



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda Board of Adjustment

Wednesday, October 2, 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. PUBLIC HEARINGS

The Public Body may take action on this item.

- A. [19-352](#) **Case No. BA-19-07 (Yearly Variance). Request by the owner of 6067 N. Paradise View Drive (APN: 164-04-074) for a variance from Article XXII of the Zoning Ordinance for unscreened roof mounted solar panels.**

Attachments: [Vicinity Map & Aerial Photo](#)
[Application & Narrative](#)
[Plans](#)
[Notification Materials](#)

5. ACTION ITEMS

The Public Body may take action on this item.

6. 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.

- A. [19-354](#) **Discussion of Upcoming Board of Adjustment Annual Update to Town Council**

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. [19-353](#) Approval of June 5, 2019 Board of Adjustment Meeting Minutes

Attachments: [06-05-19 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 #: 19-352

TO: Chair and Board of Adjustment

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

DATE: October 2, 2019

CONTACT:

George Burton, 480-348-3525

AGENDA TITLE:

Yearly Variance - 6067 N. Paradise View Drive (APN: 164-04-074)
Case No. BA-19-07

A. MOTION FOR APPROVAL

I move for **approval** of Case No. BA-19-07, a request by 6067 N. Paradise View Drive LLC (represented by Member Frank Yearly), property owner of 6067 N. Paradise View Drive; for a variance from the Zoning Ordinance, Article XXII, Hillside Development Regulations, to allow for unscreened roof mounted solar panels. The variance shall be in compliance with the submitted plans and documents:

1. The Variance Criteria Narrative, prepared by Sun Valley Solar Solutions LLC;
2. Sheet PV1, Site Plan, prepared by Sun Valley Solar Solutions LLC; and dated April 18, 2019;
3. Sheet PV2, Roof Plan, prepared by Sun Valley Solar Solutions LLC; and dated April 18, 2019; and
4. Sheet E1, 3-Line, prepared by Sun Valley Solar Solutions LLC; and dated April 18, 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-19-07, a request by 6067 N. Paradise View Drive LLC (represented by Member Frank Yearly), property owner of 6067 N. Paradise View Drive; for a variance from the Zoning Ordinance, Article XXII, Hillside Development Regulations, to allow for unscreened roof mounted solar panels.

Reasons for Denial:

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

BACKGROUND

Request

The applicant is proposing to place unscreened roof mounted solar panels on the house. 3 arrays (which consists of 9 solar panels) will be placed on the house. The house has a flat roof and Section 2207.II.E of the Town Zoning Ordinance requires all solar panels to be hidden from the same or lower elevation:

Section 2207.II.E. Solar panels may be allowed if they are integrated into the building design and hidden from view when viewed from the same or a lower elevation and approved by the Hillside Building Committee by a Combined Review. Solar panels may be allowed on pitched roofs when screened from the same or a lower elevation by the adjoining hillside or hillside cut and approved by the Hillside Building Committee by a Combined Review.

Stealth solar technology may also be used on roofs and may not be required to be hidden from view. Stealth solar technology shall be limited to solar shingles and solar tiles that are integrated to blend in with the building design, do not have a shiny metallic finish, have a light reflective value of 38% or less, and must be approved by the Hillside Building Committee by a Combined Review.

The applicant is seeking a variance request to place unscreened solar panels to reduce the cost of electricity at the home and to optimize the efficiency of the system.

Lot Conditions

The property is zoned R-43 Hillside and is approximately 43,956 square feet in size (1.01 acres). The property is relatively square in shape with topography sloping downward in a southern direction.

Lot History

The subject property is Lot 14 of the Paradise Mansion Estates subdivision. The subdivision was platted in in the Town of Paradise Valley in 1983. The following is a chronological history of the property:

- January 22, 1993. Building permit issued for a new residence.
- April 27, 1993. Building permit issued for a pool and spa.
- May 20, 2003. Building permit issued to remodel the house.
- July 31, 2005. Building permit issued for water features.

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):

Placing a screen around the solar panels will shade the panels and reduce the efficiency of the system.

Findings Opposed (FOPs):

There is no property hardship that warrants the request. The size, shape, and topography of the lot do not prevent the solar panels from being screened. The house has a flat roof and the solar panels may be screened by raising the height of the parapets or by placing screens near the solar panels.

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:

There is no mistake or misunderstanding. The property is designated as a hillside lot, which requires the roof mounted solar panels to be screened from the same elevation or lower.

FOPs:

The applicant should be aware of all special circumstances on the property and plan any designs accordingly. Although not ideal, the flat roof of the house can accommodate parapets or screens which will bring the proposed solar panels into compliance with the Town Zoning Ordinance.

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 hillside ordinance is to minimize the amount of disturbance to the hillside and to preserve the visual openness and the natural features of the mountain. The request meets the intent of the hillside ordinance since the roof mounted solar panels will not increase the amount of disturbance, will not obstruct views, and has limited off-site visibility. Since the house is situated above the street, the panels should have limited off-site visibility.

FOPs:

The request does not meet the intent of the code since other alternatives exist. Although not ideal, the flat roof can accommodate parapets that will screen the solar panels in accordance with the code. The applicant may also use ground mounted solar panels as an alternative for roof mounted solar.

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:

Since the house is situated above the street, the panels should have limited visibility. Also, placing screens or parapets near the arrays may cast a shadow on the panels and reduce the efficiency of the system.

FOPs:

Arizona Revised Statutes and the Town Code do not require the most optimal or profitable use of a property. The request is self-imposed since the applicant can meet the code and since other options exist. The flat roof of the house can accommodate parapets or screens that will hide the solar panels from the same elevation or lower (which will bring the roof mounted solar into zoning compliance). The applicant may also use ground mounted solar panels instead of roof mounted panels.

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 topography and location of the house on the hillside helps the solar panels meet the intent of the code. Since the house is situated above the street, the solar panels should have limited off-site visibility.

FOPs:

There is no property hardship that warrants the request. The size, shape, and topography of the lot do not prevent the applicant from screening the solar panels in accordance with the code or using other code compliant options such as ground mounted solar panels.

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 meets the intent of the hillside ordinance to minimize the amount of disturbance to the hillside and to preserve the visual openness and the natural features of the mountain since roof mounted solar panels do not increase the amount of disturbance to the hillside.

FOPs:

There are no property hardships that prevent the roof mounted solar panels from being screened in accordance with the code. Since the house has a flat roof, parapets or screens may be placed around the roof or solar panels to screen them in accordance with the code.

File #: 19-352

Also, unscreened solar panels are not consistent with the neighborhood. In 2015, two homes in the area received Hillside Building Committee approval for roof mounted solar panels that were screened in accordance with the code.

COMMENTS: Staff received no comments regarding this request.

COMMUNITY IMPACT: None.

FISCAL IMPACT None.

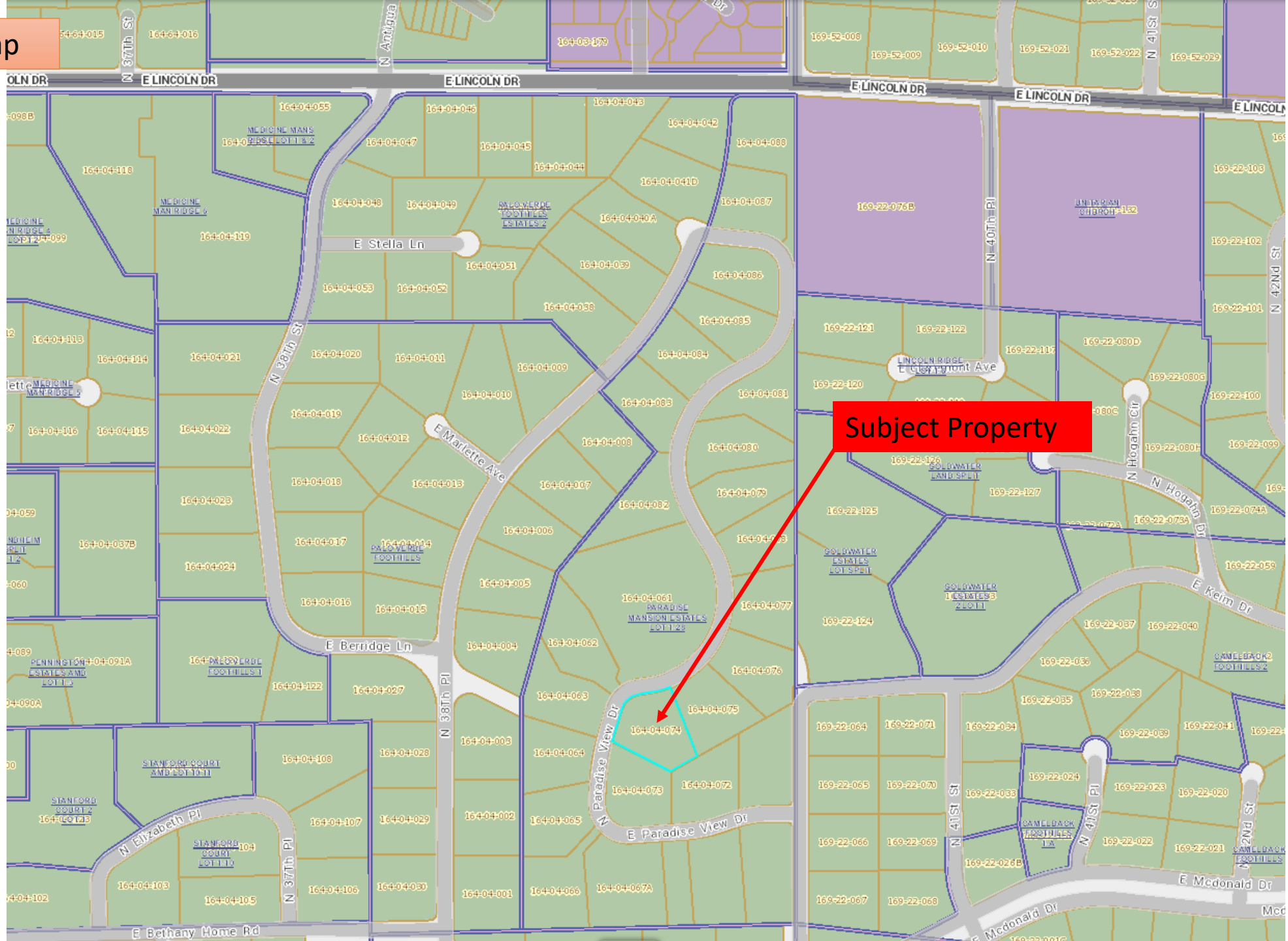
CODE VIOLATIONS: None.

