



Memorandum

January 7, 2021

Loras Rauch
Special Projects Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

Mark Grabowski
Aneva Solar
9393 N. 90th St, Ste #102-353
Scottsdale, AZ 85258

Re: Stickney/Tan Variance – 6204 N. Hogahn Circle (APN 169-22-080C) Case No BA-20-07

Dear Mark:

The Board of Adjustment heard the above case on January 6, 2021. The Board of Adjustment, by a vote of 3 to 1, **approved** your variance from the Zoning Ordinance: Article XXII, Hillside Development Regulations, to allow for unscreened roof mounted solar panels.

The request was approved with the stipulations that the variance shall comply with the submitted plans and documents:

1. The Tan Variance Narrative Resubmitted 12/11/20, prepared by Aneva Solar.
2. Tan Solar Plans; Sheet(s) E-1-15 dated 12/3/20, prepared by Aneva Solar.
3. The street frontage landscaping (front yard) along Hogahn Drive must remain in place to further screen the panels from the public street view.

The next step is to submit the necessary plans for review by the Town of Paradise Valley's Hillside Building Committee. To start the hillside review process please contact Hugo Vasquez, Hillside Development Administrator at 348-3528 or hvasquez@paradisevalleyaz.gov.

Please note, 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 February 5, 2021), 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 Building Department cannot issue any building permits 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 480-348-3595.

Sincerely,

Loras Rauch

Loras Rauch, AICP

Special Projects Planner

C: Wendy Tan
Case File, BA-20-07