



## COMMUNITY DEVELOPMENT DEPARTMENT VARIANCE APPLICATION GUIDE

Town of Paradise Valley • 6401 East Lincoln Drive • Paradise Valley, Arizona 85253 • Phone: (480) 348-3692

### NOTICE OF PUBLIC HEARING

**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 DIVISION AT (480) 348-3692.**

Applicant/Representative: Scott Carson  
Applicant's Company Name: Cosan Studio  
Phone Number: 480.930.4410  
E-mail Address: scott@cosanstudio.com  
Project/Property Address: 5712 E.Glen Dr. Paradise Valley  
Zoning: R-43 Acreage: .9834

Notice Narrative: Consideration of a variance from the Zoning Ordinance, Article XXII, Hillside Development Regulations and Article X, Height and Area Regulations, to allow: 1) a raised outdoor living area/patio to encroach into the front yard setback and exceed the 8' height limit measured from natural grade, 2) allow a new single-family residence to exceed the height limit, 3) modify and maintain a nonconforming spill slope, and 4) allow a portion of the new single-family residence to encroach into the side yard setback. The property is located at 5712 E. Glen Drive (Assessor's Parcel Number 169-55-026A).

### MEETING DATE/ TIME/PLACE

Meeting Date: November 3, 2021 Meeting Time: 5:30 pm

Meeting Place: Town of Paradise Valley Town Hall Building, 6401 E. Lincoln Drive, Paradise Valley, AZ 85253  
*Language regarding remote participation requirements on next page (as determined by staff)*

Planning Division: 480-348-3692

## THIS MEETING MAY BE HELD BY REMOTE PARTICIPATION

Please check the meeting agenda at <https://paradisevalleyaz.legistar.com/Calendar.aspx> to determine if the Board of Adjustment meeting will be held by remote participation. If held by remote participation, members of the public are encouraged to participate in the meeting via the following options:

1. View the live stream at <https://paradisevalleyaz.legistar.com/Calendar.aspx>
  - (a) Click on Calendar Tab
  - (b) Look for Board of Adjustment meeting (you may have to select it from the dropdown list) and find the meeting date
  - (c) Click the "In Progress" link in the column titled Video
2. Zoom Conference
  - (a) Computer: <https://zoom.us/j/6678902153>
  - (b) Telephone: 1 669 900 6833 Meeting ID 667 890 2153
3. Submitting questions and comments:
  - (a) Visit <https://paradisevalleyaz.legistar.com/Calendar.aspx>, search for the meeting date, and click "eComment". Locate the agenda item you are interested in and click "Comment" (Please submit comments at least 1 hour prior to meeting)
  - (b) Email [gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov) (Please submit comments at least 1 hour prior to meeting)
4. Speaking during Call to the Public / Public Hearings
  - (a) Visit <https://paradisevalleyaz.legistar.com/Calendar.aspx>, search for the meeting date, and click "eComment". Locate the agenda item and click "Register to Speak". Join the meeting by dialing 1 669 900 6833 Meeting ID 667 890 2153
  - (b) If attending by Zoom Video Conference, click the chat button and enter your name and the agenda item you would like to address

(These meeting participation guidelines are pursuant to Town Council Resolution 2020-08 adopted March 17, 2020.)

Notice is hereby given pursuant to A.R.S. §38-431.02. that members of the Board of Adjustment will attend by audio/video conference call.

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 483-1811 (TDD) to request accommodation.

For further information about any of these matters, please contact the Community Development Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692.

All agendas are subject to change. You can view the agenda, find application material, and provide your input via eComment approximately 4-6 days prior to the meeting date at <https://paradisevalleyaz.legistar.com/Calendar.aspx>. You may also contact the staff liaison, George Burton on this application at [gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov) or 480-348-3525 at any time before the scheduled meeting date

[illegible]



## COMMUNITY DEVELOPMENT DEPARTMENT AFFIDAVIT OF MAILING NOTIFICATION

Town of Paradise Valley • 6401 East Lincoln Drive • Paradise Valley, Arizona 85253 • Phone: (480) 348-3692

STATE OF ARIZONA       )  
                                      ) ss:  
County of Maricopa       )

In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that all the property owners within 1,500 feet of the property, as obtained from the Maricopa County Assessor's Office on Oct. 6, for the proposed variance has been mailed on the following date Oct. 8, 20 21.

(This property list shall not be older than thirty (30) days at the time of filing of the application).

Nick M. Peterson

The foregoing instrument was acknowledged by me this 11 day of October, 20 21, by Nick M. Peterson.  
Name

NOTARY PUBLIC

My commission expires:

11/5/2022





# COMMUNITY DEVELOPMENT DEPARTMENT

## AFFIDAVIT OF POSTING

Town of Paradise Valley • 6401 East Lincoln Drive • Paradise Valley, Arizona 85253 • Phone: (480) 348-3692

STATE OF ARIZONA     )  
  ) ss:  
County of Maricopa     )


I, Nick Pearson, depose and state that the attached notice,  
of proposed application VARIANCE REQUEST located at  
5712 E. GLEN DR. for the Board of Adjustment meeting date of  
Nov. 3, 20 21 is

a true and correct copy of a notice which I cause to be posted by the following day of the  
week MONDAY, Oct. 11<sup>th</sup>  
and on the following date Monday, Oct. 11<sup>th</sup>, 20 21 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 11<sup>th</sup> day of Oct., 20 21.

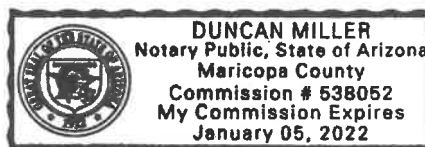
  
Signature

This affidavit was Subscribed and sworn to before me on this 11 day of  
October, 20 21.

  
NOTARY PUBLIC

My commission expires:

1/5/22





# NOTICE OF HEARING

TOWN OF PARADISE VALLEY  
Board of Adjustment and Appeals

9401 E. Lincoln Drive, Paradise Valley, Arizona

5:30 PM, O'CLOCK 3<sup>rd</sup> DAY OF Nov. 2021

Notice of Hearing is hereby given that the Board of Adjustment and Appeals will meet on the 3<sup>rd</sup> day of November, 2021, at 5:30 PM, O'CLOCK, at the Town of Paradise Valley, 9401 E. Lincoln Drive, Paradise Valley, Arizona, to hear and consider the following:

1. A request for a variance from the Town of Paradise Valley Ordinance No. 10-001, which relates to the use of land and buildings, for the purpose of allowing the use of a building for a purpose not permitted by the Ordinance.

2. A request for a variance from the Town of Paradise Valley Ordinance No. 10-001, which relates to the use of land and buildings, for the purpose of allowing the use of a building for a purpose not permitted by the Ordinance.

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13. A request for a variance from the Town of Paradise Valley Ordinance No. 10-001, which relates to the use of land and buildings, for the purpose of allowing the use of a building for a purpose not permitted by the Ordinance.

14. A request for a variance from the Town of Paradise Valley Ordinance No. 10-001, which relates to the use of land and buildings, for the purpose of allowing the use of a building for a purpose not permitted by the Ordinance.

15. A request for a variance from the Town of Paradise Valley Ordinance No. 10-001, which relates to the use of land and buildings, for the purpose of allowing the use of a building for a purpose not permitted by the Ordinance.