ATTACHMENTS

Vicinity Map & Aerial Photo
Application & Narrative
Plans
Noticing Materials

C: Kaleina Eden (Applicant)
Case File BA-19-07

Vicinity Map



Aerial Photo



APPLICATION TO BOARD OF ADJUSTMENT FOR VARIANCE

DATE: 6/24/19

LOCATION OF PROPERTY: 6067 N Paradise View Dr. Paradise Valley, AZ 85253
ADDRESS

LEGAL DESCRIPTION:

OWNER: 6067 North Paradise View LLC
Frank Yeary, Member
PRINTED NAME

6067 N Paradise View Dr. Paradise Valley, AZ 85253
ADDRESS

X SIGNATURE
480 535 8900
PHONE #

ENGINEER/OTHER: Evan Jerpbak
PRINTED NAME

3225 N Colorado St. Chandler, AZ 85225

X *[Signature]*
SIGNATURE

**APPLICANT/
REPRESENTATIVE:** Kaleina Eden
PRINTED NAME

3225 N Colorado St. Chandler, AZ 85225

X Kate Eden
SIGNATURE

480-689-5011
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).

Consideration of a variance from the zoning ordinance, Hillside Development Regulations, ZO-XXII.2207.E, to allow for unscreened roof mounted solar panels that are not hidden from view when viewed from the same level or lower elevation

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."
 - a. Applicant is seeking to reduce the cost of electricity that his home requires to run in a reasonable fashion. The only way to reduce the size of said power bills is for the applicant to generate power at the location of the residence instead of purchasing it from the local utility company. As such the addition of a power generating system [solar] is required for the applicant to reduce the hardship of the electric bills.
2. The "special circumstances, hardship, or difficulty [do not] arise out of a misunderstanding or mistake..."
 - a. The applicant did not have a misunderstanding or made a mistake regarding the cost of electricity and the power bills associated with it.
3. "Such variance from ... the strict application of the terms of [the Zoning Ordinance] ... are in harmony with its general purposes and intents ..."
 - a. The power generating system [rooftop] solar will be installed in such a way that is both aesthetically appealing and non-disruptive to the overall aesthetic of the area. This is in line with the general purpose and intent of the Zoning Ordinance.
4. "The special circumstances, hardship, or difficulty applicable to the property are [not] self-imposed by the property owner, or predecessor..."
 - a. A certain amount of power is required for a residence to operate in a manner which is considered normal and reasonable. This requirement is by the nature of the residence and not through the intentional actions of the homeowner outside the normal power consumption of living in the residence.
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."
 - a. Other properties within the same zoning classification have been allowed to have solar power systems installed on their rooftops. This was primarily allowed since the profile of the roof allowed for the solar modules to be hidden from view through various means such as an existing parapet wall on a flat roof section of the home.
 - b. The applicant's property does not feature significant parapet walls on viable roof surfaces. Areas of the roof with parapets have obstructions and other factors such as significantly higher shade levels that would make installation on those areas impossible or detrimental to system production.
 - c. However the roof surfaces selected for installation – while not surrounded by a parapet wall – will still prevent the panels from being seen from within the lot and surrounding areas. Panels to be installed at a minimum tilt (<10°) and will have a low enough maximum height that they will not be visible from the ground or habitable areas of the property and surrounding properties. This is due to the fact that the panels have a low enough maximum height and are far enough from the edges of the roof that they are shielded from view due to the property being at a higher elevation than the surrounding lots.

- d. Therefor for the applicant to enjoy the same privilege of a solar power system on their residence, the power generating modules must be placed in a more visible location.
 - e. Additionally, modules are currently placed in locations ideal for PV production. Other locations on the roof would be subject to significant shading due to existing roof elevations, parapets, and obstructions. Adding visual screenings or parapets to the areas surrounding the currently proposed panel locations would cause a significant amount of shading on those roof surfaces. This would be extremely detrimental to the production of the PV system and significantly diminish performance of the system.
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”
- a. This variance would not violate the primary purpose of such ordinance in that it will be installed in such a way to maintain the aesthetic appeal of the property. Therefor this variance does not allow for a privilege that is inconsistent with the existing Zoning Ordinance’s limitation on other properties in the area.

In addition, is not possible to decrease the size of the array to minimize the visual impact of the system. The applicant is already using a high efficiency panel with a high power density, as such there is no way to decrease the size of the system while maintain the required levels of power generation needed to service the requirements of the residence.

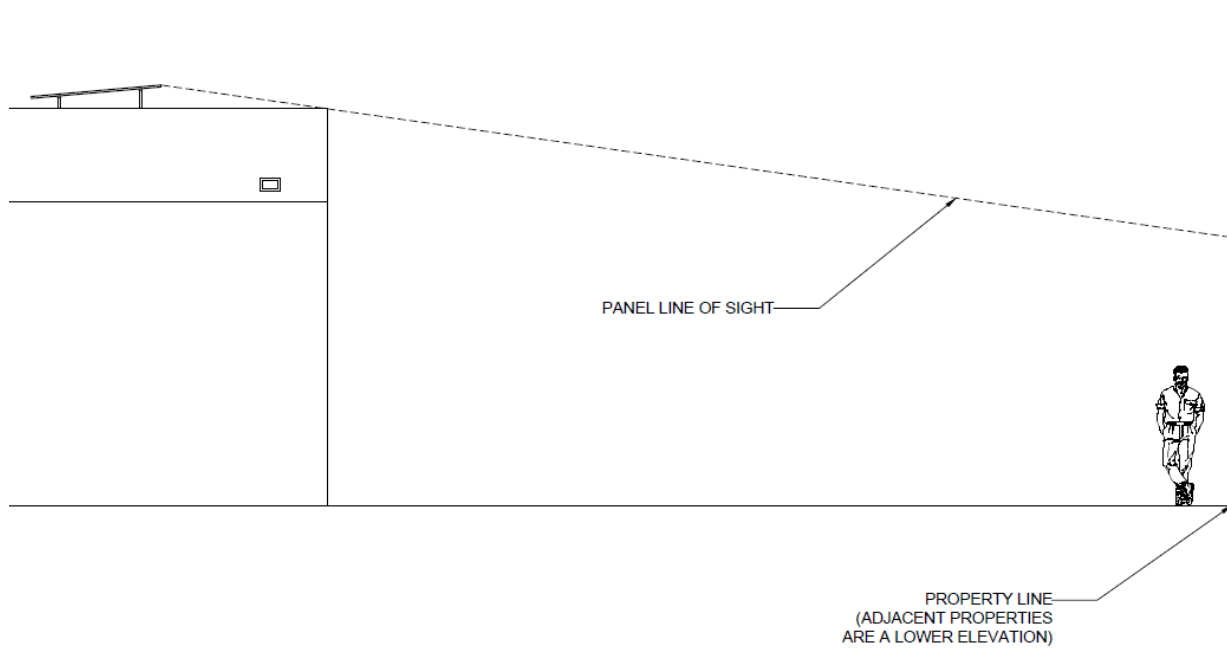
Additionally, the system is designed to be placed on a particular roof surface to optimizer power production in a way that is necessary for the electrical needs of the home. To place the modules on a different roof surface would negatively affect the production of the system and require additional modules.

As noted before, the surrounding lots and habitable spaces are at a lower elevation than the applicant's house. Therefore if the solar arrays are kept at a low enough tilt and placed some distance away from the edge of the roof surface, it will be impossible to see the modules.

Below: Applicant lot is at a higher elevation than surrounding lots. Red lines indicate slope change – Blue indicates general array location.

