

Variance Request
4474 E. Valley
Vista Lane

Request to Permit White Exterior Paint & Shielded Sport Court
Lighting

HILL-25-04

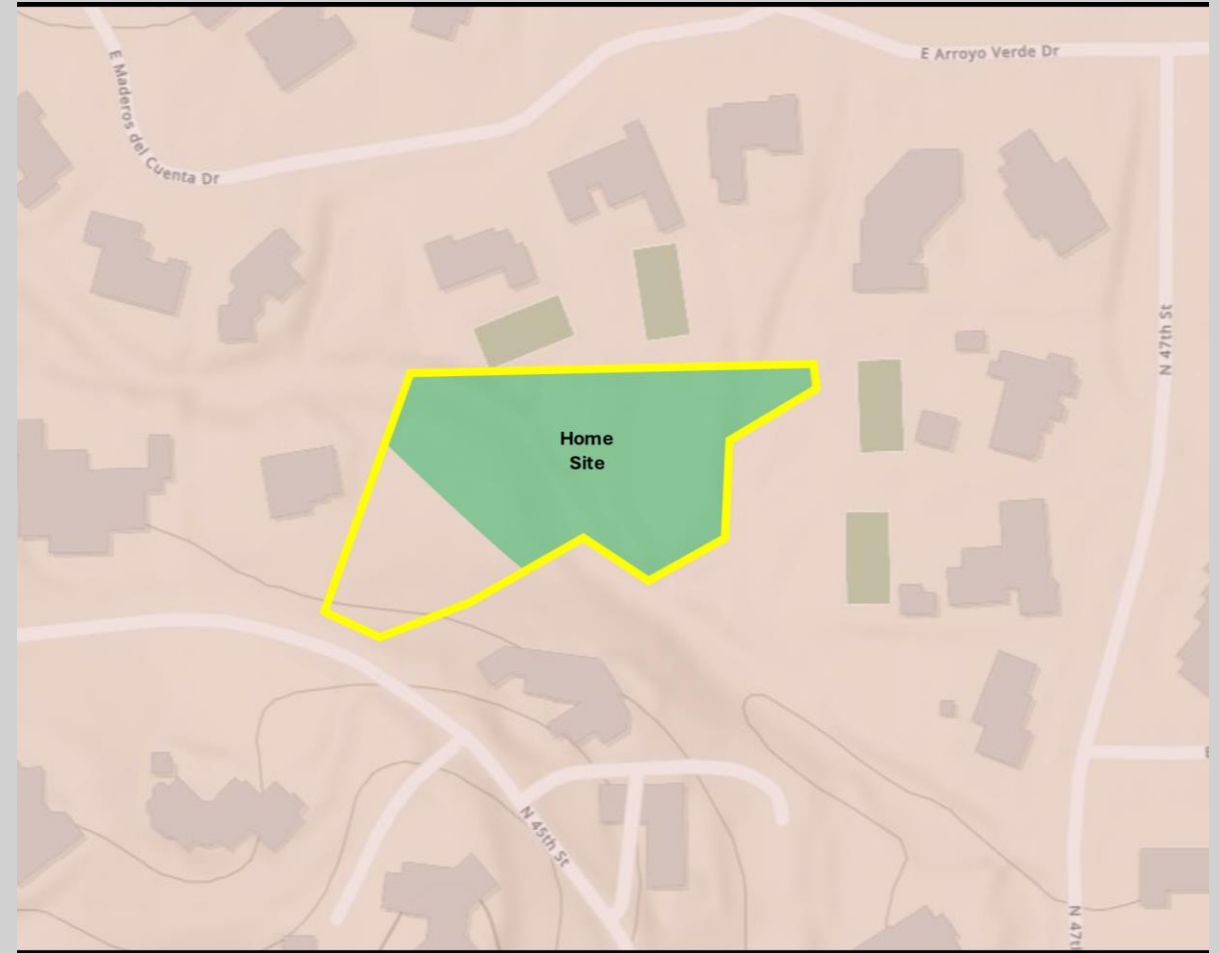
June 4th, 2025

Request Summary

- White exterior paint with LRV >38%
- Installation of downward-directed, shielded sport court lighting
- Both proposed improvements located on flat, visually contained portion of the site
- Request is for parity with adjacent non-Hillside properties

Hillside Designation – Context

- Hillside designation triggered by narrow slope at driveway entry
- 90% of property is flat (Building Pad Slope: 3.70%)
- Home and improvements sited on flat area, not on visible slope



