



## Town of Paradise Valley Variance Criteria + Responses

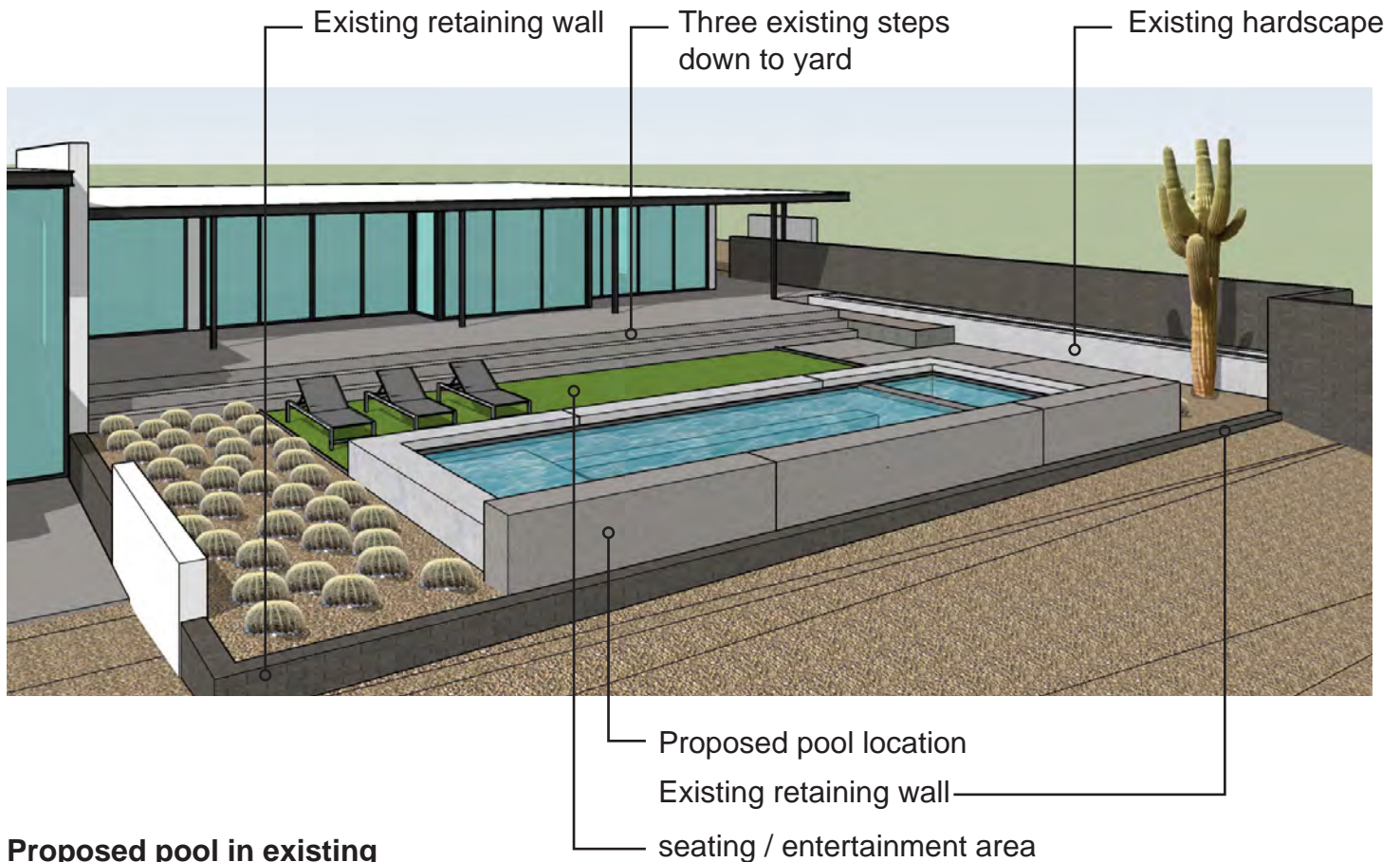
1. "Such variance...will serve not merely as a convenience to the applicant, but [is] necessary to alleviate some demonstrable hardship or difficulty so great as warrant a variance under the circumstances."