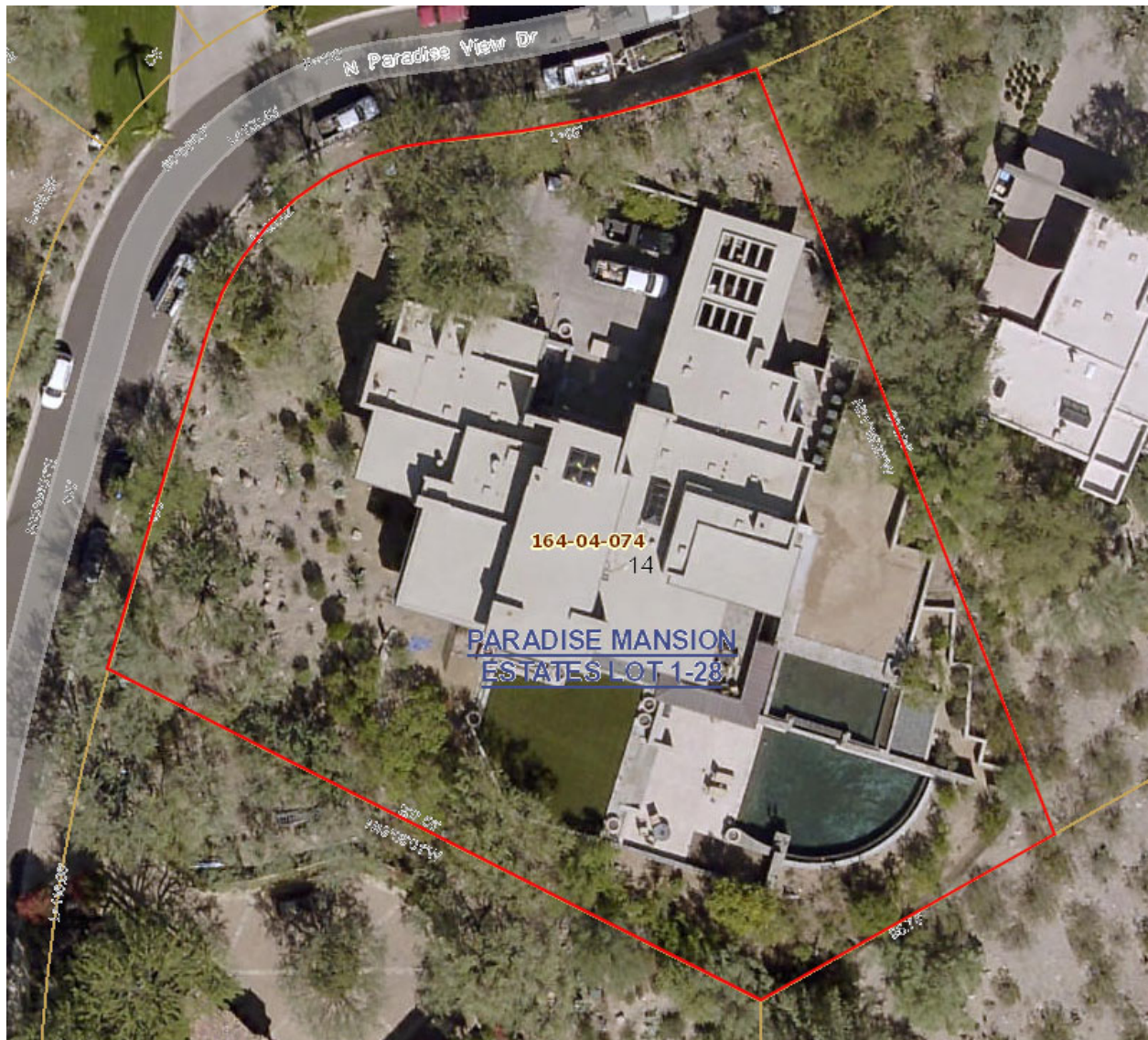


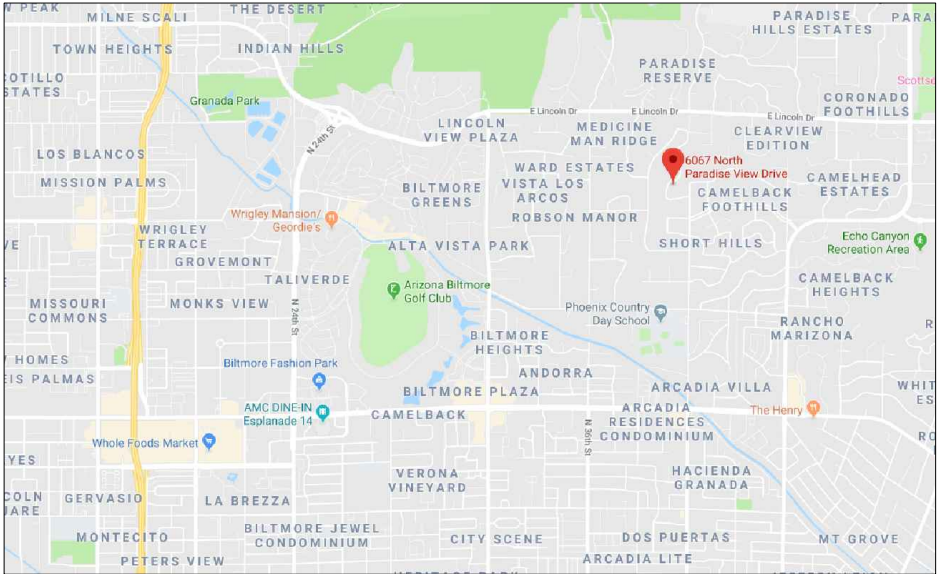
Below: General concept regarding panels being shielded from line of sight by edge of the roof surface.



Additionally a ground mounted array is not an option due to the available space and topography of the lot. All available ground space is in the front or side yard which has visibility from the frontage street. All other space on the lot is already consumed by existing construction or is plainly visible from adjacent lots.

Below: Natural wash/bridge in the available ground space.

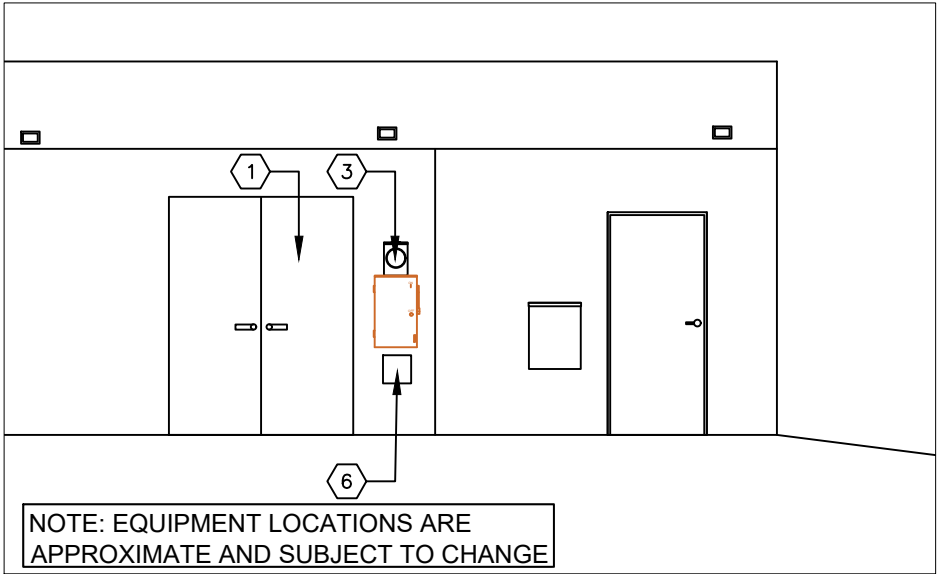




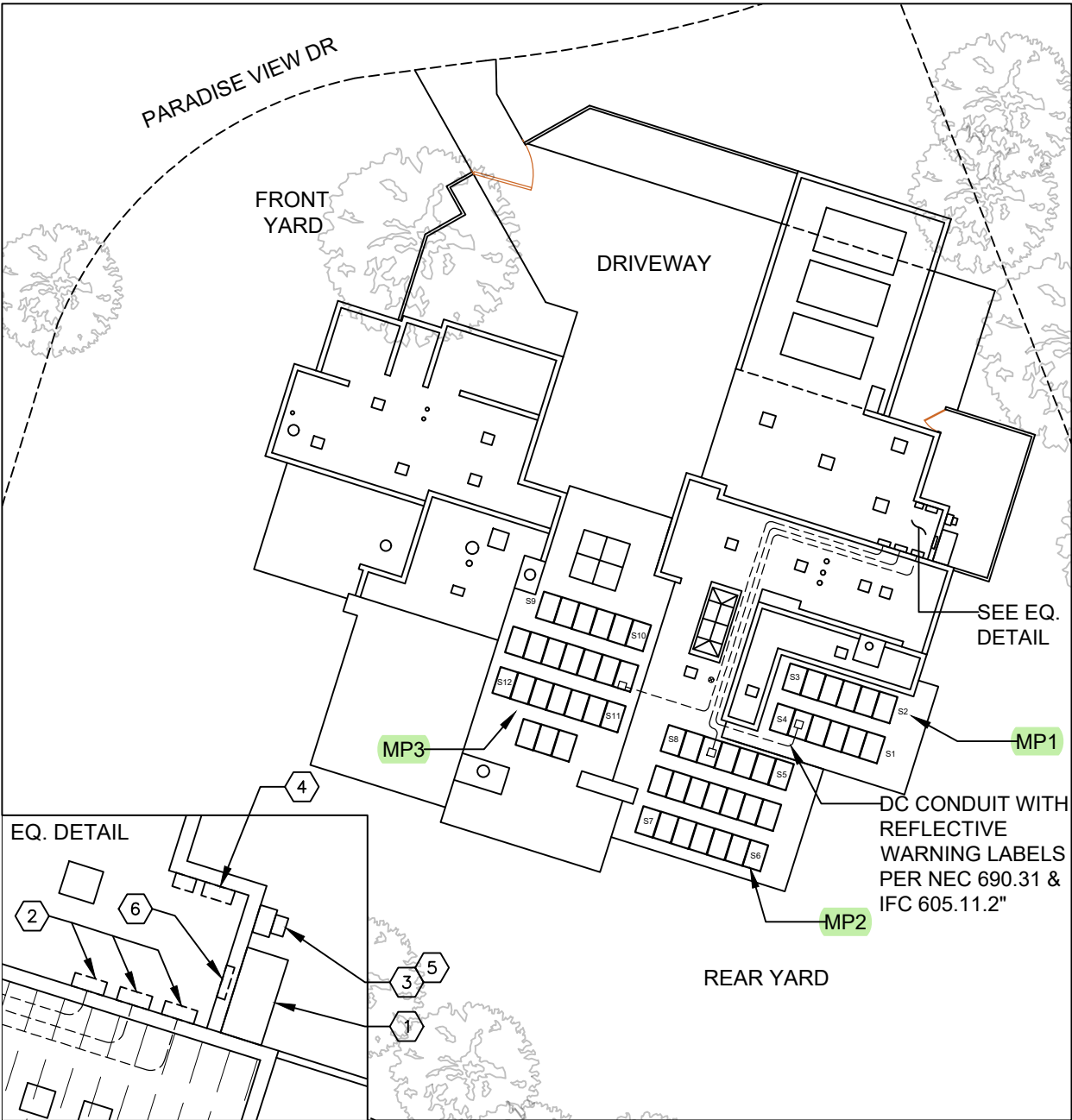
SITE LOCATION



AERIAL VIEW



EQUIPMENT LAYOUT



SITE PLAN

MP1	PITCH: 10 AZIMUTH: 197 MATERIAL: Rolled Asphalt MOUNTING: Tilt Structure
MP2	PITCH: 10 AZIMUTH: 197 MATERIAL: Rolled Asphalt MOUNTING: Tilt Structure

S#

SUNEYE SHOTS
SHADE REPORT

3 Arrays

ROOF LEGEND	
⊗	GAS VENT
⊠	T-TOP VENT
⊡	DORMER VENT

PARCEL INFO

PARCEL #: 164-04-074
SQUARE FOOTAGE: 8,615
CONST. YEAR: 2007

Project Manager:
Kaleina Eden

Sales Person:
Bobby Burnett

270° 180° 90°

SCALE: NTS

- NOTE:
- UTILITY HAS 24-HR UNRESTRICTED ACCESS TO ALL PHOTOVOLTAIC SYSTEM COMPONENTS LOCATED AT THE SERVICE ENTRANCE.
 - WORKSPACE IN FRONT OF THE AC ELECTRICAL SYSTEM COMPONENTS SHALL BE IN ACCORDANCE WITH SRP & NEC REQUIREMENTS. FOR SRP REQUIREMENTS, REFERENCE SRP E.S.S.
 - REFERENCE SRP E.S.S FOR ELECTRIC METER SEPARATION BETWEEN WATER & GAS.