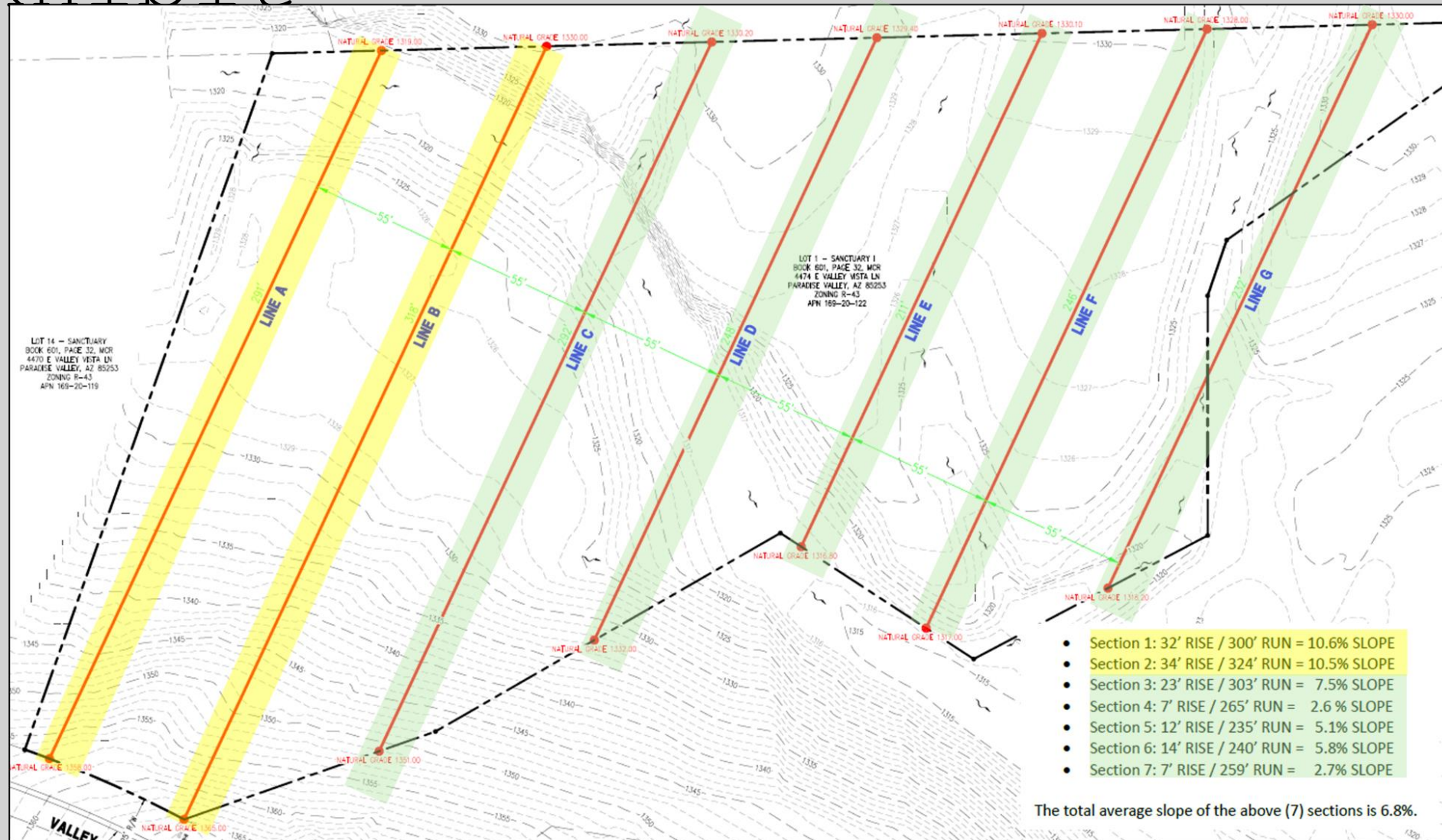
USGS Topographic Map

Variance Criterion 1 – Special Circumstances

- Unique physical constraints: narrow band of slope + 40' drainage wash splits the lot
- Development limited to one flat interior area
- Home and court are not visible from public viewsheds



