



PARADISE VALLEY BOARD OF ADJUSTMENT ACTION SUMMARY

DATE: March 2, 2011

 X **Work-Study Session**
 X **Regular Meeting**

BOARD MEMBERS:

Present: Emily Kile, Catherine Kauffman, Jonathan Wainwright, Hope Ozer, Rick Johnson, Phil Hagenah and Robert Nagle

STAFF PRESENT:

Eva Cutro, Community Development Director
George Burton, Planner
Bill Mead, Town Engineer
Andrew Miller, Town Attorney

REQUEST:

Consideration of a variance from the Zoning Ordinance, Article X, Height and Area Regulations, to allow additions to the primary residence to encroach into the setback and Article XXIII, Nonconformance, to allow an increase in height to non-conforming portions of the house. The property is located at 7002 N. 40th Street.

ACTION:

- A. The Board of Adjustment, by a vote of 4 to 3, approved the variance request to allow a garage and patio addition to encroach into the front yard setback, subject to the following stipulations:
1. The non-conforming portion of the house shall not be raised in height,
 2. The garage addition shall not exceed a height of 10 foot 4 inches tall, and
 3. A landscape plan adjoining the garage addition area shall be submitted to the Hillside Committee for review.
- B. The Board of Adjustment approved the September 1, 2010 Work Study and Regular Meeting Minutes.
- C. Hope Ozer was elected as Chair Designate by a vote of 7 to 0.