

**TOWN OF PARADISE VALLEY
BOARD OF ADJUSTMENT
AUGUST 11, 2010
MINUTES**

PRESENT: Hope Ozer, Chair
Rick Johnson, Board Member
Catherine Kauffman, Board Member
O'Dell Kiel, Board Member
Emily Kile, Board Member
Jonathan Wainwright, Board Member

ABSENT: Phil Hagenah, Board Member

STAFF: Eva Cutro, Planning Director
George Burton, Planner
Bill Mead, Town Engineer
Andrew Miller, Town Attorney

CALL TO ORDER

The work study session meeting of the Town of Paradise Valley Board of Adjustment was called to order by acting Chair Ozer at 5:30 p.m.

Chair Ozer introduced the boy scouts that are working on their eagle scout badge that will be observing this meeting.

WORK/STUDY DISCUSSION ITEMS

Discussion of a variance from the Zoning Ordinance, Article X, Height and Area Regulations, to allow an addition to the primary residence to encroach into the setback. The property is located at 6030 East Hummingbird Lane.

Mr. Burton presented this case as per the project coordination packet. He stated the applicant requests a variance from Article X, Section 1001, allowing an addition to the primary residence to encroach into the front yard setback. Section 1001 requires a 40 foot front yard setback measured from the property line. The applicant is proposing to enlarge two bedrooms by filling in an existing courtyard area at a setback of 29 feet from the south/front property line. The addition is approximately 12 feet tall, with 186 square feet encroaching into the setback.

Mr. Burton reviewed the findings in favor and the findings opposed for this request.

Mr. Burton responded to questions from the Board members regarding the variance request.

Mr. Burton reported staff has received one inquiry and one letter of support from neighboring property owners. He further reported the neighbor that inquired about the request stated that she was pleased the applicant was not increasing the disturbed area or changing the design of the house.

The Board Members and staff introduced themselves to the boy scouts and provided information on their role as board members and the purpose of the Board of Adjustment.

PUBLIC HEARING

Consideration of a variance from the Zoning Ordinance, Article X, Height and Area Regulations, to allow an addition to the primary residence to encroach into the setback. The property is located at 6030 East Hummingbird Lane.

Chair Ozer reviewed the meeting procedures.

Mr. Burton presented this case as per the project coordination packet. Staff recommends a motion for approval for a variance request to allow an addition to the primary residence to encroach into the front yard setback.

Mr. Burton reviewed the findings in favor and the findings opposed for this request.

Adam Draizin, applicant, 6030 East Hummingbird Lane, introduced Jack DeBartolo the architect on the project. He provided a brief history on this project. He explained the purpose of this request is to make the house more family friendly and make it more livable.

In response to a question by Board Member Johnson, Jack DeBartolo provided information on the footings of the house. He explained that no additional requirements need to be placed on the footings.

Board Member Emily Kile thanked the applicant for providing a great tour of their home. She noted if the others have not seen it they missed out on a great house.

No members of the public wished to provide comments.

Board Member Kauffman moved to approve the variance request to allow an addition to the primary residence to encroach into the front yard setback. The property is located at 6030 East Hummingbird Lane. Seconded by Board Member O'Dell Kiel.

Board Member Emily Kile stated this request is already behind the wall and has no impact on the neighborhood or the hillside.

Mr. Miller requested an addition to the motion that the encroachment be in accordance with the submitted plans, as well as the reasons for approval as stated in the staff report.

Board Member Kauffman and Board Member Kiel agreed to the additions to the motion as stated above.

Chair Ozer called for the vote. The motion passed unanimously by a vote of six (6) to zero (0).

Board Member Kauffman stated the previous owner is a dear friend of hers and she is glad they are keeping the integrity of the house.

Mr. Draizin invited the Board Members to take a tour of the home.

STAFF COMMENTS

Mr. Burton reported that Town Council reviewed the policy on reappointment for the Board and Commission members. The Board members are now required to submit an application.

FUTURE AGENDA ITEMS

Mr. Burton reported there has been an application for a variance and there will be a September meeting.

ADJOURNMENT

The meeting adjourned at 6:15 p.m.



Eva Cutro, Secretary