SCOPE OF WORK

TO INSTALL A PHOTOVOLTAIC (PV) SYSTEM AT THE
Yearly, Frank Residence

LOCATED AT
6067 N Paradise View Dr
Paradise Valley, AZ 85253

THE POWER GENERATED BY THE PV
SYSTEM WILL BE INTERCONNECTED WITH
THE UTILITY GRID THROUGH THE EXISTING
ELECTRICAL SERVICE EQUIPMENT.

SHEET INDEX

- PV1 SITE MAP / SITE PLAN
PV2 ROOF PLAN
E1 THREE LINE DIAGRAM
L1 LABELING
ATTACHMENTS: CUT-SHEETS

GOVERNING CODES

- LOCAL JURISDICTION - Paradise Valley
UTILITY - SRP
2014 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL RESIDENTIAL CODE
2015 INTERNATIONAL FIRE CODE
CITY AMENDMENTS

SITE PLAN NOTES

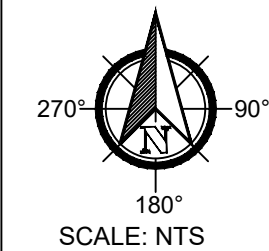
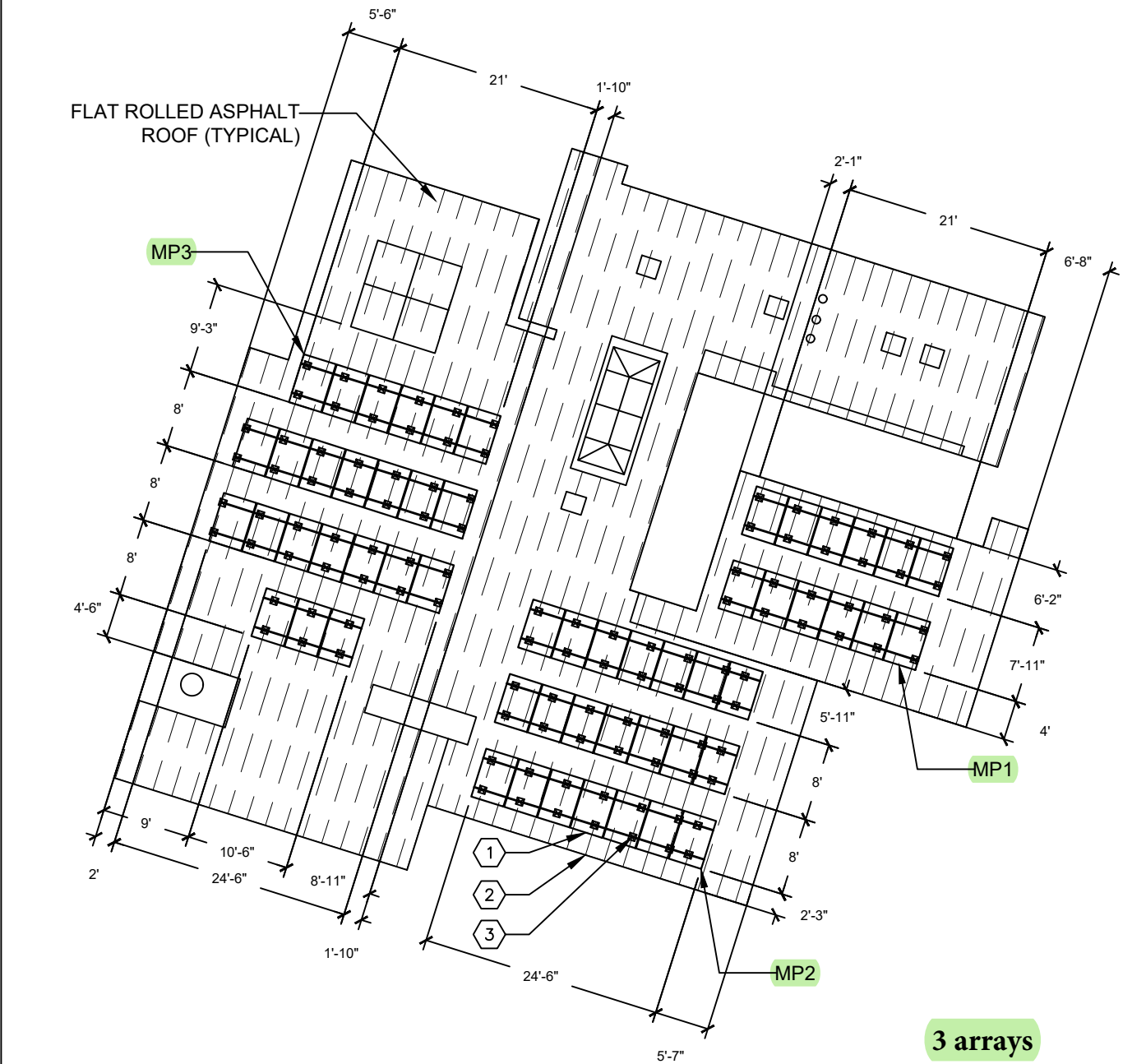
- 1 (EXISTING) ELECTRICAL SERVICE
ENTRANCE 600A RATED and
UTILITY REVENUE METER
2 (NEW) INVERTER WITH
INTEGRATED DC DISCONNECT
3 (NEW) DEDICATED PV SYSTEM
KWH METER and UTILITY
DISCONNECT SWITCH
4 (NEW) AC COMBINER PANEL
5 (NEW) AC TAPPING BOX
6 (EXISTING) 200A LOAD CENTER

EQUIPMENT SUMMARY

- 56 SunPower SPR-X22-360
03 StorEdgeSE7600A-USS
56 SolarEdge Power Optimizer P400
01 EATON, 200A, DH364 URK, 3P
01 EATON BR816L125RP
01 Inergy Systems: Smart Panel 3000

ROOF PLAN

RAILS TO BE BONDED TO GROUND (EGC) - 690.4 (C)
RAIL SPLICES TO BE ELECTRICALLY BONDED
FLASHING REQUIRED FOR STANDOFF PENETRATIONS
FOLLOW MODULE INSTRUCTION ON FRAME MOUNTING POINT



NOTE: EXPOSED PV ROOFTOP CONDUCTORS THAT ARE NOT LOCATED UNDER THE ARRAY MODULES, SHALL BE INSTALLED IN A LISTED RACEWAY, AND SHALL INCLUDE LISTED JUNCTION BOXES AT BOTH ENDS OF THE RACEWAY TO TRANSITION FROM EXPOSED CONDUCTORS TO THE LISTED RACEWAYS. NEC ARTICLE 690.31(A) AND (B) EXCEPTION

NOTE: SYSTEM DESIGN IN ACCORDANCE WITH THE 2014 N.E.C.

3 arrays	
MP1	PITCH: 10 AZIMUTH: 197 MATERIAL: Rolled Asphalt MOUNTING: Tilt Structure
MP2	PITCH: 10 AZIMUTH: 197 MATERIAL: Rolled Asphalt MOUNTING: Tilt Structure
MP3	PITCH: 10 AZIMUTH: 197 MATERIAL: Rolled Asphalt MOUNTING: Tilt Structure
ROOF LEGEND	
	GAS VENT
	T-TOP VENT
	DORMER VENT

ROOF PLAN NOTES:

- 1 (NEW) PHOTOVOLTAIC PANEL ARRAY TILTED TO ROOF WITH 10DEG TILT
- 2 2" x 4" TRUSS @ 24" O.C.
- 3 RACKING INFORMATION
 - EVEREST MOUNTING RAIL
 - UNIRAC STANDOFF - 4"
 - EVEREST CROSSRAIL 48
 - TRUSS SPACING = 24" O.C.
 - PENETRATION POINTS = 4' SPACING
 - MOUNTING DETAIL

ROOF 2 CALCULATIONS:

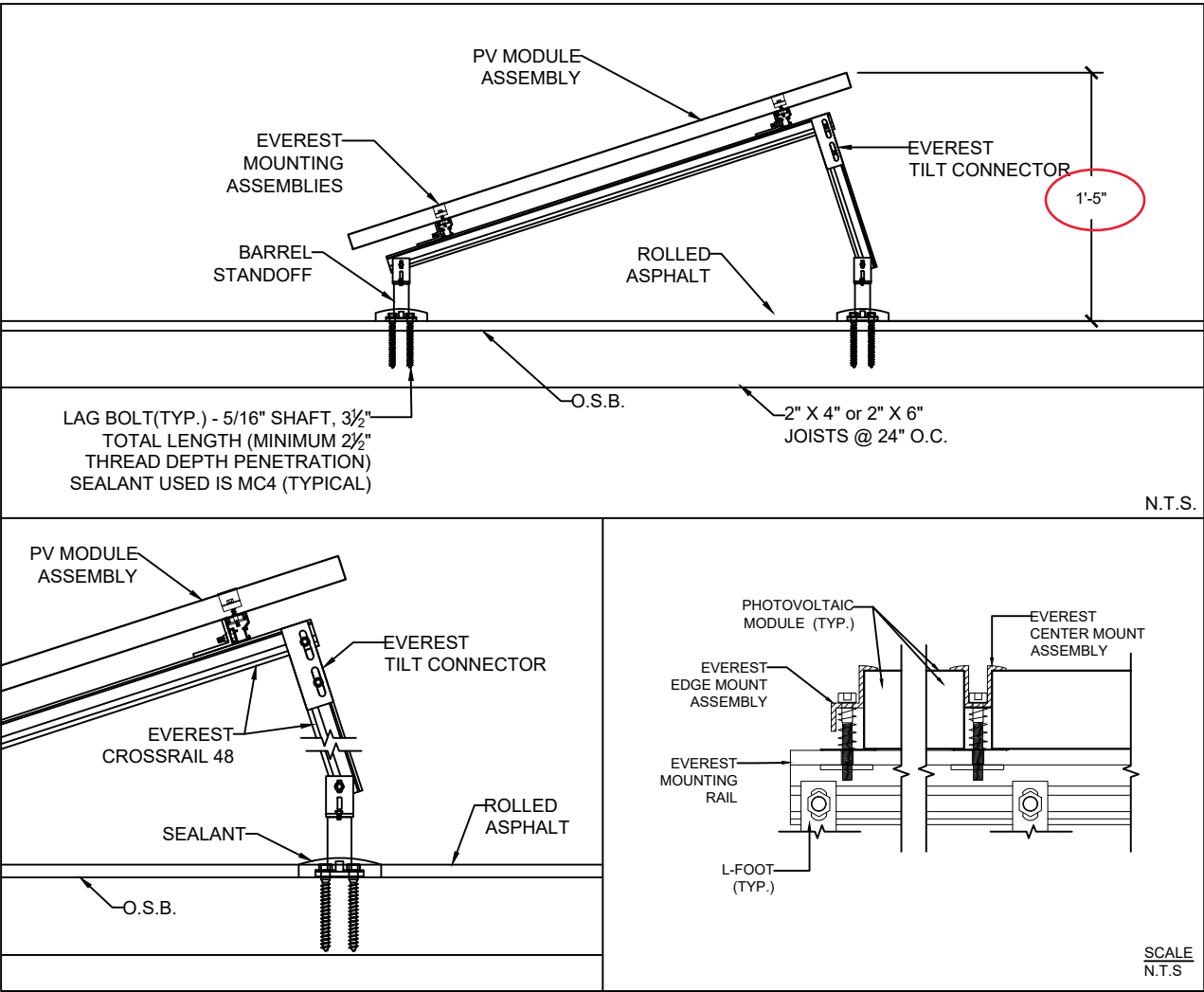
- STRUCTURAL NOTES:
- 1) TOTAL ASSEMBLY WEIGHT: 1012.9 LBS
 - 2) TOTAL AREA COVERED BY MODULES: 395.6 FT2
 - 3) DEAD LOAD = 1012.9 / 395.6 = 2.6 LBS/FT2
 - 4) POINT LOAD CALCULATIONS [# OF POINTS (42)] - 24.1 lb/point
 - 5) TOTAL DESIGN LOAD (DOWNFORCE) = 12.8 psf
 - 6) TOTAL DESIGN LOAD (UPFORCE) = -25.5 psf

ROOF 1 CALCULATIONS:

- DESIGN PER ASCE 7-10 2.4.1 & IBC 2015
- SOLAR MODULE WEIGHT = 41 LBS.
- EXPOSURE CATEGORY = B
- BASIC WIND SPEED = 115 MPH
- STRUCTURAL NOTES:
- 1) TOTAL ASSEMBLY WEIGHT: 578.8 LBS
 - 2) TOTAL AREA COVERED BY MODULES: 226.0 FT2
 - 3) DEAD LOAD = 578.8 / 226.0 = 2.6 LBS/FT2
 - 4) POINT LOAD CALCULATIONS [# OF POINTS (114)] - 5.1 lb/point
 - 5) TOTAL DESIGN LOAD (DOWNFORCE) = 12.8 psf
 - 6) TOTAL DESIGN LOAD (UPFORCE) = -25.5 psf

ROOF 3 CALCULATIONS:

- STRUCTURAL NOTES:
- 1) TOTAL ASSEMBLY WEIGHT: 1109.4 LBS
 - 2) TOTAL AREA COVERED BY MODULES: 433.2 FT2
 - 3) DEAD LOAD = 1109.4 / 433.2 = 2.6 LBS/FT2
 - 4) POINT LOAD CALCULATIONS [# OF POINTS (48)] - 23.1 lb/point
 - 5) TOTAL DESIGN LOAD (DOWNFORCE) = 14.0 psf
 - 6) TOTAL DESIGN LOAD (UPFORCE) = -28.6 psf



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: Bobby Burnett on behalf of Frank Yeary

Applicant's Company Name: Sun Valley Solar Solutions

Phone Number: 480-689-5011 Fax Number: _____

Project Name: Frank Yeary

Project Location: 6067 N Paradise View Dr. Paradise Valley, AZ 85253

Acreage: Lot size 43,956 sq ft.

Existing Zoning: R-43 Hillside

Brief Narrative of Project Proposal: Consideration of a variance from the zoning ordinance, Hillside Development Regulations, ZO-XXII, Section 2207.II.E, to allow for unscreened roof mounted solar panels that are not hidden from view when viewed from the same level or lower elevation.

Meeting Date/ Time/Place

Meeting Date: October 2nd, 2019

Meeting Time: 5:30pm

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

6401 E Lincoln Dr. Paradise Valley, AZ 85253

Town of Paradise Valley, Arizona

Planning Department 480-348-3692

Neighboring properties in a 1,500ft radius

Parcel Numb Owner

164-04-001 MANIATIS LEE PETER/TARA RAE
164-04-002 SCHRON CHARLES M/KELLY H
164-04-003 GAMBINO JOSEPH JR/JENNIFER E
164-04-004 ART TRUST I
164-04-005 CME PHX LLC
164-04-006 TIBX TRUST
164-04-007 ZAYANDEROUDI SHAHROUZ/ELIZABETH R TR
164-04-008 AMETHYST PVII LLC
164-04-009 6216 N 38TH PL LLC
164-04-010 RENOARD FAMILY SURVIVORS TRUST ETAL
164-04-011 SHAHAB AFTAH I FAMILY TRUST
164-04-012 ISBELL MARY E TR
164-04-013 TINKER DEVELOPMENT LLC
164-04-014 SKSO LLC
164-04-015 MAREND A DALE E & MARY E
164-04-016 BONSALL DAVID H III/VIRGINIA C
164-04-017 MATOS PHILIP W/SUSAN TR
164-04-018 C&J KOENIG FAMILY TRUST
164-04-019 DENNIS J AND KAREN M DAINS LIVING TRUST
164-04-020 SO LIVING TRUST
164-04-022 TROYAN FAMILY TRUST
164-04-023 JT SMITH FAMILY TRUST
164-04-024 LYON DENNIS H/JANIS SMITH TR
164-04-027 DORSEY JOHN
164-04-028 LEO REVOCABLE LIVING TRUST AGREEMENT
164-04-029 KARR LEE ANN/MCKINNEY WILFRED ERNEST
164-04-030 TENISON JOELLEN/JAY
164-04-038 CLANCY GEORGE V & CHERIE BEA
164-04-039 CALDWELL JOHN
164-04-040A PHILLIPS LYLE DALE
164-04-051 WILSON DAVID A/CHEN TSINSUE
164-04-052 COLBATH CARLETON L/ROSALIE C
164-04-061 6112 NPVD LLC
164-04-062 6112 NPVD LLC
164-04-063 NAJAFI F FRANCIS TR
164-04-064 DELANO TODD C/CAROLYN H
164-04-065 MANSFIELD MICHAEL J/TERESE A TR
164-04-066 NABIL AND CHERYL DIB TRUST
164-04-067A DOUGLAS G SMITH TRUST
164-04-068A CERES INVESTMENTS L P
164-04-069B SWEET DAVE/KATHY
164-04-070 GIMBEL JOSEPH S
164-04-071 LOUIS TIMOTHY C/AMY H
164-04-072 6067 NORTH PARADISE VIEW LLC/KENDRICK E JR/R
164-04-073 KENDRICK EARL G JR/RANDY P
164-04-074 6067 NORTH PARADISE VIEW LLC
164-04-075 JUAN AND ANA URIBE LIVING TRUST
164-04-076 ADAMS DAYTON W JR/SHELLEY A TR
164-04-077 MATTALINO ANGELO J/LUCINDA A
164-04-078 JENSEN PETER SONDERGAARD/ARMIDA MARTA
164-04-079 JOCKETTY WALTER J/SUSAN K
164-04-080 NAVIDI FAMILY REVOCABLE TRUST
164-04-081 AUSTIN FRANCES JEAN TR/MELISSA P TR
164-04-082 6112 NPVD LLC
164-04-083 AMETHYST PVI LLC
164-04-084 MAGRUDER MARION M JR/SANDRA L
164-04-085 GLASS JOHN F/BARBARA
164-04-086 JOHN E AND LOIS A ROGERS FAMILY TRUST
164-04-088 HUALALAI LLC
164-04-104 HAENEL ELIZABETH D
164-04-105 BERNARD KIMBALL VAIL TR
164-04-106 ANDERSON MARY STANFORD
164-04-107 BURK GREG/RUTH
164-04-108 ANDERSON MARY STANFORD
164-04-110 STEVENS JEFF/SHARON
164-04-121 WATSON DAVID JOHN
164-04-122 ROBISON MARK E/AMEY-ROBISON SUSAN A
169-22-001B GORDON GREGORY M/TAMARA
169-22-001C GORDON GREGORY/TAMARA
169-22-002 TOBIASON ROLF V C/SARAH JANE TR
169-22-022 DCH GROUP LLC
169-22-023 PICCOLI RUSSELL
169-22-024 KIDO RAYMOND/LEONG-KIDO CAROL
169-22-026B LADOMATO REVOCABLE TRUST
169-22-033 WEINLEIN CRAIG W/CHRISTINE E
169-22-034 INSPIRED LIFE REVOCABLE TRUST
169-22-035 KEIM PRAYING MONK LLC
169-22-036 HERRICK RONALD L/KNIGHTON CASTON
169-22-037 GRACE TRUST
169-22-038 NEVEU MARK J/MCGIMSEY DENISE L
169-22-039 MELLEN JONATHAN/GRACE
169-22-064 FUNKE BENJAMIN
169-22-065 DAVID AND KIRSTEN SPETZLER LIVING TRUST
169-22-066 RAMSEY SCOTT D/LAURIE D
169-22-067 CUBILLOS LIDA

