF TOTAL GLAZED AREA DOES NOT EXCEED 15% OF GROSS EXTERIOR WALL AREA. ONE (1) PERCENT OF THE TOTAL WINDOW AREA IS EXEMPT FROM U-FACTOR.
- MAXIMUM GLAZING SHGC IS 0.40 (LOWER IS BETTER).
- CEILING BATT INSULATION OR R-19 OR GREATER. EXTERIOR WALL BATT INSULATION TO BE R-13 (ONLY WHERE NEW WALLS ARE REQUIRED OR SHOWN, NOT IN EXST'G WALLS). ALL JOINTS, SEAMS AND OTHER SOURCES OF AIR LEAKAGE THROUGH THE BUILDING THERMAL ENVELOPE TO BE CAULKED, GASKETED, WRAPPED OR OTHERWISE SEALED TO LIMIT UNCONTROLLED AIR MOVEMENT.
- ALL WINDOWS MUST BEAR A NATIONAL FENESTRATION RATING (NFRC) STICKER. MAXIMUM ALLOWABLE SOLAR HEAT GAIN COEFFICIENT (SHGC) IS 0.25.
- DUCTS ARE TO BE INSTALLED TO AN INSTALLED R-8 WHEN LOCATED WITHIN THE BUILDING BUT OUTSIDE OF CONDITIONED SPACE AND R-6 WHEN LOCATED OUTSIDE OF THE BUILDING. ALL DUCTS TO BE SEALED IN ACCORDANCE WITH SECT N401.3.1.

PROJECT

JELLIES REMODEL & ADDITION
7016 EAST VISTA DRIVE
PARADISE VALLEY, ARIZONA 85253

OWNER

RICHARD JELLIES
7016 EAST VISTA DRIVE
PARADISE VALLEY, ARIZONA 85253
(480) 235-1141 RJELLIES@GITYTOCITYCRE.COM

ARCHITECT

BABOS DESIGN STUDIO, LLC
2049 E. NORWOOD ST.
MESA, ARIZONA 85203
(602) 810-3191
JBABOS@AOL.COM

PROJECT DATA

ZONING: R-18A
TAX PARCEL #: 173-18-028
LOT AREA: 20,242 SQ. FT.

SHEET INDEX

- NO DESCRIPTION
- PROJECT DATA, SITE PLAN
 - EXISTING FLOOR PLAN
 - FLOOR PLAN, ROOF PLAN
 - ELEVATIONS

AREA CALCULATIONS:

EXISTING RESIDENCE	
TOTAL LIVABLE	2852 S.F.
CARPOR	405 S.F.
SUNROOM	300 S.F.
BUILDING FOOTPRINT	3451 S.F.
NEW CONSTRUCTION	
NEW LIVABLE AREAS	943 S.F.
NEW PATIO	458 S.F.
NEW ENTRY	44 S.F.
NEW COVERED AREAS	515 S.F.
TOTAL NEW CONSTRUCTION	1454 S.F.
REMODEL AREAS	
LIVABLE REMODEL	2580 S.F.
GARAGE REMODEL	444 S.F.
TOTAL REMODEL AREAS	3224 S.F.
TOTAL AFTER CONSTRUCTION	
TOTAL LIVABLE	3523 S.F.
GARAGE	444 S.F.
ENTRY, PATIO	513 S.F.
BUILDING FOOTPRINT	4680 S.F.
TOTAL UNDER ROOF	
TOTAL UNDER ROOF	5045 S.F.
(MEASURED TO THE EDGE OF ROOF)	
NON-CONFORMING ZONING AREAS	
EXISTING N.C. CARPOR	121 S.F.
EXISTING N.C. RESIDENCE	145 S.F.
TOTAL N.C. FOOTPRINT	266 S.F.
PROPOSED OVERALL NON-CONFORMING ROOF AREA	281 S.F.
PROPOSED N.C. GARAGE	44 S.F.
PROPOSED N.C. RESIDENCE	145 S.F.
TOTAL N.C. FOOTPRINT	189 S.F.

CONSTRUCTION NOTES

- ALL CONSTRUCTION DESIGNS TO BE MAINTAINED IN AN ENCLOSED DUMPSTER.
- CONSTRUCTION IS TO BEGIN ONCE APPROVAL IS OBTAINED AND BE COMPLETED IN SIX MONTHS.
- ALL SITE WALLS TO HAVE STUCCO ONE SIDES AND BE PAINTED TO MATCH THE HOUSE.

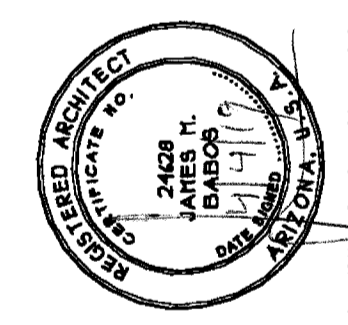
FIRE DEPART NOTES

EXISTING RESIDENCE IS NOT EQUIPPED W/ FIRE SPRINKLERS. A FIRE SPRINKLER SYSTEM WILL NOT BE REQUIRED IN ANY NEW WORK.