### Response

The applicant is requesting to build a pool within the extent of the existing outer retaining wall of the outdoor space. See Exhibit 1 Context Aerial. This is the only location the pool should be placed on this property for several reasons.

1. The pool cannot be located on the north side of the building because there is a septic tank and leach field located there.
2. The pool cannot be built in the rear yard because there is a significant wash that flows through the property, and there is existing vegetation in the rear yard that should be preserved on the property.
3. The proposed location of the pool is within an existing outdoor area that is supported by existing retaining walls and the pool will be built inside this area which has already been disturbed therefore no additional vegetation will be removed as a result of the construction of this pool.

In order to provide a non-trip, safe distance of 13 feet from the existing rear steps to a new pool we are requesting to place the pool within the existing living space which encroaches 5 feet into the 20-foot side yard required by the ordinance.



**Proposed pool in existing outdoor space**



4. The “special circumstances, hardship, or difficulty [do not] arise out of misunderstanding or mistake...”

### Response

The home was built and situated on the lot outside of the wash in 1970. Renovations were accomplished in 2006 without a pool prior to the new owner purchasing the house in mid 2020. The existing space available in the primary yard is minimal and we are required to work within this existing space to create this improvement to the property.



**Existing primary outdoor space**



**Primary outdoor space with proposed pool**

5. “Such variance from ... the strict application of the terms of [the Zoning Ordinance] ... are in harmony with its general purposes and intents ...”

### Response

This pool was designed specifically to blend in harmoniously with the existing context of the surrounding environment, preserve the natural vegetation, and to minimize and alleviate the impact to the adjacent neighbors and viewsheds. The 18” high pool will not be visible from the street and is blocked from view of the adjacent property by dense vegetation. The adjacent property to the south, that affronts the location of the pool, has a driveway and garage adjacent to the area of improvement and this further distances the pool from neighbors living area. Having the pool within the extents of the existing retaining low wall will preserve the undisturbed land that is in the viewshed of other neighboring homes. A majority of homes in the neighborhood have a pool and this addition of a pool for the house is in keeping with all neighboring homes.



**View looking west on N. 51st Place**



**View looking west on N. 51st Place**

**Pool will not be visible from the front yard or street**

6. “The special circumstances, hardship or difficulty applicable to the property are [not] self-imposed by the property owner, or predecessor...”

### Response

A narrow site, that also has a wash with an average width of 20.75 feet, and an average depth of 2.3 feet running from the northeast to the southwest, determined the initial layout of the house and the tight courtyard space where we are proposing to locate the pool. Placing the pool in this existing exterior space, directly adjacent to the living space, is the only viable location for this new amenity.

7. “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.”

### Response

The narrow dimension of the property, combined with the wash that runs along the southern edge of the site and cuts diagonally through the western half of the site, limits the buildable area for the house. These elements determined the size of the primary outdoor area where this pool will be located. A majority of home owners in the neighborhood have a pool with an appropriate area adjacent for entertaining; this project seeks the same.