Property Address

6001 N 38TH PL PARADISE VALLEY 85253
6017 N 38TH PL PARADISE VALLEY 85253
6033 N 38TH PL PARADISE VALLEY 85253
6101 N 38TH PL PARADISE VALLEY 85253
6115 N 38TH PL PARADISE VALLEY 85253
6125 N 38TH PL PARADISE VALLEY 85253
6201 N 38TH PL PARADISE VALLEY 85253
6217 N 38TH PL PARADISE VALLEY 85253
6216 N 38TH PL PARADISE VALLEY 85253
3828 E MARLETTE AVE PARADISE VALLEY 85253
3822 E MARLETTE AVE PARADISE VALLEY 85253
3819 E MARLETTE AVE PARADISE VALLEY 85253
3827 E MARLETTE AVE PARADISE VALLEY 85253
6116 N 38TH PL PARADISE VALLEY 85253
6102 N 38TH ST PARADISE VALLEY 85253
3800 E BERRIDGE LN PARADISE VALLEY 85253
6115 N 38TH ST PARADISE VALLEY 85253
6135 N 38TH ST PARADISE VALLEY 85253
6225 N 38TH ST PARADISE VALLEY 85253
6301 N 38TH ST PARADISE VALLEY 85253
6224 N 38TH ST PARADISE VALLEY 85253
6130 N 38TH ST PARADISE VALLEY 85253
6116 N 38TH ST PARADISE VALLEY 85253
3825 E BERRIDGE LN PARADISE VALLEY 85253
6034 N 38TH PL PARADISE VALLEY 85253
6018 N 38TH PL PARADISE VALLEY 85253
3802 E BETHANY HOME RD PARADISE VALLEY 85253
6300 N 38TH PL PARADISE VALLEY 85253
6312 N 38TH PL PARADISE VALLEY 85253
6402 N 38TH PL PARADISE VALLEY 85253
3837 E STELLA LN PARADISE VALLEY 85253
3811 E STELLA LN PARADISE VALLEY 85253
6112 N PARADISE VIEW DR PARADISE VALLEY 85253
6066 N PARADISE VIEW DR PARADISE VALLEY 85253
6060 N PARADISE VIEW DR PARADISE VALLEY 85253
6050 N PARADISE VIEW DR PARADISE VALLEY 85253
6040 N PARADISE VIEW DR PARADISE VALLEY 85253
3951 E PARADISE VIEW DR PARADISE VALLEY 85253
3957 E PARADISE VIEW DR PARADISE VALLEY 85253
3965 E PARADISE VIEW DR PARADISE VALLEY 85253
3977 E PARADISE VIEW DR PARADISE VALLEY 85253
3989 E PARADISE VIEW DR PARADISE VALLEY 85253
3988 E PARADISE VIEW DR PARADISE VALLEY 85253
3976 E PARADISE VIEW DR PARADISE VALLEY 85253
3964 E PARADISE VIEW DR PARADISE VALLEY 85253
6067 N PARADISE VIEW DR PARADISE VALLEY 85253
6079 N PARADISE VIEW DR PARADISE VALLEY 85253
6089 N PARADISE VIEW DR PARADISE VALLEY 85253
6097 N PARADISE VIEW DR PARADISE VALLEY 85253
6109 N PARADISE VIEW DR PARADISE VALLEY 85253
6115 N PARADISE VIEW DR PARADISE VALLEY 85253
6133 N PARADISE VIEW DR PARADISE VALLEY 85253
6203 N PARADISE VIEW DR PARADISE VALLEY 85253
6128 N PARADISE VIEW DR PARADISE VALLEY 85253
6142 N PARADISE VIEW DR PARADISE VALLEY 85253
6158 N PARADISE VIEW DR PARADISE VALLEY 85253
6174 N PARADISE VIEW DR PARADISE VALLEY 85253
6214 N PARADISE VIEW DR PARADISE VALLEY 85253
6219 N PARADISE VIEW DR PARADISE VALLEY 85253
6041 N ELIZABETH PL PARADISE VALLEY 85253
6000 N 37TH PL PARADISE VALLEY 85253
6001 N 37TH PL PARADISE VALLEY 85253
6021 N 37TH PL PARADISE VALLEY 85253
6044 N ELIZABETH PL PARADISE VALLEY 85253
6040 N ELIZABETH PL PARADISE VALLEY 85253
3801 E BERRIDGE LN PARADISE VALLEY 85253
3815 E BERRIDGE LN PARADISE VALLEY 85253
4101 E MCDONALD DR PHOENIX 85018
4107 E MCDONALD DR PHOENIX 85018
4123 E MCDONALD DR PHOENIX 85018
4138 E MCDONALD DR PARADISE VALLEY 85253
6039 N 41ST PL PARADISE VALLEY 85253
6040 N 41ST PL PARADISE VALLEY 85253
4108 E MCDONALD DR PARADISE VALLEY 85253
6041 N 41ST ST PARADISE VALLEY 85253
4101 E KEIM DR PARADISE VALLEY 85253
4117 E KEIM DR PARADISE VALLEY 85253
4129 E KEIM DR PARADISE VALLEY 85253
4135 E KEIM DR PARADISE VALLEY 85253
6031 N 41ST PL PARADISE VALLEY 85253
6049 N 41ST PL PARADISE VALLEY 85253
4001 E KEIM DR PARADISE VALLEY 85253
6045 N 40TH ST PARADISE VALLEY 85253
6037 N 40TH ST PARADISE VALLEY 85253
6031 N 40TH ST PARADISE VALLEY 85253

Mailing Address

8651 W 130TH ST PALLOS PARK IL 60464
PO BOX 50485 PHOENIX AZ 85076
6033 N 38TH PL PARADISE VALLEY AZ 85253
5134 N 34TH WAY PHOENIX AZ 85018-1548
1101 SE TECH CENTER DR UNIT 160 VANCOUVER WA 98683
6125 N 38TH PL PARADISE VALLEY AZ 85253
6201 N 38TH PL PARADISE VALLEY AZ 85253
PO BOX 10392 PHOENIX AZ 85064
1401 N BROADWAY STE 210 WALNUT CREEK CA 94596
3828 E MARLETTE AVE PARADISE VALLEY AZ 85253
3822 E MARLETTE AVE PARADISE VALLEY AZ 85253
3819 E MARLETTE PARADISE VALLEY AZ 85253
PO BOX 11358 TEMPE AZ 85284
6116 N 38TH PL PARADISE VALLEY AZ 85253
3422 E GEORGIA AVE PHOENIX AZ 85018
3800 E BERRIDGE LN PARADISE VALLEY AZ 85253
6115 N 38TH ST PARADISE VALLEY AZ 85253
6135 N 38TH ST PARADISE VALLEY AZ 85253
6225 N 38TH ST PHOENIX AZ 85253
PO BOX 45560 PHOENIX AZ 85064
6224 N 38TH ST PARADISE VALLEY AZ 85253
6130 N 38TH ST PARADISE VALLEY AZ 85253
6116 N 38TH ST PARADISE VALLEY AZ 85253
9024 E BAHIA DR SCOTTSDALE AZ 85260
5442 E CALLE DEL MEDIO PHOENIX AZ 85018
6018 N 38TH PL PARADISE VALLEY AZ 85253
3802 E BETHANY HOME RD PARADISE VALLEY AZ 85253
6300 N 38TH PL PARADISE VALLEY AZ 85253
6312 NORTH 38TH PL PARADISE VALLEY AZ 85253
6623 N SCOTTSDALE RD SCOTTSDALE AZ 85253
3837 E STELLA LN PARADISE VALLEY AZ 85253
9822 NE 33RD ST BELLEVUE WA 98004
3104 E CAMELBACK RD STE 162 PHOENIX AZ 85016
3104 E CAMELBACK RD STE 162 PHOENIX AZ 85016
3200 E CAMELBACK RD STE 295 PHOENIX AZ 85018
6050 N PARADISE VIEW DR PARADISE VALLEY AZ 85253
6040 N PARADISE VIEW DR PARADISE VALLEY AZ 85253
3951 E PARADISE VIEW DR PARADISE VALLEY AZ 85253
3401 E CLAREMONT AVE PARADISE VALLEY AZ 85253
31855 DATE PALM DR STE 3 CATHEDRAL CITY CA 92234-310C
3977 E PARADISE VIEW DR PARADISE VALLEY AZ 85253
3989 E PARADISE VIEW DR PARADISE VALLEY AZ 85253
4040 E CAMELBACK RD SUITE 225 PHOENIX AZ 85018
3964 E PARADISE VIEW DR PARADISE VALLEY AZ 85253
3964 E PARADISE VIEW DR PARADISE VALLEY AZ 85253
6067 N PARADISE VIEW DR PARADISE VALLEY AZ 85253
6079 N PARADISE VIEW DR PARADISE VALLEY AZ 85253
6089 N PARADISE VIEW DR PARADISE VALLEY AZ 85253
6097 N PARADISE VIEW DR PARADISE VALLEY AZ 85253
6109 NORTH PARADISE VIEW DR PARADISE VALLEY AZ 85253
903 ADAMS CROSSING UNIT 308 CINCINNATI OH 45202
6133 N PARADISE VIEW DR PARADISE VALLEY AZ 85253
7502 N LAS BRISAS LN SCOTTSDALE AZ 85353
3104 E CAMELBACK RD STE 162 PHOENIX AZ 85016
PO BOX 10392 PHOENIX AZ 85064
6158 N PARADISE VIEW DR PARADISE VALLEY AZ 85253
6174 N PARADISE VIEW DR PARADISE VALLEY AZ 85253
6214 N PARADISE VIEW DR PARADISE VALLEY AZ 85253
1395 BRICKHALL AVE 8TH FL MIAMI FL 33131
6041 N ELIZABETH PL PARADISE VALLEY AZ 85253-3964
6000 N 37TH PL PARADISE VALLEY AZ 85253
837 AVALON RD LAWRENCE KS 66044
6021 N 37TH PL PARADISE VALLEY AZ 85253
837 AVALON RD LAWRENCE KS 66044
6030 W ELIZABETH PL PARADISE VALLEY AZ 85253
5080 N 40TH ST STE 375 PHOENIX AZ 85018
3815 E BERRIDGE LN PARADISE VALLEY AZ 85253
4101 E MCDONALD DR PHOENIX AZ 85018
4107 E MCDONALD DR PHOENIX AZ 85018-1116
4123 E MCDONALD DR PHOENIX AZ 85018
13636 202ND AVE NE WOODINVILLE WA 98077-7605
6039 N 41ST PL PARADISE VALLEY AZ 85253
6040 N 41ST PL PARADISE VALLEY AZ 85253
4108 E MCDONALD DR PARADISE VALLEY AZ 85253
6041 N 41ST ST PARADISE VALLEY AZ 85253
4101 E KEIM DR PARADISE VALLEY AZ 85253
5914 E LEWIS SCOTTSDALE AZ 85257
1716 W OCEANFRONT NEWPORT BEACH CA 92663
4135 E KEIM DR PARADISE VALLEY AZ 85253
6031 N 41ST PL PARADISE VALLEY AZ 85253
6049 N 41ST PL PARADISE VALLEY AZ 85253
4001 E KEIM DR PARADISE VALLEY AZ 85253
6045 N 40TH ST PARADISE VALLEY AZ 85253
6037 N 40TH ST PARADISE VALLEY AZ 85253
11002 N 66TH ST SCOTTSDALE AZ 85254