SPECIAL INSPECTIONS

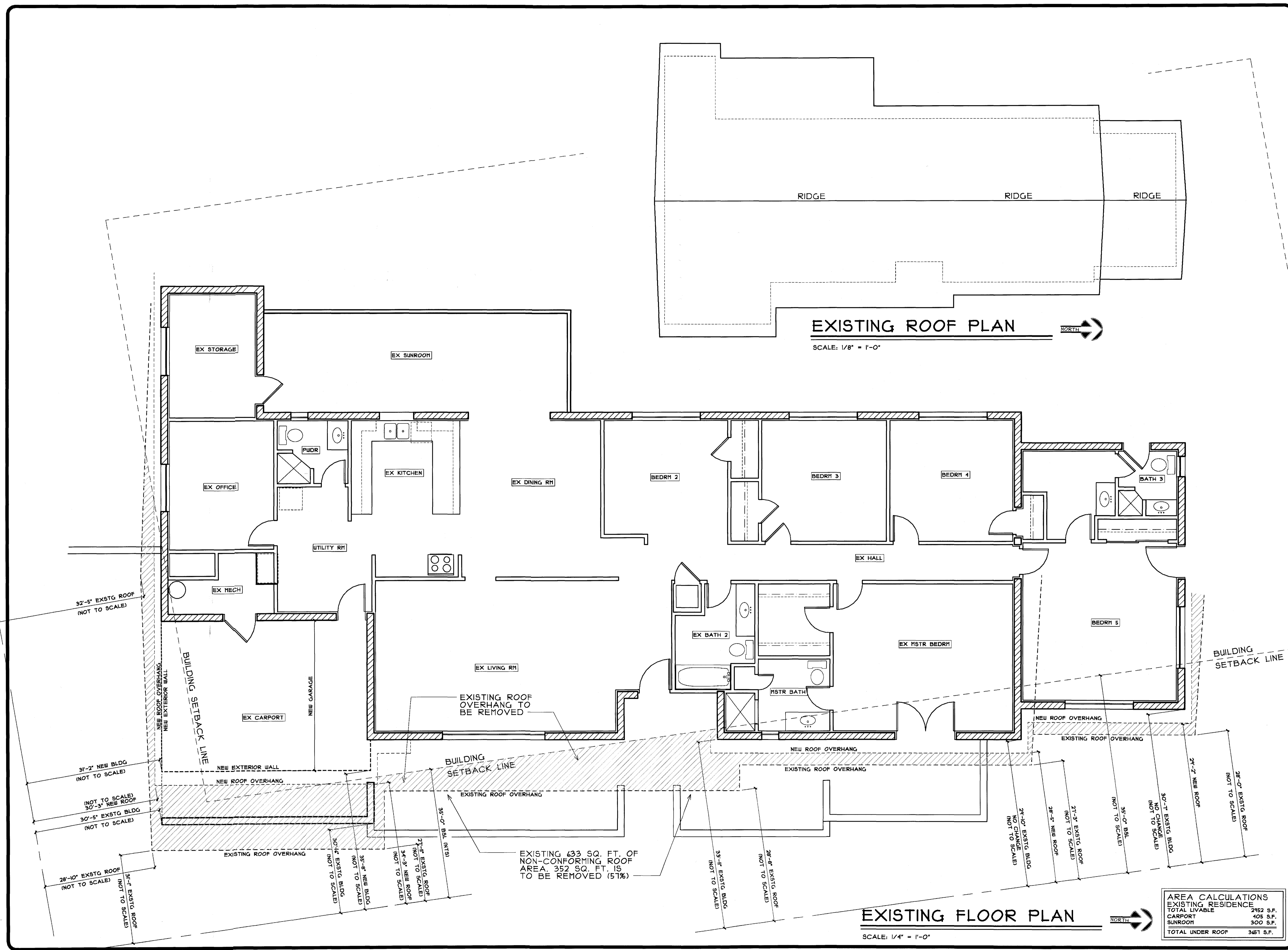
THE FOLLOWING AREAS REQUIRE SPECIAL INSPECTIONS:
1. EPOXYED DOWELS AT FOUNDATION
COORDINATE SPECIAL INSPECTION WITH ARCHITECT. USE CITY OF SCOTTSDALE SPECIAL INSPECTION CERTIFICATE

A REMODEL AND ADDITION
JELLIES RESIDENCE
7016 EAST VISTA DRIVE
LOT 27, GROSSE POINTE 2
PARADISE VALLEY, ARIZONA 85253



BABOS DESIGN
STUDIO, L.L.C.
JAMES M. BABOS
ARCHITECT
2049 E. NORWOOD ST.
MESA, ARIZONA 85203
(602) 810-3191
JBABOS@AOL.COM

DRAWN	
SITE PLAN	
CHECKED	
DATE	
04-04-19	
SCALE	
1" = 20'-0"	
JOB NO.	
J00000000	
SHEET.	
1	
OF 4 SHEETS	



EXISTING ROOF PLAN

SCALE: 1/8" = 1'-0"

EXISTING FLOOR PLAN

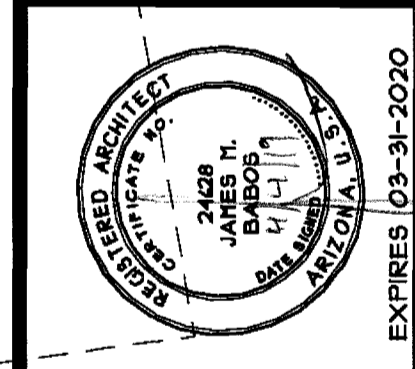
SCALE: 1/4" = 1'-0"

AREA CALCULATIONS EXISTING RESIDENCE	
TOTAL LIVABLE	2152 S.F.
CARPORT	405 S.F.
SUNROOM	300 S.F.
TOTAL UNDER ROOF	3457 S.F.

REVISIONS	BY

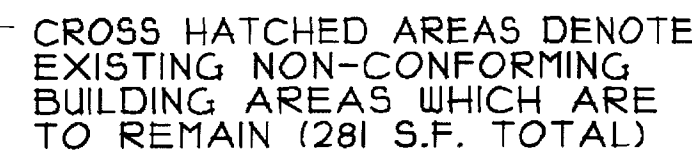
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A REMODEL AND ADDITION
JELLIES RESIDENCE
LOT 21, GROSSE POINTE 2
101 1/2 EAST VISTA DRIVE
PARADISE VALLEY, ARIZONA 85253

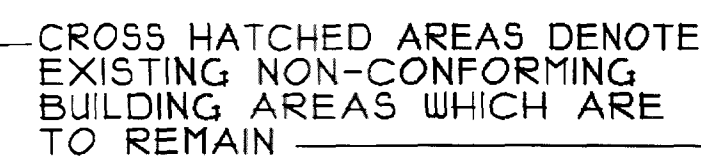


BABOS DESIGN STUDIO, L.L.C.
JAMES M. BABOS
ARCHITECT
2428 E. GARDEN ST.
TUESDAY, ARIZONA 85223
402-810-3191
JBABOS@AOL.COM

DRAWN EXIST'G FLOOR PLAN	
CHECKED	
DATE	04-04-19
SCALE	1/4" = 1'-0"
JOB NO.	190JELLIES
SHEET	2
OF	4
SHEETS	



SCALE: 1/8" = 1'-0"

[illegible]

SCALE: 1/4" = 1'-0"

- 145 SQ. FT. NON-CONFORMING
RESIDENCE LIABVABLE AREAS

[illegible]

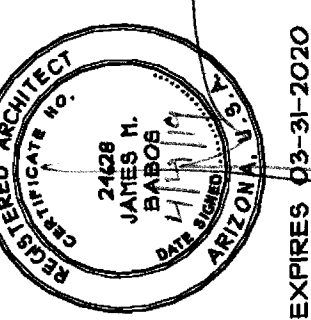
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A REITODEL AND ADDITION

~~JELLIES- RESIDENCE~~

PARADISE VALLEY, ARIZONA 85253



**BABOS DESIGN
STUDIO, L.L.C.**

ARCHITECT
2049 E. NORWOOD ST.
MESA, ARIZONA 85213
602-810-3791
JBABOS@AOL.COM



DRAWN
FLOOR PLAN
CHECKED
DATE
04-04-19
SCALE
1/4" = 1'-0"
JOB NO.
1901JELLIES
SHEET.

