3719 North 75th Street, Ste 105 | Scottsdale, AZ 85251 | 480.795.4754 | www.grla.design

## **VARIANCE REQUEST**

### for

### The Ransco Residence

### 5901 E. Sanna St. Paradise Valley, AZ 85253



Consideration of a variance from the Zoning Ordinance, Article XXIV, Walls and Fences, to allow a fireplace addition to encroach into the front yard setback and maintain a height of six feet (6').

We feel that the owner qualifies for a limited lot size hardship variance because of three factors: First, a large percentage, sixty-two percent (62%), of the lot is encompassed by the Golf Course & Drainage Easement (GCDE), second, the livable space takes up approximately eight percent (8%) of the usable lot and third, a trailhead runs along the East side of the lot encompassing two percent (2%) of the overall lot. These three limiting factors only allow for eight percent (8%) to be used as an open - air space thus explaining our setback encroachment and hardship variance. Please refer to the site data plans for approximate square footages and percentage breakdowns.

If approved, the finished design will increase the overall open - air space to ten percent (10%) and reflect the vision of The Town of Paradise Valley by enhancing the use of a communal gathering space, by elevating the quality of the neighborhood aesthetic and embracing the use of native plant material.

Thank you for your time and consideration.

Respectfully,

Zachary Pekala Project Coordinator / Applicant Representative The Green Room Landscape Architecture

the green room Landscape architecture Ransco Residence

# PROPOSAL

VARIANCE PROPOSAL

# 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).

Lot 63, within the Camelback Country Estates, Unit Two subdivision, was approved by the Town Council in 1979 with working knowledge that a large percentage, sixty-two percent (62%) of the lot is within Indian Bend Wash, eight percent (8%) is used for livable space, and a trailhead two percent (2%) runs along the East side of the lot. These three limiting factors allow for only eight percent (8%) of the lot to be used for open - air space thus explaining our front yard setback encroachment. The owners have requested to enhance their landscape by adding a fireplace, encompassed by stone walls, in the front yard. The walls have been built, and the fireplace construction has begun, so the setback encroachment may not be reduced because this increases further costs for the homeowner and affects the overall design intention. Without an approved variance for the front yard setback, the owners have no ability to increase their open - air space, which currently is not comparable to other homes within the neighborhood. If a variance is granted, not only will a limited lot size hardship be alleviated, but the proposed fireplace will comply with town requirements, and the final design will reflect the vision of The Town of Paradise Valley by enhancing the use of a communal gathering space, by elevating the quality of the neighborhood aesthetic and embracing the use of native plant material.

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

The hardship is not caused by a misunderstanding or mistake. In fact, the hardship is a direct result of the originally approved subdivision platting plan. The parcel backs up directly to Indian Bend Wash and without an approved variance, expanding upon any open air space, that is compliant, is impossible due to current ordinances.

# 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).

If the variance is granted, the new fireplace will comply with zoning ordinance article XXIV, walls and fences, section 2404, height and setback regulations. The proposed fireplace will not exceed six feet (6') vertical height, measured from the finished grade on the exterior side. The max width of the fireplace will only be four feet (4'). A permit for this feature will also be submitted for evaluation and town approval.

ANDSCAPE ARCHITECTURE Ransco Residence VA

# VARIANCE CRITERIA

### 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) (Arizona Revised Statutes 9-462.06(H)(2)).

Camelback Country Estates, Unit Two, was approved by the Town in 1979 with an understanding that a golf course & drainage easement (GCDE) ran adjacent to the subdivision thus reducing the buildable and open - air space available for any future homeowners. The current owner unknowingly purchased a lot that was limited by planning strategies well outside of his control. The current state of the lot remains as it was originally planned, with sixty-two percent (62%) within Indian Bend Wash, thus making it impossible to expand upon any open - air space without an approved variance for the front yard setback.

# 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)).

The strict application of the zoning ordinance on the front yard setback will not allow the owners the ability to increase their open air - space, which currently is not comparable to other homes within the neighborhood. This ultimately denies the owners ability to increase their property value and deprives them from being able to utilize their entire lot like so many others have in the surrounding neighborhood. The fact that sixty-two percent (62%) of the lot is within Indian Bend Wash is truly unique and deserves to be sanctioned.

# 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 variance would not constitute a grant of special privileges, in fact it would allow the owner to successfully expand upon their open - air space similar to how other surrounding properties have in the same area. If the variance is not granted, the owner would not be able to have an open - air space that is comparable in size to others within the same neighborhood. The next page identifies other properties that have similar setback encroachments within the same neighborhood.

Ransco Residence

# VARIANCE CRITERIA

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### EXAMPLE A





#### **PROPERTY INFORMATION**

ADDRESS:	9101 N. 60TH ST. PARADISE VALLEY, ARIZONA 85253
MCR #:	20424
LAT/LONG:	33.56987099   -111.95073503
LOT SIZE:	42,536 SQ FT
ZONING:	R-43
LOT # :	11

Example A identifies a property in the surrounding area that has a front yard wall encroachment similar to our property at 5901 E. Sanna Street. This resident above was able to successfully construct a six foot (6') wall and a six and a half foot (6'-6") entry gate at a thirty-five foot (35') front yard setback. Measurement taken from back of wall to nearest property line.

