



Memorandum

June 28, 2018

George Burton
Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

Jim Furcini
Furcini Construction
4300 N 54th Street
Phoenix, AZ 85018

**Re: Cuculic Variance – 5204 E San Juan Ave Setback Variance
Case No. BA-18-02 (Assessor's Parcel Number 172-47-032)**

Dear Jim:

The Board of Adjustment heard the above case on June 6, 2018. The Board of Adjustment, by a vote of 6 to 0, **approved** your variance request from the Zoning Ordinance, Article X, Height and Area Regulations, to allow a single-family residence to encroach into the setback. The request was approved with a stipulation that the variance must be in compliance with the submitted plans and documents.

The improvements must also be reviewed and approved by the Town of Paradise Valley's Hillside Committee, Building Department, and Planning Department to verify compliance with the approved variance and Town codes. Any person aggrieved by a decision of the Board of Adjustment may bring a special action, within 30 days of the Board's decision (the 30th day being July 6, 2018), in Superior Court of Maricopa County for the purpose of reviewing the Board's decision, pursuant to the "Rules of Procedure for Special Actions." Although a special action is rare, the Town cannot issue a building permit until after the 30-day appeal period for the variance.

I appreciate all your time and assistance in processing your case. The Board and staff valued your professional and pleasant attitude throughout the process. If you have any other questions, please contact me at 480-348-3525.

Sincerely,

George Burton

George Burton
Planner

C: Case File, BA-18-02
Brian Birchfield