① Aerial view

Proposed pool location

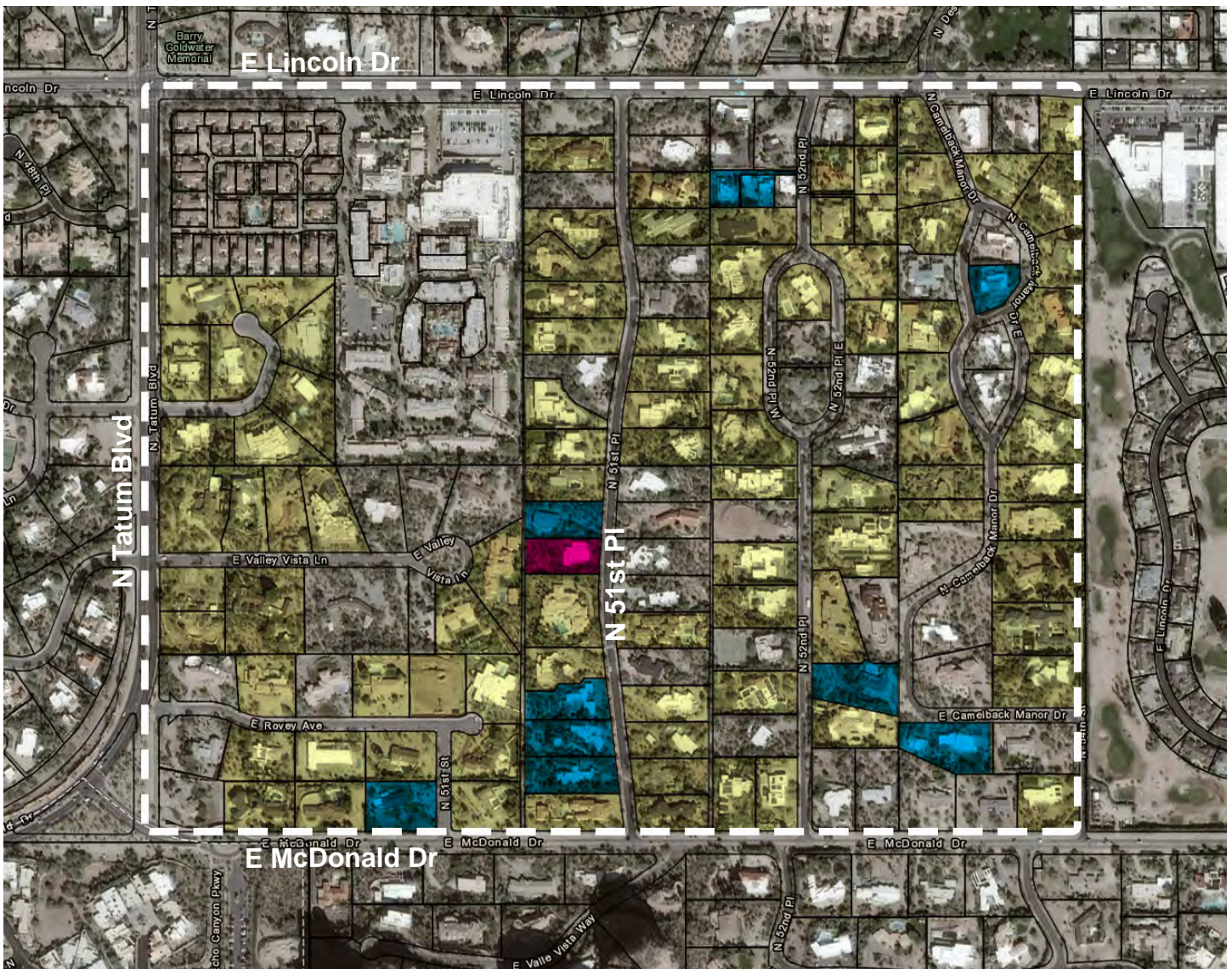
Wash



8. 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.”

### Response

Granting this variance does not constitute a special privilege, it gives the applicant the same privilege that the majority of other properties already have in this area of having a pool within reasonable proximity to their home. 75% of the homes within this 1/2 mile block of houses have a pool. Of these houses with pools, roughly 9% of the pools are located closer than the 20 foot setback required in the zoning code of R-43. One of the houses with a pool within the setback is directly north at 6132 N. 51st Place. Granting this variance creates an equal opportunity for the applicant to have this cooling amenity in such a hot climate.



① Aerial view

- Applicant 6122 N. 51st Place
  - Lot with pool
  - Lot with pool closer than 20' to lot line
- approximate based on Paradise Valley GIS Maps imagery