3
4 SHEETS

1901DR5

SETBACK EXHIBIT FOR 7016 EAST VISTA DRIVE

SUBJECT



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 1500 feet of the subject property, as obtained from the Maricopa County Assessor's Office on the following date APRIL 9, 2019, and such notification has been mailed on the following date APRIL 12, 2019.

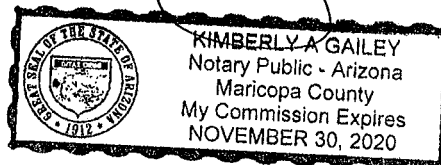
Richard Jellies
Signature

The foregoing instrument was acknowledged by me this 15th day of April, 2019, by Richard Jellies.
Name

NOTARY PUBLIC

My commission expires:

11-30-20





April 15, 2019

George Burton
Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253
(480) 348-3525

Dear Resident:

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, May 1, 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 and Article XXIII, Nonconformance, related to the property owner's proposed additions to this home. Two variances are proposed. These include 1) allowance of the property owner to enclose the existing carport as a garage that will maintain a similar existing setback/height encroachment from Vista Drive and 2) allowance of the setback/height encroachment of the existing home along 70th Place to remain since the proposed improvements exceed 50% of the original square footage of an existing nonconforming structure for all permits issued within a 36-month period. The property is located at 7016 E. Vista Drive, zoned R-18A (Assessor's Parcel Number 173-18-028).

If you have questions about this application please call the Community Development Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, at (480) 348-3525.

Sincerely,

George Burton
Planner

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.

M Private Residences Scottsdale Inc
Or Current Resident
1508 8Th St Sw St 205 Calgary Ab T2

Nancy Kelleher
Or Current Resident
47 Crooked Ln
Duxbury, MA 02332-3903

Mark Kramer
Or Current Resident
357 Cherry St
Newton, MA 02465-1831

Procaccianti Az Lp
Or Current Resident
1140 Reservoir Ave
Cranston, RI 02920-6032

Procaccianti Az Lp
Or Current Resident
1140 Reservoir Ave
Cranston, RI 02920-6032

Glenn Gosling
Or Current Resident
169 Spring St
New York, NY 10012-3704

Bright Shining Star Llc
Or Current Resident
2140 S Dupont Hwy
Camden, DE 19934-1249

Randall Rutta
Or Current Resident
3822 Livingston St Nw
Washington, DC 20015-2803

James Stasiowski
Or Current Resident
4633 Sw 13Th Ter
Miami, FL 33134-2730

Dimche Kuzmanovski
Or Current Resident
7571 Fenway Rd
New Albany, OH 43054-8924

Robert Long
Or Current Resident
1511 W 28Th St
Minneapolis, MN 55408-1905

William & Mary Kreitzer
Or Current Resident
1011 N Church St
Gibson City, IL 60936-1036

George & Barbara Waitt
Or Current Resident
40 E Via Verde St
Wichita, KS 67230-1605

James & Alexandra Ballengee
Or Current Resident
6617 Golf Dr
Dallas, TX 75205-1211

Stephanie Kirby
Or Current Resident
1645 Masters Ct
Superior, CO 80027-8160

Thomas Kowalski
Or Current Resident
7006 S Alton Way A
Centennial, CO 80112-2015

Lori Seppi
Or Current Resident
5478 Old Ranch Rd
Park City, UT 84098-6321

Ajs Residential 12 Llc
Or Current Resident
4417 N 40Th St 400B
Phoenix, AZ 85018-4146

Paul & Mathilda Bindelglas
Or Current Resident
4001 E Mcdonald Dr
Phoenix, AZ 85018-1115

Lamm & Lamar Holdings Llc
Or Current Resident
1132 E Coral Gables Dr
Phoenix, AZ 85022-3724

Jarava Living Trust
Or Current Resident
620 W Kelton Ln
Phoenix, AZ 85023-3506

Stephen & Laura Nebeker
Or Current Resident
6436 N 46Th St
Phoenix, AZ 85032

Steven Wietrzny
Or Current Resident
1810 W Moody Trl
Phoenix, AZ 85041-9130

Robert Bates
Or Current Resident
Po Box 44955
Phoenix, AZ 85064-4955

Wendy Fuller
Or Current Resident
Po Box 37652
Phoenix, AZ 85069-7652

Lindsay Palms Apartments Inc
Or Current Resident
2855 E Broadway Rd
Mesa, AZ 85204-1762

Shawn & Monica Rattai
Or Current Resident
4145 W Corona Dr
Chandler, AZ 85226-7219

Jason Kujanson
Or Current Resident
3434 E San Carlos Pl
Chandler, AZ 85249-5145

George & Carol Zraket
Or Current Resident
7537 E Berridge Ln
Scottsdale, AZ 85250-4626

Kim V A Youngblood Trust
Or Current Resident
8232 E San Miguel Ave
Scottsdale, AZ 85250-6626

Marc & Leann Pezdirtz
Or Current Resident
627 N 78Th St 329
Scottsdale, AZ 85250

Str Ventures Llc
Or Current Resident
4021 N 75Th St 104
Scottsdale, AZ 85251-4568

Hugh & Donna Van Ness
Or Current Resident
4848 N Goldwater Blvd 2108
Scottsdale, AZ 85251-1057

Justin Moore
Or Current Resident
4341 N 68Th St
Scottsdale, AZ 85251-2309

Mary Winer
Or Current Resident
7181 E Camelback Rd 1203
Scottsdale, AZ 85251-8219

James Doane
Or Current Resident
Po Box 55
Scottsdale, AZ 85252-0055

William Cote
Or Current Resident
Po Box 2168
Scottsdale, AZ 85252-2168

Margo Himes
Or Current Resident
Po Box 8133
Scottsdale, AZ 85252-8133

Rlinda Hertz & Samuel Coy Jr
Or Current Resident
Po Box 157
Scottsdale, AZ 85252-0157

William Clarkson
Or Current Resident
5040 N Scottsdale Rd
Scottsdale, AZ 85253-7002

Heidi Ream
Or Current Resident
5232 N Quail Run Pl
Paradise Valley, AZ 85253-7051

Tish & Robert Stephens Family Trust
Or Current Resident
5117 N 69Th Pl
Paradise Valley, AZ 85253-7003

Paul & Laurie Mariani
Or Current Resident
6815 E Vermont Ave
Paradise Valley, AZ 85253-7052

Meghan Hirsch
Or Current Resident
5018 N 71St Pl
Paradise Valley, AZ 85253-7026

William & Ellen Janiga
Or Current Resident
5239 N 70Th Pl
Scottsdale, AZ 85253-7022