169-22-068	GROSSO PETER E/ADELE D	6010 N 41ST ST PARADISE VALLEY 85253	6010 N 41ST ST PARADISE VALLEY AZ 85253
169-22-069	JULIE BINDER BLEW REVOCABLE LIVING TRUST	6028 N 41ST ST PARADISE VALLEY 85253	6028 N 41ST ST PARADISE VALLEY AZ 85253
169-22-070	6040 PV 41 LLC	6040 N 41ST ST PARADISE VALLEY 85253	6040 N 41ST ST PARADISE VALLEY AZ 85253
169-22-071	TELLES DAVID G/LINDA J	4055 E KEIM DR PARADISE VALLEY 85253	4055 E KEIM DR PARADISE VALLEY AZ 85253
169-22-072A	CATHERINE LAUBACH DICKEY TRUST	6235 N HOGAHN DR PARADISE VALLEY 85253	6235 N HOGAHN 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
169-22-118	JONES STEVEN M/KELLY	4021 E CLAREMONT AVE PARADISE VALLEY 85253	2737 E ARIZONA BILTMORE CIR UNIT 36 PHOENIX AZ 85016
169-22-119	APPLEBAUM IRV/BEAMISH RICHARD TR	4011 E CLAREMONT AVE PARADISE VALLEY 85253	7 VARDON PL WINNIPEG MB CANADA R3K1X2
169-22-120	LANFORD ROBERT A/KATHLEEN C	4001 E CLAREMONT AVE PARADISE VALLEY 85253	4001 E CLAREMONT AVE PARADISE VALLEY AZ 85253
169-22-121	PROEBSTLE LIVING TRUST	4002 E CLAREMONT AVE PARADISE VALLEY 85253	7 ROBB FARM RD NORTH OAKS MN 55127
169-22-122	REYNOLDS FAMILY TRUST	4012 E CLAREMONT AVE PARADISE VALLEY 85253	4012 E CLAREMONT ST PARADISE VALLEY AZ 85253
169-22-124	RICHMANN PAUL/JORDAN-RICHMANN J/ETAL	4002 E KEIM DR PARADISE VALLEY 85253	4002 E KEIM DR PARADISE VALLEY AZ 85253
169-22-125	HANLEY LEE T/NANCY R TR	6250 N HOGAHN DR PARADISE VALLEY 85253	2425 E CAMELBACK RD STE 750 PHOENIX AZ 85016
169-22-126	HOBBS ROBERT C/KAREN A	6250 N HOGAHN DR PARADISE VALLEY 85253	4336 S 43RD PL PHOENIX AZ 85040
169-22-127	HOBBS ROBERT C/KAREN A		6250 N HOGAHN DR PARADISE VALLEY AZ 85253
169-22-131	RUSSELL AND BONNIE GREY FAMILY TRUST	4120 E MCDONALD DR PARADISE VALLEY 85253	4649 E LAFAYETTE BLVD PHOENIX AZ 85018
169-22-133	DFX LLC	6245 N HOGAHN DR PARADISE VALLEY 85253	3200 E CAMELBACK RD STE 295 PHOENIX AZ 85018
170-01-002	MAGANA ESTEBAN	3930 E RANCHO DR PARADISE VALLEY 85253	3930 E RANCHO DR PARADISE VALLEY AZ 85253
170-01-003	NICHOLS JOE L TR	3902 E RANCHO DR PARADISE VALLEY 85253	3902 W RANCHO DR PARADISE VALLEY AZ 85253
170-01-004	XANTHOS ROBERT C/MELINDA A	3901 E BETHANY HOME RD PARADISE VALLEY 85253	3901 E BETHANY HOME RD PARADISE VALLEY AZ 85253
170-01-005	SNORGRASS CANDACE A	3931 E BETHANY HOME RD PARADISE VALLEY 85253	3931 E BETHANY HOME RD PARADISE VALLEY AZ 85253
170-01-006	SECOND AMENDED AND RESTATED DASPIT FAM TRUST	3924 E BETHANY HOME RD PARADISE VALLEY 85253	3924 E BETHANY HOME RD PARADISE VALLEY AZ 85253
170-01-007	PANZARELLA-CHATHAM 2016 REVOCABLE TRUST	3920 E BETHANY HOME RD PARADISE VALLEY 85253	3920 E BETHANY HOME RD PARADISE VALLEY AZ 85253
170-01-008	FRANCISCO DAN A TR	3900 E BETHANY HOME RD PARADISE VALLEY 85253	3900 E BETHANY HOME RD PARADISE VALLEY AZ 85253
170-01-009	OREGAN FAMILY TRUST	5828 N 39TH ST PARADISE VALLEY 85253	5828 N 39TH ST PARADISE VALLEY AZ 85253-5007
170-01-010	WETZEL JOHN B/GOODSPEED BRIAN C	5816 N 39TH ST PARADISE VALLEY 85253	5816 N 39TH ST PARADISE VALLEY AZ 85253
170-01-011	POOBA TRUST	5800 N 39TH ST PARADISE VALLEY 85253	9260 E RAINTREE DR STE 100 SCOTTSDALE AZ 85260
170-01-012	DAN MAJERLE REVOCABLE TRUST	3901 E RANCHO DR PARADISE VALLEY 85253	3901 E RANCHO DR PARADISE VALLEY AZ 85253-5024
170-01-013	WILLIAMS APEX PROPERTIES LLC	3915 E RANCHO DR PARADISE VALLEY 85253	3915 E RANCHO DR PARADISE VALLEY AZ 85253
170-01-014	SAMUELS MICHAEL/MONICA	3933 E RANCHO DR PARADISE VALLEY 85253	12009 S EQUESTRIAN TRL PHOENIX AZ 85044
170-01-019	ANNA BEATRICE JENNINGS TRUST	5741 N 38TH PL PARADISE VALLEY 85253	5741 N 38TH PL PARADISE VALLEY AZ 85253
170-01-020	SAWYER DARRELL A/DOROTHY L TR	5801 N 38TH PL PARADISE VALLEY 85253	5801 N 38TH PL PARADISE VALLEY AZ 85253
170-01-021	SALMON LIVING TRUST	5817 N 38TH PL PARADISE VALLEY 85253	5817 N 38TH PL PARADISE VALLEY AZ 85253
170-01-022	SELESKE STEPHEN J/DEXTER MITCHELL S	5831 N 38TH PL PARADISE VALLEY 85253	5831 N 38TH PL PARADISE VALLEY AZ 85253
170-01-023	HINTON ROBERT M/NORMA C	5845 N 38TH PL PARADISE VALLEY 85253	5845 N 38TH PL PARADISE VALLEY AZ 85253
170-01-024	CAL HAHN DEVELOPMENT COMPANY INC	5842 N 38TH PL PARADISE VALLEY 85253	PO BOX 17620 PHOENIX AZ 85011
170-01-025	ASSAR MANSOUR H	5824 N 38TH PL PARADISE VALLEY 85253	4736 N 53RD ST PHOENIX AZ 85016
170-01-026	JOSEPH AND LYNNE JACKSON FAMILY TRUST	5800 N 38TH PL PARADISE VALLEY 85253	5800 N 38TH PL PARADISE VALLEY AZ 85253
170-02-013B	BRUNKHORST LIVING TRUST	3745 E BETHANY HOME RD PARADISE VALLEY 85253	3745 E BETHANY HOME RD PARADISE VALLEY AZ 85253
170-02-013C	ANDERSON MARY BURKE STANFORD		837 AVALON RD LAWRENCE KS 66044
170-02-013D	MOORE J WILLIAM/SARABETH	3727 E BETHANY HOME RD PARADISE VALLEY 85253	3727 E BETHANY HOME RD PARADISE VALLEY AZ 85253
170-02-017	NADLER FAMILY LIVING TRUST	5824 N 37TH PL PARADISE VALLEY 85253	5824 N 37TH PL PARADISE VALLEY AZ 85253
170-02-018	ALAN AND BEATRICE GORDON TRUST	5823 N 37TH PL PARADISE VALLEY 85253	5823 N 37TH PL PARADISE VALLEY AZ 85253
171-07-002	DIRTSTORM LLC	4002 E MCDONALD DR PARADISE VALLEY 85253	6648 E CORRINE DR SCOTTSDALE AZ 85254
171-07-003	RAISH RANDALL J/LINDA H	4035 E MCDONALD DR PHOENIX 85018	4035 E MCDONALD DR PHOENIX AZ 85018
171-07-004	RK LIVING TRUST	4025 E MCDONALD DR PHOENIX 85018	4025 E MCDONALD DR PHOENIX AZ 85018
171-07-005	LEE FAMILY TR THE	4015 E MCDONALD DR PHOENIX 85018	611 AMBIENCE WAY DANVILLE CA 94506
171-07-006	BINDELGLAS ETHAN	4001 E MCDONALD DR PHOENIX 85018	4001 EAST MCDONALD DRIVE PHOENIX AZ 85018
171-07-007	GLERINGER MELISSA E/SPITTLER ASHER W III	4002 E RANCHO DR PHOENIX 85018	4002 E RANCHO DR PHOENIX AZ 85018
171-07-008	RUBIN MARK LAWRENCE/SHARI ANNE	4014 E RANCHO DR PHOENIX 85018	4014 E RANCHO DR PHOENIX AZ 85018
171-07-013	SCHULDES DONALD JOHN/LISA MARIE TR	4037 E PALO VERDE DR PHOENIX 85018	4037 E PALO VERDE DR PHOENIX AZ 85018
171-07-014	JANET ORR FAMILY TRUST	4025 E PALO VERDE DR PHOENIX 85018	4025 E PALO VERDE DR PHOENIX AZ 85018
171-07-015	DIANE W BELCHER REVOCABLE LIVING TRUST	4019 E PALO VERDE DR PHOENIX 85018	4019 E PALO VERDE DR PHOENIX AZ 85018
171-07-016A	LEARNER STANLEY R/ELYSE S	4020 E PALO VERDE DR PHOENIX 85018	4020 E PALO VERDE DR PHOENIX AZ 85018
171-07-017A	DPJ & JPJ TRUST	4030 E PALO VERDE DR PHOENIX 85018	4030 E PALO VERDE DR PHOENIX AZ 85018
171-07-018	YADON LOWELL GENE/LOOMER-YADON SUSAN TR	4040 E PALO VERDE DR PHOENIX 85018	4040 E PALO VERDE DR PHOENIX AZ 85018
171-07-019A	GORDON GREGORY M/TAMARA	4101 E MCDONALD DR PHOENIX 85018	4101 E MCDONALD DR PHOENIX AZ 85018
171-07-020	ROSE GARRIN M	4102 E PALO VERDE DR PHOENIX 85018	4102 E PALO VERDE DR PHOENIX AZ 85018
171-07-021	MARENDA JAY E	4110 E PALO VERDE DR PHOENIX 85018	PO BOX 1492 TEMPE AZ 85280
171-07-061	DRENDEL LYNNE A/JAMES S	4001 E RANCHO DR PHOENIX 85018	4001 E RANCHO DR PHOENIX AZ 85018