## Exhibit 1



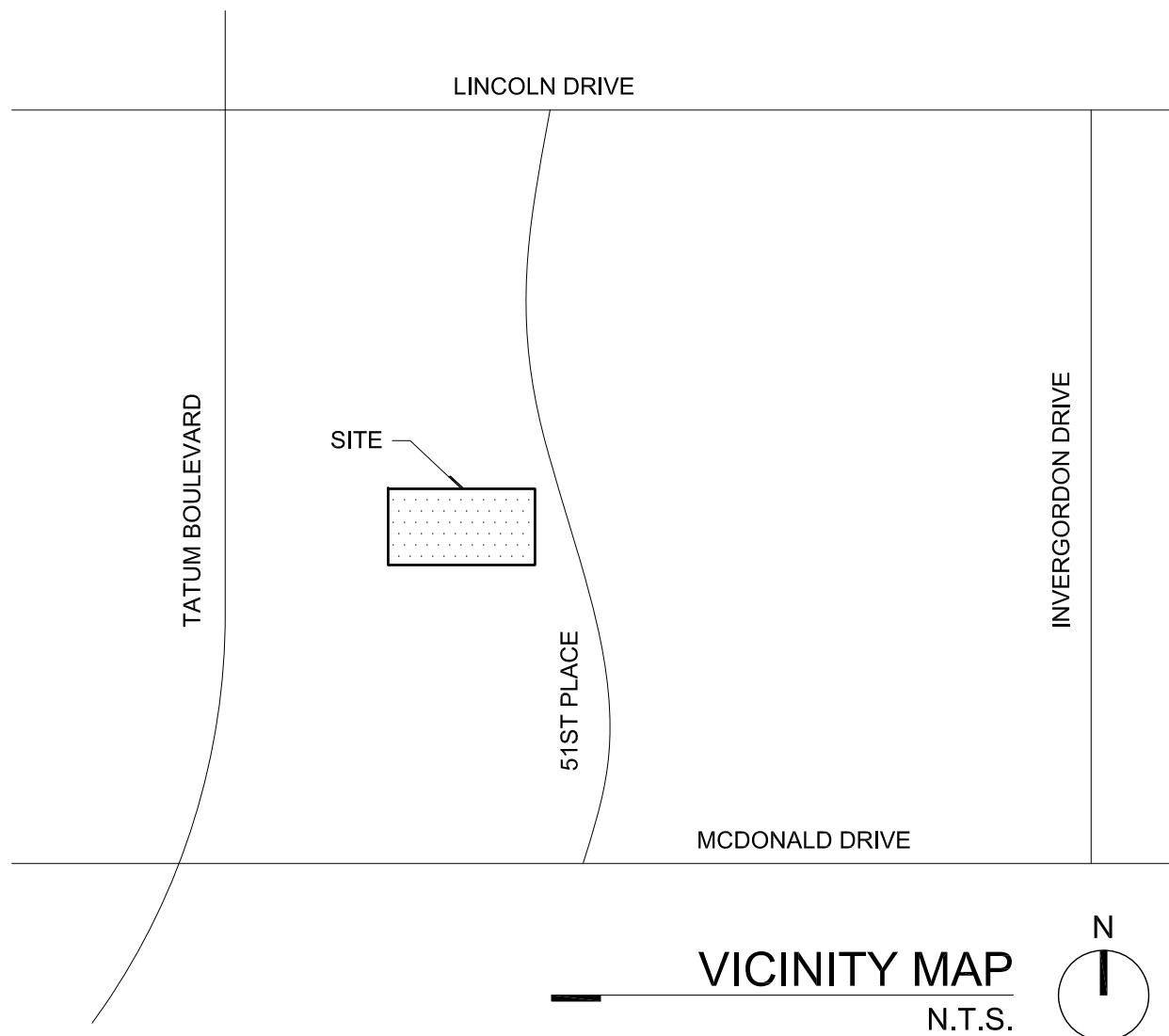
Exhibit 1 Context Aerial Photo

6122 N 51<sup>st</sup> Place  
APN # 169-25-013



N

N.T.S



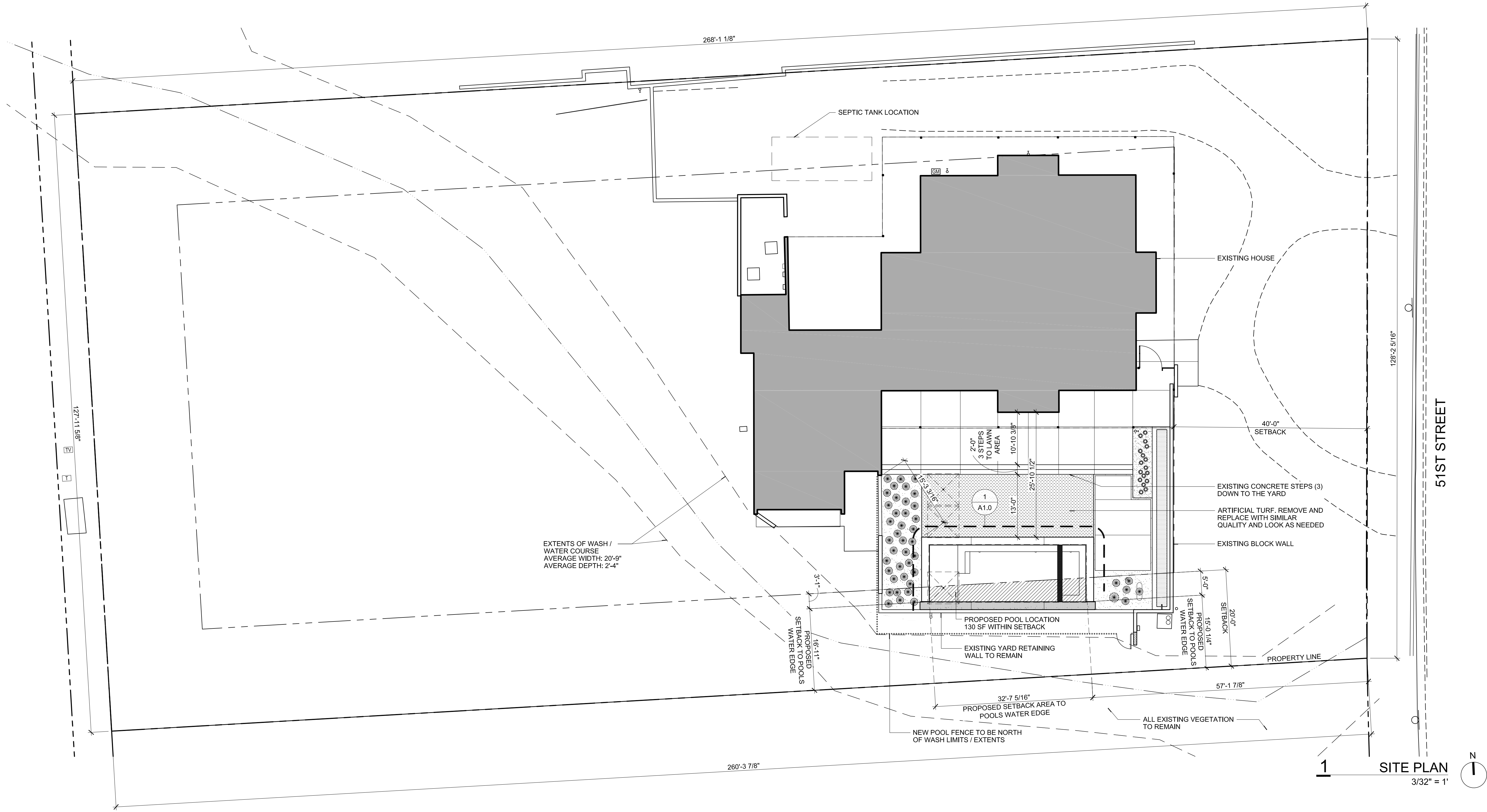
PROJECT INFORMATION

**PROJECT ADDRESS**  
6122 N 51ST PLACE  
PARADISE VALLEY, AZ 85253

**ZONING INFORMATION**  
ZONING R-43  
PARCEL NUMBER 169-25-013

EXISTING LOT AREA .78 ACRES / 33,977 SF  
TOTAL BUILDING SF 3,348 SF  
TOTAL COVERED AREA 5,007 SF  
FLOOR AREA RATIO 5,007 SF / 33,977 SF = 15%

**LEGAL DESCRIPTION**  
LOT 13, CAMELBACK RANCHOS, AS SHOWN IN BOOK 55 OF  
MAPS, PAGE 4, MARICOPA COUNTY RECORDS



Owner:  
**Sue Savage**  
6122 N 51st Place  
Paradise Valley, AZ 85253  
(415)518-6363  
splm@gme.com