Thomas & Gay Lux
Or Current Resident
6901 E Pasadena Ave
Paradise Valley, AZ 85253-7047

Marguerite Hunter
Or Current Resident
5130 N 71St St
Paradise Valley, AZ 85253-7073

Keith Bol
Or Current Resident
6612 N Ironwood Dr
Scottsdale, AZ 85253-4245

Kraemer Family Revocable Trust I
Or Current Resident
6844 E Vista Dr
Paradise Valley, AZ 85253-7057

Thomas Pritscher
Or Current Resident
7104 E Pasadena Ave
Paradise Valley, AZ 85253-7076

Patrick & Colette Ford
Or Current Resident
5201 N 70Th Pl
Paradise Valley, AZ 85253-7022

Gcm Residential Llc
Or Current Resident
6341 E Vista Dr
Paradise Valley, AZ 85253-6952

Toussaint James C & Lolita A Tr
Or Current Resident
7107 E Orange Blossom Ln
Scottsdale, AZ 85253-7044

Jennifer & Keith Maki
Or Current Resident
5126 N 69Th Pl
Paradise Valley, AZ 85253-7001

Patricia Beaty
Or Current Resident
7024 E Orange Blossom Ln
Paradise Valley, AZ 85253-7043

Daniel & Melissa Costello
Or Current Resident
5202 N Quail Run Pl
Scottsdale, AZ 85253-7051

Steffin Family Trust
Or Current Resident
7021 E Jackrabbit Rd
Paradise Valley, AZ 85253-5940

Patricia Clark
Or Current Resident
7032 E Pasadena Ave
Paradise Valley, AZ 85253-7049

Richwood Preserve Llc
Or Current Resident
5012 N 71St St
Scottsdale, AZ 85253-7024

Allan Nguyen
Or Current Resident
6802 E Bonita Dr
Scottsdale, AZ 85253-7029

Patsy & John George
Or Current Resident
5130 N 70Th Pl
Paradise Valley, AZ 85253-7021

Alison & Seth Oesch
Or Current Resident
6823 E Bonita Dr
Paradise Valley, AZ 85253-7028

Jeanne Jones
Or Current Resident
5011 N 70Th Pl
Scottsdale, AZ 85253-7018

Carolyn & Michael Pilastro
Or Current Resident
7129 E Orange Blossom Ln
Scottsdale, AZ 85253-7044

Patrick & Kathleen Keery
Or Current Resident
5165 N 71St St
Paradise Valley, AZ 85253-7074

Scott Skowronek & Abigail Wilson
Or Current Resident
6934 E Orange Blossom Dr
Paradise Valley, AZ 85253-7039

James & Amy Bruske
Or Current Resident
5242 N Quail Run Pl
Paradise Valley, AZ 85253-7051

Keith Loftin
Or Current Resident
7101 E Orange Blossom Ln
Scottsdale, AZ 85253-7044

Christopher & Annmarie Maronek
Or Current Resident
5240 N 70Th Pl
Paradise Valley, AZ 85253-7023

Nuria Carte
Or Current Resident
7126 E Orange Blossom Ln
Paradise Valley, AZ 85253-7045

Robert Cooper
Or Current Resident
5020 N 70Th St
Scottsdale, AZ 85253-7020

Derek & Stephannie Wozencraft
Or Current Resident
6923 E Orange Blossom Dr
Paradise Valley, AZ 85253-7039

Nils & Anna Krumins
Or Current Resident
6934 E Chaparral Rd
Paradise Valley, AZ 85253-7080

Robert & Lisa Barnitt
Or Current Resident
6718 E San Miguel Ave
Paradise Valley, AZ 85253-5978

Bernard & Cynthia Hynes
Or Current Resident
6908 E Jackrabbit Rd
Paradise Valley, AZ 85253-5939

Dennis & Kathleen Naughton
Or Current Resident
5134 N 69Th Pl
Paradise Valley, AZ 85253-7001

John & Kathleen Clifford
Or Current Resident
7028 E Balfour Rd
Paradise Valley, AZ 85253-7027

Robert Shanahan Jr
Or Current Resident
5318 N 68Th Pl
Paradise Valley, AZ 85253-7009

Donald & Patricia Badenoch
Or Current Resident
5027 N 71St Pl
Scottsdale, AZ 85253-7025

Kurt Alexander
Or Current Resident
7029 E Orange Blossom Ln
Scottsdale, AZ 85253-7042

Rachel Trust
Or Current Resident
5145 N 71St Pl
Paradise Valley, AZ 85253-7072

Carl & Leanne Marino Family Trust
Or Current Resident
5300 N 70Th Pl
Paradise Valley, AZ 85253-7078

Mary Haggerty
Or Current Resident
6911 E Jackrabbit Rd
Scottsdale, AZ 85253-5938

Carol Almond
Or Current Resident
6831 E Vista Dr
Paradise Valley, AZ 85253-7056

John Davidson
Or Current Resident
7108 E Balfour Rd
Paradise Valley, AZ 85253

Gantous Family Trust
Or Current Resident
7120 E Orange Blossom Ln
Scottsdale, AZ 85253-7045

Schumacher Family Trust
Or Current Resident
6821 E Vista Dr
Paradise Valley, AZ 85253-7056

Milic Family Trust
Or Current Resident
7027 E Vista Dr
Paradise Valley, AZ 85253-7058

Carl Gardner
Or Current Resident
6918 E Orange Blossom Ln
Paradise Valley, AZ 85253-7041

Mark & Kathleen Sparks
Or Current Resident
5221 N Quail Run Pl
Paradise Valley, AZ 85253-7050

Albert Toon Jr & Jane Toon
Or Current Resident
5317 N Monte Vista Dr
Paradise Valley, AZ 85253-7066

Jason & Melissa Chouinard
Or Current Resident
5001 N 69Th Pl
Paradise Valley, AZ 85253-7010

Heather Wincel
Or Current Resident
5121 N 71St Pl
Paradise Valley, AZ 85253-7072

Mark & Cherie Steinmetz
Or Current Resident
5301 N Quail Run Pl
Paradise Valley, AZ 85253-7075

Martha Otondo
Or Current Resident
6902 E Pasadena Ave
Scottsdale, AZ 85253-7047

Herzel Nahom
Or Current Resident
6827 E Vermont Ave
Paradise Valley, AZ 85253-7052

Larry Felder
Or Current Resident
7120 E Pasadena Ave
Scottsdale, AZ 85253-7076

William & Mary Clardy
Or Current Resident
5036 N 70Th St
Scottsdale, AZ 85253-7020

