

**TOWN OF PARADISE VALLEY
BOARD OF ADJUSTMENT
MAY 3, 2006**

MINUTES

PRESENT: Rick Johnson, Chair
Emily Kile, Board member
Catherine Kauffman, Board member
Ann Townsend, Board member

ABSENT: Phil Hagenah, Board Member
Hope Ozer, Board Member
Jonathan Wainwright, Board Member

STAFF: Eva Cutro, Planning Director
George Burton, Planner
Jim Davis, Assistant Town Attorney

CALL TO ORDER

The regular meeting of the Town of Paradise Valley Board of Adjustment was called to order by Chair Johnson at 6:00 p.m.

Chair Johnson reviewed the meeting procedures.

REGULAR BUSINESS

PUBLIC HEARING: Consideration of a variance from the Zoning Ordinance, Article XXIII, Nonconformance and Article X, Height and Area Regulations, to allow for additional height and setback over legal non-conforming portions of an existing single family residence, located at 6320 N. Camelback Manor Dr.

Chairman Johnson requested that due to the fact the staff report was given during the study session and no one new has arrived that the staff report is waived.

Barry Rosensteel, 6320 N. Camelback Manor Drive, explained that this house was built in the 50's and we want to convert it into something modern and useful. He reported that we have lived in this house for 12 years. He provided a brief overview of the request. He further reported that the intent is to create a nice house that the neighbors would like and we would like.

Board Member Kile inquired if the variance is granted, how long the homeowner has to make the improvements. Ms. Cutro replied the variance goes with the land.

Mr. Miller provided case law examples where the variance would not be valid. Hector Ramirez, 10229 N. Scottsdale Road, Suite D, Scottsdale, AZ, architect, explained that how the proposed roof will allow the applicants to stay in the house during construction. The proposed changes will allow the applicants to see the views of Camelback Mountain. The proposed changes will also make this home more marketable.

Chairman Johnson inquired if the applicant intends to stay in this home. Mr. Rosensteel replied in the affirmative.

Board Member Townsend moved for approval of Case No. BA-06-04, a request by Barry Rosensteel, property owner of 6320 N. Camelback Drive, for a variance from the Zoning Ordinance, Article XXIII, Nonconformance and Article X, Height and Area Regulations. The variance will allow the applicant to raise the height of the roof over two legal non-conforming portions of an existing single family residence; to allow for a 3'6" encroachment in height over an existing kitchen, a 1'7" encroachment in height over an exiting bedroom and an encroachment of twenty three square feet of roof overhang into the rear yard setback. The proposed additions will comply with all other applicable requirements. Second by Board Member Kauffman.

The motion passed unanimously by a vote of four (4) to zero (0).

MINUTES APPROVAL

Study Session November 2, 2005 Regular Meeting November 2, 2005

Board Member Kile moved to approve the November work study session meeting minutes and regular meeting minutes as presented. Second by Chairman Johnson.

The motion passed unanimously by a vote of four (4) to zero (0).

Chairman Johnson requested the April and May meeting minutes are included in next month's packet.

BOARD/STAFF REPORTS

Mr. Burton provided a brief overview on the most recent variance application staff received. He noted there could be up to four variance requests at the June meeting.

Chairman Johnson requested information regarding the changes made to the solicitation laws. Mr. Davis reviewed the changes to the solicitation law.

EXECUTIVE SESSION

The Board of Adjustment may convene in executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advise regarding the requests described under Regular Business as authorized by A.R.S. 38-431.03.A.3.

ADJOURNMENT

The meeting was adjourned at 6:25 p.m.



Eva Cutro, Secretary