\*Aerial taken from the Maricopa County website \*Image taken from Google Street View

# **SETBACK ENCROACHMENTS**



### EXAMPLE B



### PROPERTY INFORMATION

ADDRESS:	9035 N. MORNING GLORY RD. PARADISE VA
MCR #:	. 20424
LAT/LONG:	. 33.56955901   -111.94847996
LOT SIZE:	. 43,318 SQ FT
ZONING:	. R-43
LOT # :	. 30

Example **B** identifies a property in the surrounding area that has a front yard wall encroachment similar to our property at 5901 E. Sanna Street. This resident above was able to successfully construct a six foot (6') wall and a seven foot (7') entry gate at a twenty-nine foot (29') front yard setback. Measurement taken from back of wall to nearest property line.

\*Aerial taken from the Maricopa County website \*Image taken from Google Street View

ALLEY, ARIZONA 85253

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12.07.2020

### VICINITY MAP







Residential (R-43)

### AERIAL MAP





12.07.2020



THE GREEN ROOM LANDSCAPE ARCHITECTURE RANSCO Residence EXISTING SITE DATA

#### PROPERTY INFORMATION

ADDRESS:	5901 E. SANNA ST. PARADISE VALLEY, ARIZONA 85253
MCR #:	21147
DESCRIPTION:	CAMELBACK COUNTRY ESTATES UNIT 2 - MCR 211-47
LAT/LONG:	33.56871600   -111.95292899
LOT SIZE:	54,893 SQ FT
ZONING:	R-43
LOT #:	63
HIGH SCHOOL DISTRICT:	SCOTTSDALE UNIFIED #48
ELEMENTARY SCHOOL DISTRICT:	SCOTTSDALE UNIFIED SCHOOL DISTRICT
LOCAL JURISDICTION:	PARADISE VALLEY
S/T/R:	28 3N 4E
MARKET AREA/NEIGHBORHOOD:	14/020
SUBDIVISION (28 PARCELS):	CAMELBACK COUNTRY ESTATES UNIT 2

#### SITE LEGEND

SYMBOL	DESCRIPTION	
	PROPERTY LINE	
	SETBACK LINE	
B.O.C.	BACK OF CURB	
	SITE WALL	

#### EXISTING LOT COVERAGE

DESCRIPTIC	ON	APPROX. UNITS	% TOTALS
	LOT SIZE	54,893 SQ FT	
	TRAIL HEAD	1,298 SQ FT	2%
	LIVABLE	4,666 SQ FT	8%
	OPEN AIR	4,660 SQ FT	8%
	GCDE	34,230 SQ FT	62%

### TYPICAL LOT SCALE: NTS







THE GREEN ROOM LANDSCAPE ARCHITECTURE RANDSCAPE ARCHITECTURE RANDSCAPE ARCHITECTURE RANDSCAPE ARCHITECTURE

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#### SITE LEGEND

SYMBOL	DESCRIPTION	
	PROPERTY LINE	
	SETBACK LINE	
B.O.C.	BACK OF CURB	
	SITE WALL	

#### PROPOSED LOT COVERAGE

DESCRIPTIC	DN	APPROX. UNITS	% TOTALS	
	LOT SIZE	54,893 SQ FT		
	TRAIL HEAD	1,298 SQ FT	2%	
	LIVABLE	4,666 SQ FT	8%	
	OPEN AIR	5,570 SQ FT	10%	- OPEN AIR SPACE INCREASES BY 2% WITH
	GCDE	34,230 SQ FT	62%	LANDSCAPE IMPROVEMENTS

### TYPICAL LOT SCALE: NTS



12.07.2020







- 2 #4 REBAR
- ③ MORTAR SCRATCH COAT
- MORTAR SETTING BED
- 5 APACHE STONE VENEER, COUNTRY COBBLE GREY WITH LIGHT MORTAR WASH FINISH
- 6 JOINTS TO HAVE OVERGROUT FINISH, SEE REFERENCE IMAGE
- ⑦ 2" DEPTH TOPDRESSING
- ⑧ FINISHED GRADE
- ③ CONCRETE FOOTING
- 10 SUBGRADE

NOTES: ALL CMU CELLS TO BE GROUTED SOLID

CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE DESIGNER FOR APPROVAL

CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS PRIOR TO COMMENCING CONSTRUCTION





STONE FEATURE WALL SCALE: 1/2"=1'-0"







the green room Landscape architecture Ransco Residence

SITE DETAILS

EXAMPLE OF APACHE STONE VENEER WITH MORTAR OVERGROUT (FOR REFERENCE)



- ② FIRE-BRICK INTERIOR
- 3 CHIMNEY. 1" PROUD. TERRA COTTA
- ④ LOG GRATE

10"

4 3

FRONT SECTION VIEW

PLAN VIEW

1'-2"

2'-6" -

- 5 SITE WALL. SEE HARDSCAPE PLAN
- 6 FINISHED GRADE
- ⑦ CONCRETE FOOTING
- 8 SUBGRADE





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3-6

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12.07.2020