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 September 5th, 2019, and such notification has been mailed on the following date September 11th, 2019.

Kahn Estlin

Signature

The foregoing instrument was acknowledged by me this 11th day of September, 2019, by Amii Smith.

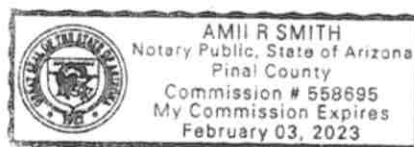
Name

Amii Smith

NOTARY PUBLIC

My commission expires:

2/3/23



AFFIDAVIT OF POSTING

STATE OF ARIZONA)

) ss:

County of Maricopa)

I, Rebecca Van Horn, depose and state that the attached notice, of proposed application For solar panel installation located at 6067 N. Paradise View Dr. for the (Planning Commission/Town Council/Board of Adjustment/Hillside Committee) meeting date of October 2nd, 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 September 9th, 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 9th day of September, 2019.

Rebecca Van Horn
Signature

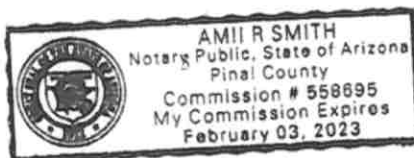
This affidavit was SUBSCRIBED AND SWORN to before me this 9th day of September, 2019.

Amir R Smith

NOTARY PUBLIC

My commission expires:

2/3/23



Updated on 6/12/2019




WARNING
ALL ACTIVITIES ARE
RECORDED TO AID IN THE
PROSECUTION OF ANY
CRIME COMMITTED
AGAINST THIS FACILITY

NOTICE OF HEARING
TOWN OF PARADISE VALLEY
Board of Adjustment and Appeals
6401 E. Lincoln Drive, Paradise Valley, Arizona
5:30 P.M. to 8:00 P.M. 2nd DAY OF Oct, 2019
Notice is hereby given that the Board of Adjustment and Appeals of the Town of Paradise Valley, Arizona, will hold a public hearing on the following application for a variance from the Zoning Ordinance, Title 15.1, of the Town of Paradise Valley, Arizona, on the following property: 15444 N. 15th Avenue, Paradise Valley, Arizona, 85253-1544.
The purpose of the hearing is to hear testimony from the applicant and the public regarding the application for a variance from the Zoning Ordinance, Title 15.1, of the Town of Paradise Valley, Arizona, on the following property: 15444 N. 15th Avenue, Paradise Valley, Arizona, 85253-1544.
If you have testimony about this application, please call the Planning Department at (480) 948-4400 or visit the website at www.paradisevalleyaz.gov.
PENALTY FOR REMOVING POSTER PRIOR TO DATE OF HEARING
CASE NO. _____
POSTING DATE 8-9-17/19



Action Report

File #: 19-354

TO: Chair and Board of Adjustment

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

DATE: October 2, 2019

CONTACT:
George Burton, 480-348-3525

AGENDA TITLE:
Discussion of Upcoming Board of Adjustment Annual Update to Town Council

BACKGROUND

Every year, the various Town committees, bodies, and boards present an update to the Town Council. This year's update is scheduled for November and provides the Chair an opportunity to identify the Board of Adjustment's role, membership, workload, and challenges as well as present any questions or opportunities the Board may have identified.

During this work study session with the Board of Adjustment, staff would like to discuss and receive input from the Board regarding the update to the Town Council.



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 19-353



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Draft

Board of Adjustment

Wednesday, June 5, 2019

5:30 PM

Council Chambers

1. CALL TO ORDER

Chairman Eric Leibsohn called the meeting to order.

2. ROLL CALL

In Attendance:

Chairman Eric Leibsohn
Member Richard Chambliss
Member Hope Ozer
Member Quinn Williams

Absent:

Member Emily Kile
Member Jon Newman
Member Rohan Sahani

Staff in Attendance:

Jeremy Knapp, Community Development Director
George Burton, Planner

3. EXECUTIVE SESSION

4. STUDY SESSION ITEMS

5. PUBLIC HEARINGS

- A. [19-254](#) Case No. BA-19-06 (Norquist Variance). Request by owner of 8200 N.Charles Drive (APN: 168-70-014) 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 Article XXIII, Nonconformance, to allow existing nonconforming portions of the house to remain.

George Burton, Planner, introduced the agenda item and gave a history and scope of the request. He then reviewed the findings opposed and findings in favor of the variance. It was noted that they received one comment in opposition of the request.

Board Member Ozer asked about the percentage of affected area regarding the nonconforming code. Mr. Burton explained what was included in that percentage.

Board Member Ozer asked if the additional driveway and landscape changes are part of the 50% affected area.

Mr. Burton clarified that the 50% affected area only applies to the existing footprint of the house. He added that the driveway may count toward as disturbed area in regards to the hillside requirements.

It was also noted that two of the plan dates noted in the recommended stipulations should be switched to May 22, 2019.

Susan Biegner explained that they are trying to be as sensitive as possible to the existing structure while meeting the owner's needs.

Board Member Ozer asked Ms. Biegner what in the remodel would push the affected area over 50%.

Ms. Biegner responded that due to the era the home, it incorporated things like soffits and finishes which she is concerned may cause them to exceed the affected area limit.

Public Comment - Scott Jarson indicated he lives directly south of the subject property and is in support of the variance. He feels there is significant hardship due to the triangular shape of the lot. He also appreciates the applicant's sensitive approach to design and how the variance will positively impact the hillside condition.

Board Member Ozer asked if there was a plan to redo the pool and Ms. Biegner responded there are.

Chairman Leibsohn agreed with Mr. Jarson's comments and is in favor of

granting variance.

Board Member Chambliss shared he also felt it is a challenging site and that the garage variance will be visually obscured from the road. He noted he is also inclined to vote in favor of the variance.

Board Member Chambliss made a motion, seconded by Member Ozer, to approve Case No. BA-19-06 requested by the owners of 8200 N. Charles Drive for a variance from the Zoning Ordinance, Article X, Article X, Height and Area Regulations, to allow additions to an existing residence to encroach into the setbacks and Article XXIII, Nonconformance, to allow existing nonconforming portions of the house to remain. The variance should be in compliance with submitted plans and documents included in the Action Report, with items three and four being corrected to have a date of May 22, 2019 instead of March 15, 2019. The motion was carried by the following vote:

Aye: 4 - Chairman Leibsohn, Member Chambliss, Member Ozer, and Member Williams.

Absent: 3 - Member Kile, Member Newman, and Member Sahani

The variance was approved with the stipulation that it shall be in compliance with the submitted plans and documents:

1. The Zoning Adjustment Case Narrative, prepared by Biegner-Murff Architects;
2. Boundary & Topographic Survey Map, Sheet 1 of 1, prepared by Land Development Group, and dated December 12, 2018;
3. Proposed Site Plan, Sheet 01, prepared by Biegner-Murff Architects, with revised date May 22, 2019;
4. Proposed Design, Sheet 02, prepared by Biegner-Murff Architects, with revised date May 22, 2019;
5. Elevations Plan, Sheet 03, prepared by Biegner-Murff Architects, and dated March 15, 2019;
6. Elevations Plan, Sheet 04, prepared by Biegner-Murff Architects, and dated March 15, 2019;
7. Grading & Drainage Plan, Sheet C-1, prepared by Land Development Group, and dated April 23, 2019; and
8. Grading & Drainage Plan, Sheet C-2, prepared by Land Development Group, and dated April 23, 2019.

6. ACTION ITEMS**7. CONSENT AGENDA****A. [19-250](#) Approval of May 1, 2019 Board of Adjustment Minutes**

Board Member Chambliss recused himself from the vote since he was not present at the May 1, 2019 meeting.

Board Member Williams made a motion, seconded by Chairman Leibsohn, to approve the May 1, 2019 Board of Adjustment Minutes. The motion was carried by the following vote:

Aye: 3 - Chairman Leibsohn, Member Ozer, and Member Williams.

Abstaining: 1 - Member Chambliss

Absent: 3 - Member Kile, Member Newman, and Member Sahani

8. STAFF REPORTS**9. PUBLIC BODY REPORTS****10. FUTURE AGENDA ITEMS**

Mr. Burton commented that per Council's direction the Board will not take any action during July and August, so they will not reconvene until September.

Discussion was made on moving the first meeting in September.

11. ADJOURNMENT

Board Member Chambliss made a motion, seconded by Chairman Leibsohn, to adjourn the meeting. The motion was carried by the following vote:

Aye: 3 - Chairman Leibsohn, Member Ozer, Member Chambliss and Member Williams.

Absent: 3 - Member Kile, Member Newman, and Member Sahani