Contractor:  
**Patry Building Company**  
502 W. Roosevelt Street  
Phoenix, Arizona 85003  
Contact: Dan Patry  
(602) 253-3601

ISSUE	DATE

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**SAVAGE  
HOUSE POOL**  
6122 N 51ST PLACE, PARADISE VALLEY, AZ

**ROB PAULUS ARCHITECTS LTD.**  
990 EAST 17TH STREET SUITE 100  
TUCSON ARIZONA 85719 520.624.9805  
WWW.ROBPAULUS.COM

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project no. 2020-004

**AO.0**  
GENERAL INFO + SITE PLAN

1. CONCRETE POOL WALLS AND COPING TO BE SMOOTH CONCRETE TO MATCH EXISTING LINEAR FOUNTAIN WALL. COLORED CONTROL JOINTS TO MATCH EXISTING.
2. RAISED SOUTH FEATURE WALL. VERIFY FINISH WITH OWNER/ARCHITECT
3. CUT EXISTING WALL TO ALLOW FOR NEW POOL WALLS TO BE SET INTO TILE. EJECT KEYSTONE COLORBODY PORCELAIN-182 SUEDE GRAY-MATTE-1" X 1"
4. TILE AT SPA WALL TO MATCH WATERLINE TILE
5. UMBRELLA SLEEVE IN BAJA ENTRY
6. POOL. SHOWER AND STEAM BENCH, W/ GLASS, 4" POOL PLASTER; PEBBLE TILE - PEBBLE FINA - M/GRIO
7. FRONT ACCESS SKIMMERS
8. GRASSY SLOPE NORTH SIDE OF POOL TO MATCH HEIGHT OF STEP BENCH
9. ALIGN POOL WITH EXISTING STEEL LANDSCAPE EDGE. POOL STAGE
10. WATER FEATURE: BOBE WATER AND FIRE FEATURES - PURE FLOW - 6"BOBE CUSTOM LENGTH
11. PURCHASE: WWW.BOBEWATERANDFIRE.COM/PURE-FLOW-CUSTOM-LENGTH-CRANIELL-603-825-9444
12. LED COLOR CHANGING POOL LIGHTS. VERIFY WITH OWNER/ARCHITECT
13. 60" WIDE BY 12" DEEP REVEAL AT ALL SIDES BETWEEN SOUTH FOUNTAIN WALL, COPING WALL, AND EXISTING BLOCK RETAINING WALL.

- A. FIELD VERIFY ALL EXISTING CONDITIONS
- B. POOL BUILDER TO ENGINEER AND PERMIT POOL SEPARATELY
- C. VERIFY ALL FINISHED WITH OWNER/ARCHITECT
- D. ALL POOL EQUIPMENT TO BE "SMART" AND CONTROLLABLE REMOTELY WITH A PHONE APP

**Contractor:**  
**Patry Building Company**  
502 W. Roosevelt Street  
Phoenix, Arizona 85003  
Contact: Dan Patry  
(602) 253-3601