Carmen Vargas
Or Current Resident
6818 E Vista Dr
Paradise Valley, AZ 85253-7057

Arman Talle & Mila Cheshani
Or Current Resident
6849 E Pasadena Ave
Paradise Valley, AZ 85253-7046

Ronald & Tamara Rozhon
Or Current Resident
5024 N 70Th St
Paradise Valley, AZ 85253-7020

Bill & Chelsea Halmi
Or Current Resident
7036 E Orange Blossom Ln
Scottsdale, AZ 85253-7043

Roxann & Sean Gallagher
Or Current Resident
6924 E Pasadena Ave
Scottsdale, AZ 85253-7047

Chitti & Nancy Kangwanshirathada
Or Current Resident
5144 N 69Th Pl
Paradise Valley, AZ 85253-7001

Thomas & Amanda Simon
Or Current Resident
7110 E Pasadena Ave
Scottsdale, AZ 85253-7076

Aleta Speier
Or Current Resident
7014 E Vermont Ave
Paradise Valley, AZ 85253-7055

Peter & Laurena Stanos
Or Current Resident
7030 E Orange Blossom Ln
Paradise Valley, AZ 85253-7043

Jeffrey & Julianne Barton
Or Current Resident
6802 E Vista Dr
Paradise Valley, AZ 85253-7057

Bettina Chow
Or Current Resident
5228 N 70Th Pl
Paradise Valley, AZ 85253-7023

James Martin & Victoria De Martin
Or Current Resident
7114 E Pasadena Ave
Scottsdale, AZ 85253-7076

Mll Family Trust
Or Current Resident
6923 E Orange Blossom Ln
Paradise Valley, AZ 85253-7040

Osland Family Revocable Living Trust
Or Current Resident
5144 N 70Th Pl
Scottsdale, AZ 85253-7021

Todd Hewett
Or Current Resident
5030 N 70Th St
Scottsdale, AZ 85253-7020

Preston Smith Llc
Or Current Resident
6833 E Pasadena Ave
Paradise Valley, AZ 85253-7046

Michael & Sandra Fallon
Or Current Resident
6912 E Pasadena Ave
Scottsdale, AZ 85253-7047

Scott & Sarah Kiburz
Or Current Resident
5311 N Quail Run Pl
Paradise Valley, AZ 85253-7075

Joseph Meyer
Or Current Resident
7026 E Chaparral Rd
Paradise Valley, AZ 85253-7035

Thomas & Rebekah Rickner
Or Current Resident
5506 N 71St St
Paradise Valley, AZ 85253-5933

Jeff Bronstein & Cecily Scott
Or Current Resident
6923 E Pasadena Ave
Paradise Valley, AZ 85253-7047

Terence Roberts
Or Current Resident
5301 N 68Th Pl
Paradise Valley, AZ 85253-7008

James & Lolita Toussaint
Or Current Resident
7107 E Orange Blossom Ln
Scottsdale, AZ 85253-7044

David & Camille Rockwell
Or Current Resident
5139 N 68Th Pl
Paradise Valley, AZ 85253-7007

Trevor & Lindsay Koskovich
Or Current Resident
5226 N Monte Vista Dr
Paradise Valley, AZ 85253

Richwood Preserve Llc
Or Current Resident
5012 N 71St St
Scottsdale, AZ 85253-7024

Adam & Elizabeth Walter
Or Current Resident
5212 N Quail Run Pl
Paradise Valley, AZ 85253-7051

Timothy & Terence Paguio
Or Current Resident
7036 E Chaparral Rd
Paradise Valley, AZ 85253-7064

Richwood Preserve Llc
Or Current Resident
5012 N 71St St
Scottsdale, AZ 85253-7024

First Amended & Restated Joe Bloxha
Or Current Resident
7045 E Jackrabbit Rd
Paradise Valley, AZ 85253-5940

Zachary Causer
Or Current Resident
7117 E Orange Blossom Ln
Paradise Valley, AZ 85253-7044

Robert Crompton
Or Current Resident
5227 N 69Th Pl
Paradise Valley, AZ 85253-7014

Dirk Vandeventer & Natalie Brown Var
Or Current Resident
5146 N 68Th Pl
Scottsdale, AZ 85253-7007

Dominic Piazza
Or Current Resident
7114 E Orange Blossom Ln
Scottsdale, AZ 85253-7045

Jennifer Dreyfus
Or Current Resident
6850 E Pasadena Ave
Paradise Valley, AZ 85253-7046

Karen Tierney
Or Current Resident
7111 E Pasadena Ave
Paradise Valley, AZ 85253-7077

Barott & Sharon Hurd
Or Current Resident
6928 E Orange Blossom Ln
Scottsdale, AZ 85253-7041

Eyring Ruth La Real Tr
Or Current Resident
6995 E Jackrabbit Rd
Paradise Valley, AZ 85253-5906

Hyfr Llc
Or Current Resident
6801 E Bonita Dr
Paradise Valley, AZ 85253-7028

Mylan Trust
Or Current Resident
6468 E Sierra Vista Dr
Paradise Valley, AZ 85253-4351

Kent & Linda Daley
Or Current Resident
7150 E Balfour Rd
Paradise Valley, AZ 85253-7081

1St Southern Baptist Ch Of Scottsdale
Or Current Resident
5230 N Scottsdale Rd
Scottsdale, AZ 85253-7006

Kent & Michelle Baker
Or Current Resident
5216 N 70Th Pl
Paradise Valley, AZ 85253-7023

Cbh Iii Trust
Or Current Resident
7019 E Vista Dr
Paradise Valley, AZ 85253-7058

Anthony & Pamela Baumann
Or Current Resident
5017 N 71St Pl
Paradise Valley, AZ 85253-7025

Krl Trust
Or Current Resident
7101 E Orange Blossom Ln
Scottsdale, AZ 85253-7044

Michael & Madylon Harpeer
Or Current Resident
7020 E Chaparral Rd
Scottsdale, AZ 85253-7035

Glenda Rauscher & Emerson Laffey
Or Current Resident
5149 N Monte Vista Dr
Paradise Valley, AZ 85253-7063

Sara Wordingham
Or Current Resident
6840 E Bonita Dr
Paradise Valley, AZ 85253-7029

Chelsea & Jason Resto
Or Current Resident
5231 N Quail Run Pl
Paradise Valley, AZ 85253-7050

Cristopher & Jennifer Caruso
Or Current Resident
5315 N 69Th Pl
Paradise Valley, AZ 85253-7011

Mark & Sara Samson
Or Current Resident
6931 E Orange Blossom Ln
Paradise Valley, AZ 85253-7040