Approved Hillside Slope Exhibit

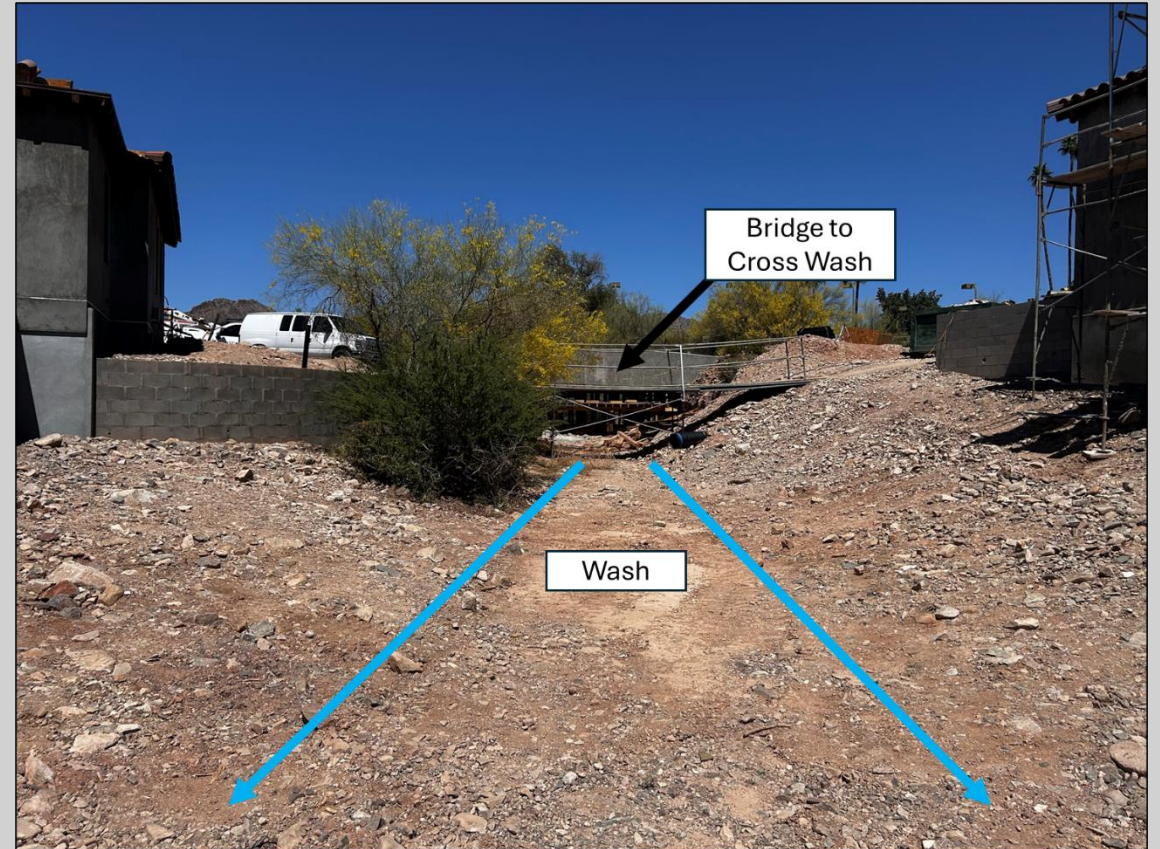


Variance Criterion 2 – Not Self-Imposed

- Hillside classification imposed due to minor slope at front
- Siting of home on flat portion avoids grading on actual hillside
- Constraints (wash, slope band) are natural and pre-existing



Variance Criterion 2 – Not Self-Imposed



Variance Criterion 3 – Deprivation of Privileges

- Nearby homes on similarly flat lots have:
 - White exteriors
 - Lighted sport courts
- Property only zoned Hillside due to mapping method, not terrain



Environmental Integrity Preserved

- No grading/disturbance on steep areas
- Paint and lights will not be visible from surrounding right of way
- Lighting is shielded, downward-facing, per Section 502(9)(c)
- Darker paint would serve no public purpose; lighting allows recreational use without offsite impacts

Legal Precedent

- 1982 Board granted variance for off-white home on Mummy Mountain
- Same logic applies here: visual containment, no scenic impact
- Reinforces variance criteria can be satisfied where the purpose of Hillside Regs is not compromised

Alternatives Would Impose Undue Burden

- Denial would:
 - Eliminate common residential amenities
 - Force design changes that have no public benefit
 - Treat applicant unequally compared to neighbors
- No feasible location exists for an unlit court elsewhere on the lot

Conclusion & Request

- Variance meets all three criteria:
 - Special topographic and drainage constraints
 - Not self-imposed
 - Denial deprives applicant of commonly exercised rights
- Proposal honors the *intent* of Hillside Ordinance
- Respectfully request approval of the variance