PRELIMINARY  
NOT FOR  
CONSTRUCTION

6122 N 51ST PLACE, PARADISE VALLEY, AZ

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project no. 2020-004

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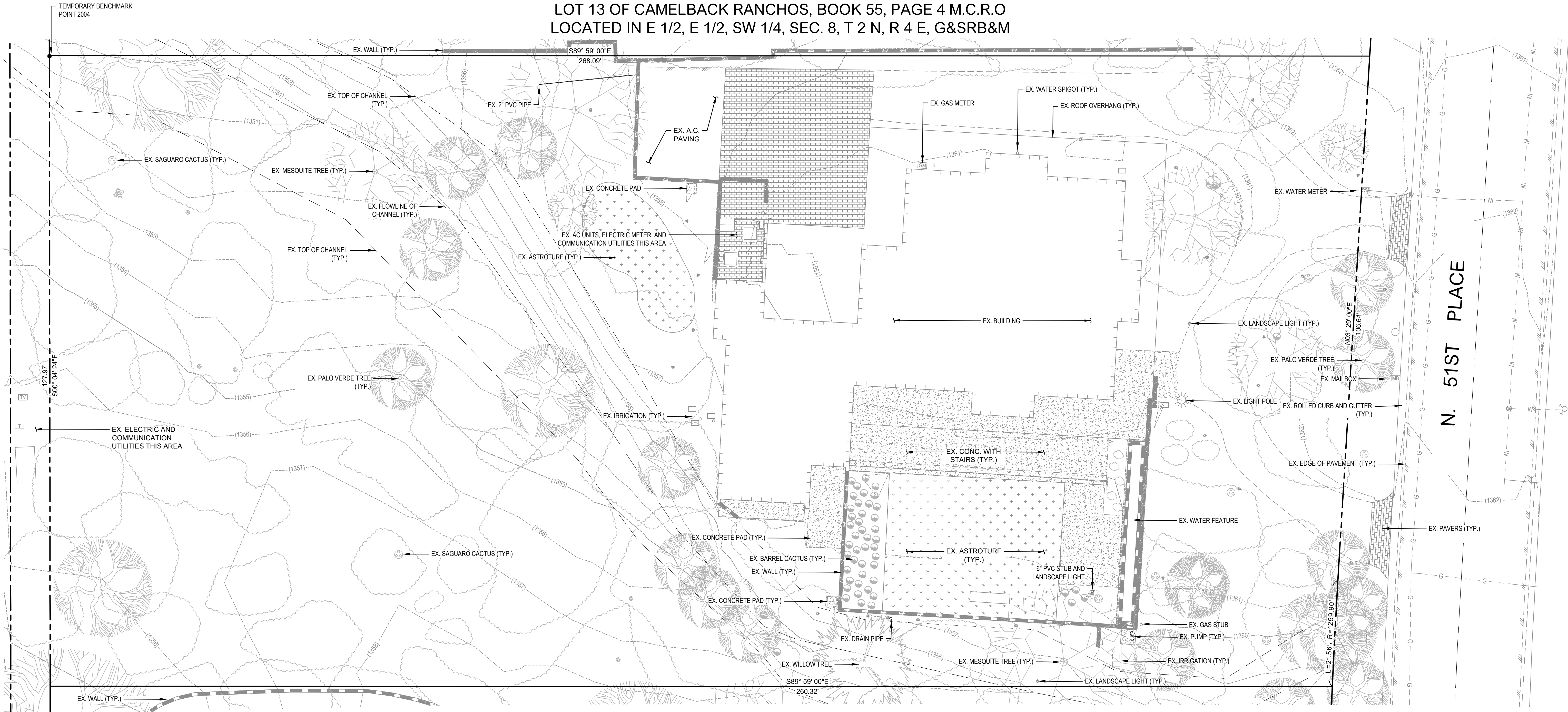
## POOL PLAN





# TOPOGRAPHIC SURVEY

6122 N. 51ST PLACE  
LOT 13 OF CAMELBACK RANCHOS, BOOK 55, PAGE 4 M.C.R.O  
LOCATED IN E 1/2, E 1/2, SW 1/4, SEC. 8, T 2 N, R 4 E, G&SRB&M



## SURVEY NOTES:

- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- DATE OF FIELD WORK: MARCH 2021
- DATE OF COMPLETION: MARCH 2021
- CONTOUR INTERVAL IS 1 FOOT.
- UNDERGROUND UTILITY INFORMATION SHOWN HEREON WAS PROVIDED BY BLUESTAKE LOCATED ON-SITE.
- THIS IS NOT A BOUNDARY SURVEY. THE LOTLINES SHOWN HEREON ARE FROM RECORD INFORMATION PER BOOK 55, PAGE 4, AND ADJUSTED TO FOUND MONUMENTATION.
- OTHER UTILITIES EXIST THAT ARE NOT SHOWN ON THIS SURVEY.
- EASEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.
- LOCATIONS OF BUSHES WERE OBTAINED BY AERIAL IMAGERY.
- FLATWORK NOT SHOWN UNDER BUILDING OVERHANGS.