Kenneth Jellison
Or Current Resident
5214 N 69Th Pl
Paradise Valley, AZ 85253-7015

Michael & Lydia Timko
Or Current Resident
5128 N 68Th Pl
Paradise Valley, AZ 85253-7007

Maria Zambrano
Or Current Resident
5502 N 71St St
Paradise Valley, AZ 85253-5933

Robert Macdonald
Or Current Resident
5227 N 70Th Pl
Scottsdale, AZ 85253-7022

William & Laura Jones
Or Current Resident
7019 E Balfour Rd
Paradise Valley, AZ 85253-7027

Daniel Sheriniahn & Sheriniahn Ashley
Or Current Resident
7037 E Pasadena Ave
Scottsdale, AZ 85253-7048

Justin & Oriana Wood
Or Current Resident
5222 N Quail Run Pl
Scottsdale, AZ 85253-7051

Richard Sourant
Or Current Resident
5012 N 71St St
Scottsdale, AZ 85253-7024

Dennis Dugan
Or Current Resident
7040 E Chaparral Rd
Scottsdale, AZ 85253-7064

John Prenzno
Or Current Resident
7049 E Balfour Rd
Paradise Valley, AZ 85253-7027

Jeremy Ferris
Or Current Resident
5500 N Quail Pl
Paradise Valley, AZ 85253-5952

Richwood Preserve Llc
Or Current Resident
5012 N 71St St
Scottsdale, AZ 85253-7024

Charles Arentschildt
Or Current Resident
7018 E Orange Blossom Ln
Paradise Valley, AZ 85253-7043

Peter Wieghaus & Azura Weighaus
Or Current Resident
5136 N 68Th Pl
Paradise Valley, AZ 85253-7007

Jack & Diana Newman
Or Current Resident
6931 E Pasadena Ave
Paradise Valley, AZ 85253-7047

Applebaum Family Living Trust
Or Current Resident
7015 E Vermont Ave
Paradise Valley, AZ 85253-7054

William Nassikas
Or Current Resident
5239 N 69Th Pl
Paradise Valley, AZ 85253-7014

Michael Cormier
Or Current Resident
5238 N 69Th Pl
Paradise Valley, AZ 85253-7015

Vijay & Asha Sethi
Or Current Resident
5028 N Scottsdale Rd
Scottsdale, AZ 85253-7002

Bret Hopper & Jennifer Bryant Hopper
Or Current Resident
7038 E Pasadena Ave
Scottsdale, AZ 85253-7049

Craig & Susan Harris
Or Current Resident
6815 E Bonita Dr
Scottsdale, AZ 85253-7028

Marcela Rendon
Or Current Resident
7014 E Chaparral Rd
Scottsdale, AZ 85253-7035

Jane Miller
Or Current Resident
5129 N Monte Vista Dr
Scottsdale, AZ 85253-7063

Henry & Donna Yorston
Or Current Resident
7011 E Jackrabbit Rd
Paradise Valley, AZ 85253-5940

Brent & Nicole Tally
Or Current Resident
6919 E Vista Dr
Paradise Valley, AZ 85253-7069

Robert Bowman
Or Current Resident
7042 E Orange Blossom Ln
Paradise Valley, AZ 85253-7043

Zachary & Rebecca Pace
Or Current Resident
5215 N 69Th Pl
Paradise Valley, AZ 85253-7014

Patricia Harris
Or Current Resident
6934 E Pasadena Ave
Paradise Valley, AZ 85253-7047

Robert Chinn
Or Current Resident
6931 E Orange Blossom Dr
Paradise Valley, AZ 85253-7039

Susan & George Transtrum
Or Current Resident
6924 E Chaparral Rd
Paradise Valley, AZ 85253-7080

Harrison Revocable Living Trust
Or Current Resident
5501 N 69Th Pl
Paradise Valley, AZ 85253-5928

Donald J Ziriaux Trust
Or Current Resident
7009 E Pasadena Ave
Scottsdale, AZ 85253-7048

Leonard Family Revocable Living Trust
Or Current Resident
6834 E Pasadena Ave
Paradise Valley, AZ 85253-7046

Andrew & Lynn Freitas
Or Current Resident
5301 N Monte Vista Dr
Paradise Valley, AZ 85253-7066

Tatiana Mcfadden & Mark Bracht
Or Current Resident
6841 E Vista Dr
Paradise Valley, AZ 85253-7056

Albert & Bonny Tabah
Or Current Resident
6915 E Orange Blossom Dr
Paradise Valley, AZ 85253-7039

Richard Jellies
Or Current Resident
7016 E Vista Dr
Paradise Valley, AZ 85253-7059

Robert & Eve Danoff
Or Current Resident
6940 E Orange Blossom Ln
Scottsdale, AZ 85253-7041

William Cutter
Or Current Resident
5312 N 70Th Pl
Paradise Valley, AZ 85253-7078

Ryan & Laurie Amato
Or Current Resident
5038 N Chiquita Ln
Paradise Valley, AZ 85253-7019

Chiappetti Donald L & Mary K Tr
Or Current Resident
5341 N 68Th Pl
Scottsdale, AZ 85253-7008

Michael Lindsley & Melanie Simpson
Or Current Resident
6949 E Vista Dr
Paradise Valley, AZ 85253-7069

Ronald & Francine Dobkin
Or Current Resident
5170 N 70Th Way
Paradise Valley, AZ 85253-7071

Je'Re Taffet
Or Current Resident
7005 E Jackrabbit Rd
Scottsdale, AZ 85253-5940

Michael Mariani
Or Current Resident
5012 N 71St Pl
Scottsdale, AZ 85253-7026

1St Southern Baptist Ch Of Scottsdale
Or Current Resident
5230 N Scottsdale Rd
Scottsdale, AZ 85253-7006

Richard Grover
Or Current Resident
5031 N 69Th Pl
Scottsdale, AZ 85253-7010

Charles & Esther Keith
Or Current Resident
7091 E Balfour Rd
Paradise Valley, AZ 85253-7027

Wilbur & Leslie Sandbulte
Or Current Resident
5160 N 71St St
Paradise Valley, AZ 85253-7073

Daniel & Ann Simons
Or Current Resident
6929 E Vista Dr
Paradise Valley, AZ 85253-7069

Vern Foutz
Or Current Resident
7165 E Balfour Rd
Paradise Valley, AZ 85253-7068

Ksieski Family Trust
Or Current Resident
5521 N Quail Run Rd
Paradise Valley, AZ 85253-5953

Alan & Cathy Kent
Or Current Resident
6801 E Vermont Ave
Paradise Valley, AZ 85253-7052

Michael & Christine Shanks
Or Current Resident
6832 E Vista Dr
Paradise Valley, AZ 85253-7057

Ryan Heward
Or Current Resident
5029 N 70Th St
Paradise Valley, AZ 85253-7038

William Clarkson
Or Current Resident
5040 N Scottsdale Rd
Scottsdale, AZ 85253-7002

Dana Stegmeier
Or Current Resident
7025 E Balfour Rd
Paradise Valley, AZ 85253-7027

Danny Granger Jr
Or Current Resident
5302 N 68Th Pl
Paradise Valley, AZ 85253-7009

Marcus Salem & Cynthia Schwab Sale
Or Current Resident
6812 E Bonita Dr
Paradise Valley, AZ 85253-7029

Rich Investments Limited Partnership
Or Current Resident
6815 N 46Th St
Paradise Valley, AZ 85253-3220

Vincent Francis
Or Current Resident
6935 E Vista Dr
Paradise Valley, AZ 85253-7069

James & Luisana Idsardi
Or Current Resident
6912 E Chaparral Rd
Paradise Valley, AZ 85253-7080

Everett & Paulette Davis
Or Current Resident
5175 N 70Th Way
Paradise Valley, AZ 85253-7071

Charlie & Virginia Agee
Or Current Resident
6833 E Bonita Dr
Paradise Valley, AZ 85253-7028

Victor & Kim Gilgan
Or Current Resident
5241 N Quail Run Pl
Paradise Valley, AZ 85253-7050

Keith Loftin
Or Current Resident
7047 E Orange Blossom Ln
Scottsdale, AZ 85253-7042

Arcadia Vista Improvement Co
Or Current Resident
5240 N 70Th Pl
Scottsdale, AZ 85253-7023

Jonathan Henderson
Or Current Resident
7044 E Pasadena Ave
Scottsdale, AZ 85253-7049

Thomas & Kristi Bonfiglio
Or Current Resident
5023 N 69Th Pl
Paradise Valley, AZ 85253-7010

Daniel & Linda Zasso
Or Current Resident
7050 E Pasadena Ave
Paradise Valley, AZ 85253-7049

Michael Smith
Or Current Resident
5046 N 70Th St
Paradise Valley, AZ 85253-7020

Joseph & Theda Mangone
Or Current Resident
5211 N 70Th Pl
Paradise Valley, AZ 85253-7022

Paul & Kathy Peterson
Or Current Resident
7001 E Vermont Ave
Scottsdale, AZ 85253-7054

Gordon & Amy Haugland
Or Current Resident
9083 E Los Gatos Dr
Scottsdale, AZ 85255-5005

James & Maura Billeaux
Or Current Resident
9452 E Conquistadores Dr
Scottsdale, AZ 85255-4343

Henry & Debra Bobbe
Or Current Resident
6902 E Coronado Rd
Scottsdale, AZ 85257

Robert Hepburn
Or Current Resident
8662 E Via De La Escuela
Scottsdale, AZ 85258-3507

Encanta Homes Inc
Or Current Resident
9237 E Via De Ventura 225
Scottsdale, AZ 85258-3662

Cra Holding I Lp
Or Current Resident
16074 N 78Th St B-104
Scottsdale, AZ 85260-1224

Via Vista Homeowners Assoc
Or Current Resident
14415 N 73Rd St 100
Scottsdale, AZ 85260-3130

Brian Okeeffe & Melinda Wilson
Or Current Resident
12782 N 95Th Way
Scottsdale, AZ 85260-4597

Craig Jackson
Or Current Resident
7400 E Monte Cristo Ave
Scottsdale, AZ 85260-1226

Steven Golub
Or Current Resident
10029 E Boulder Bend Rd
Scottsdale, AZ 85262-2851

Briana & Phillip Hart
Or Current Resident
2556 E Carob Dr
Chandler, AZ 85286-2729

Pars Commercial Holdings Llc
Or Current Resident
Po Box 3819
Gilbert, AZ 85299-3819

Via Vista Homeowners Assoc
Or Current Resident
21448 N 75Th Ave 6
Glendale, AZ 85308-5978

Via Vista Homeowners Assoc
Or Current Resident
21448 N 75Th Ave 6
Glendale, AZ 85308-5978

Gabriel & Leah Boyd
Or Current Resident
5410 E El Sendero Dr
Cave Creek, AZ 85331-9000

Scott & Rachel Marshall
Or Current Resident
12901 W Charter Oak Rd
El Mirage, AZ 85335-6267

Krish Trust
Or Current Resident
1376 S Hettama St
Yuma, AZ 85364-4317

Mi Cielo Llc
Or Current Resident
56 Vista Montana Loop
Placitas, NM 87043-9518

Kareem & Mary Edwards
Or Current Resident
9 Camino Cruz Corta
Santa Fe, NM 87507-9029

Daniel & Maria Eckert
Or Current Resident
1630 Pinecone Cir
Incline Village, NV 89451-9347

Alex Victor & Associates Llc
Or Current Resident
16745 W Bernardo Dr 300
San Diego, CA 92127-1908

Cindy & Danny Vice
Or Current Resident
32200 Vista Del Monte
Temecula, CA 92591-4945

Bayport Pv Associates Lp
Or Current Resident
3090 Pullman St
Costa Mesa, CA 92626-5901

Morgan Petiti & Marsha Pharo Petiti
Or Current Resident
304 Park Blvd
Millbrae, CA 94030-1230

Robert & Kim Schacter
Or Current Resident
333 Locust Ave
San Rafael, CA 94901-2242

Robert Schachter & Kim Schacter
Or Current Resident
333 Locust Ave
San Rafael, CA 94901-2242

Julia Peek
Or Current Resident
1420 Fielder Creek Rd
Rogue River, OR 97537-4648

Cj Holdings Llc
Or Current Resident
Po Box 1312
Seahurst, WA 98062-1312

Tod Mckinley
Or Current Resident
5500 Ne Windermere Rd
Seattle, WA 98105-2849

Dean & Jackie Lee
Or Current Resident
4301 20Th St E
Fife, WA 98424-1848

253 Labels Printed

AFFIDAVIT OF POSTING

STATE OF ARIZONA)

) ss:

County of Maricopa)

I, RICHARD JELLIES, depose and state that the attached notice, of proposed application BOILING VAN HANNOCK BA-19-05 located at 7016 E. VISTA DR for the (Planning Commission/Town Council/Board of Adjustment/Hillside Committee) meeting date of MAY 1, 2019 is a true and correct copy of a notice which I cause to be posted by the following day of the week SAT, and on the following date APRIL 13, 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 15th day of April, 2019.