## LEGEND:

---	EXISTING RIGHT OF WAY LINE
---	EXISTING CENTERLINE
---	EXISTING PROPERTY LINE
--- W ---	EXISTING WATER LINE
--- G ---	EXISTING GAS LINE
----- (1350) -----	EXISTING MAJOR CONTOUR
----- (1355) -----	EXISTING MINOR CONTOUR
-----	EXISTING EDGE OF DIRT DRIVEWAY
=====	EX. BUILDING LIMITS
~~~~~	EX. BUSH LIMITS

## BASIS OF BEARINGS:

GEODETIC NORTH PER GPS OBSERVATIONS

## CLIENT:

SUSAN SAVAGE  
6122 N. 51ST PLACE.  
PARADISE VALLEY, ARIZONA 85253

## SURVEYOR'S INFO:

CIVILTEC ENGINEERING, INC.  
KENNETH DAVIDSON, R.L.S. 51524  
2054 NORTH WILLOW CREEK ROAD  
PRESCOTT, ARIZONA 86301  
OFFICE: (928) 771-2376  
FAX: (928) 771-2377

## SURVEY CONTROL:

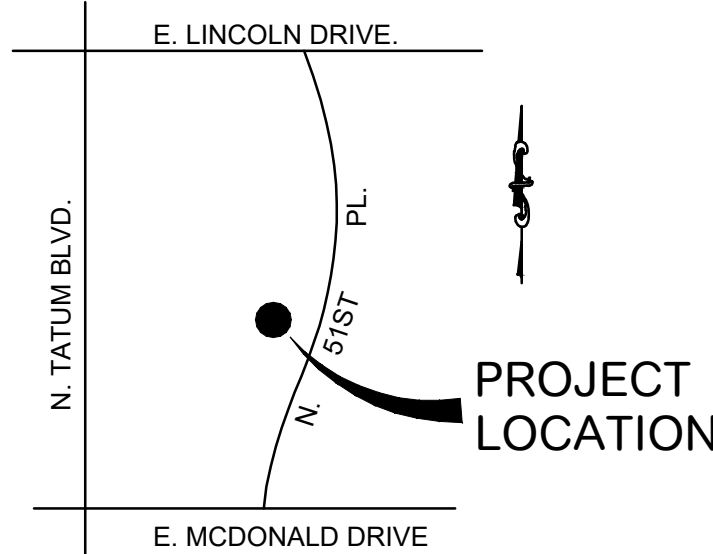
SURVEY CONTROL IS BASED ON NAVD88, NAD83 STATE PLANE PROJECTED TO GROUND, BASED ON VIRTUAL REFERENCE STATION (VRS) OBSERVATIONS.

## BENCHMARKS:

NAVD88, PROJECTED TO GROUND, BASED ON VRS OBSERVATIONS.

## TEMPORARY BENCHMARK:

TEMPORARY BENCHMARK (TBM) IS POINT 2004, LOCATION SHOWN HEREON AT THE N.W. COR. SUBJECT SITE.  
POINT NO. 2004  
N: 919176.744  
E: 683361.938  
EL: 1350.569  
DESC: IP NO ID MRKD PROP COR LOT 12



VICINITY MAP  
NOT TO SCALE

NOTICE TO CONTRACTORS:  
THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "BLUE STAKE" AT 1-800-STAKE-IT (1-800-782-5348) TWO WORKING DAYS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

0 1/2 1  
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING ITEMS ARE NOT TO SCALE

CALL AT LEAST TWO FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION  
**ARIZONA**  
DIAL 8-1-1 OR 1-800-STAKE-IT (782-5348)  
MARICOPA COUNTY: (602) 659-7500



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9299 W. Olive Ave. Ste. 405  
Peoria, AZ 85345  
Phone: 623.582.0970  
Fax: 623.582.1973  
Web: www.civiltec.com

PARADISE VALLEY, ARIZONA  
6122 N. 51ST PLACE  
APN 169-25-013  
TOPOGRAPHIC SURVEY

DE: KR D CH: BT DR: KR D JN: 2021426.00 SHEET 1 OF 1