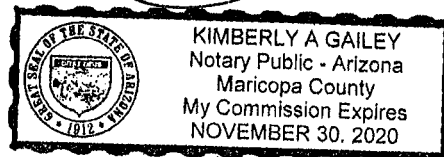
Richard Jellies
Signature

This affidavit was SUBSCRIBED AND SWORN to before me this 15th day of April, 2019

NOTARY PUBLIC

My commission expires:

11-30-20



NOTICE OF HEARING

TOWN OF PARADISE VALLEY
Board of Adjustment and Appeals

6401 E. Lincoln Drive, Paradise Valley, Arizona

5:30 P.M. O'CLOCK 1ST DAY OF MAY, 2019

PUBLIC HEARING: Consideration of a variance from the Zoning Ordinance, Article X, Height and Area Regulations and Article XXIII, Nonconformance, related to the property owner's proposed additions to this home. Two variances are proposed. These include 1) allowance of the property owner to enclose the existing carport as a garage that will maintain a similar existing setback/height encroachment from Vista Drive and 2) allowance of the setback/height encroachment of the existing home along 70th Place to remain since the proposed improvements exceed 50% of the original square footage of an existing nonconforming structure for all permits issued within a 36-month period. The property is located at 7016 E. Vista Drive, zoned R-18A (Assessor's Parcel Number 173-18-028).

PENALTY FOR DEFACING POSTER PRIOR TO DATE OF HEARING

CASE NO. BA-19-05

POSTING DATE 4-18-19

CONTACT GERALD BUSTON
1-480-348-8525



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Draft

Board of Adjustment

Wednesday, April 3, 2019

5:30 PM

Council Chambers

1. CALL TO ORDER

Chairman Leibsohn called the meeting to order at 5:30 p.m.

STAFF MEMBERS PRESENT

Deputy Town Attorney Deborah Robberson
Community Development Director Jeremy Knapp
Senior Planner Paul Michaud

2. ROLL CALL

Present 6 - Boardmember Eric Leibsohn
Boardmember Emily Kile
Boardmember Rick Chambliss
Boardmember Jon Newman
Boardmember Hope Ozer
Boardmember Quinn Williams

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

5. PUBLIC HEARINGS

6. ACTION ITEMS

- 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

Paul Michaud reviewed the variance request and findings against and in
favor.

There was discussion regarding pushing the addition south and the grade
differences. Jerry Parks, architect on the project, noted that pushing the
addition south would lower the natural grade underneath the home that
would result in a variance in the overall height of 24 feet.

Chairman Leibsohn opened the public hearing.

Kevin Murphy, neighbor, stated he finds the proposed design compatible with the other homes in the neighborhood. He does not object to the variance. He noted his concerns relate to storm water runoff, no real native vegetation left on that property and concerns over the wash west of the subject site.

Chairman Leibsohn closed the public hearing.

A motion was made by Boardmember Newman, seconded by Boardmember Chambliss, to approve 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 allow an existing detached garage to be attached to the primary residence and encroach into the setback. The motion carried by the following vote:

Aye: 6 - Boardmember Leibsohn, Boardmember Kile, Boardmember Chambliss, Boardmember Newman, Boardmember Ozer and Boardmember Williams

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

Chairman Leibsohn stated that he has known the owner for 45 years and does not believe he has a conflict of interest.

Jeremy Knapp provided an overview of the proposed variance including the review of past building permits. The residence is located at 6318 North 52nd Place and owned by Richard and Janelle Schick. The home was built in 1949. The owners purchased the home in 1979. The original home, having a 22-foot rear setback, does not meet the current setbacks which require a minimum of 40 feet. The home complies with all other zoning standards.

He indicated that the proposed 519 square-foot addition in the rear yard will contain 434 square feet of encroachment into the required setback. He continued by reviewing the setbacks of the home.

Mr. Knapp summarized the findings against and in favor. He noted that the property only contains 80% of the minimum one-acre lot size at only 34,731 square feet. There is a wash that cuts the northeast corner of the property eliminating 10,816 square feet. The buildable area on the lot is only 23,913 square feet or 55% of that required by code. The proposed addition would increase the lot coverage to 10.2% which is much less than the 25% lot

coverage by code. He provided an overview of the lot grade and the need to raise the lot two feet to accommodate a pool. The addition is being designed with the minimum amount of reduced setback area possible. He indicated that 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 these obstacles deprive this property of the privileges enjoyed by adjacent residences.

Board Member Kile asked if the home was demolished and rebuilt, would it have to meet the current setbacks.

Mr. Knapp confirmed that it would have to meet setbacks.

Chairman Leibsohn opened the public hearing.

Janelle Schick commented that she bought her home 40 years ago. She showed existing conditions of the property and noted that the storage room was added 40 years ago.

Chairman Leibsohn stated that there is space on other sides of the home to accommodate the addition. She asked that the east side of the home be studied for the addition.

Mrs. Schick pointed out the addition would be difficult to access if placed on the east side.

Board Member Kile stated that the wash limits the site and impact ability to screen the addition.

Mrs. Schick stated that the neighbor to the west stopped by and was okay with the project.

Dr. Isaacs, nearby resident, mentioned his original opposition to the project. He stated that he is concerned the project will encroach onto his land but it appears there is not impact to him.

Ronda Hilton, nearby resident, mentioned that she is not adjacent to the subject lot and holds no objection to the project.

Chairman Leibsohn closed the public hearing.

A motion was made by Boardmember Ozer, seconded by Boardmember Chambliss, to approve a request by the owner of 6318 N 52nd Place for 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. The motion carried by the following vote:

Aye: 6 - Boardmember Leibsohn, Boardmember Kile, Boardmember Chambliss, Boardmember Newman, Boardmember Ozer and Boardmember Williams

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

Liebsohn

A motion was made by Boardmember Williams, seconded by Boardmember Kile, to recommend that Town Council select Boardmember Leibsohn as Chairman of the Board of Adjustment. The motion carried by the following vote:

Aye: 6 - Boardmember Leibsohn, Boardmember Kile, Boardmember Chambliss, Boardmember Newman, Boardmember Ozer and Boardmember Williams

7. CONSENT AGENDA

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

A motion was made by Boardmember Chambliss, seconded by Boardmember Newman, to approve the February 6, 2019 Board of Adjustment minutes. The motion carried by the following vote:

Aye: 6 - Boardmember Leibsohn, Boardmember Kile, Boardmember Chambliss, Boardmember Newman, Boardmember Ozer and Boardmember Williams

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

A motion was made by Boardmember Sahini at 6:45 p.m., seconded by Boardmember Chambliss, to adjourn the meeting. The motion carried by the following vote:

Aye: 6 - Boardmember Leibsohn, Boardmember Kile, Boardmember Chambliss, Boardmember Newman, Boardmember Ozer and Boardmember Williams