

Variance Request:  
Neighboring Homes Disturbed Area Comparisons

Spiliris Custom Home,  
Paradise Valley, Arizona.  
8317 N Charles Dr, Paradise Valley, AZ 85252  
Lot 36, Sunset Hills Subdivision

Visual comparison of 10 Similar Hillside Properties,  
noting approximate proportions of  
*Area Under Roof* (pink) VS. *Apparent Disturbed* areas (green).

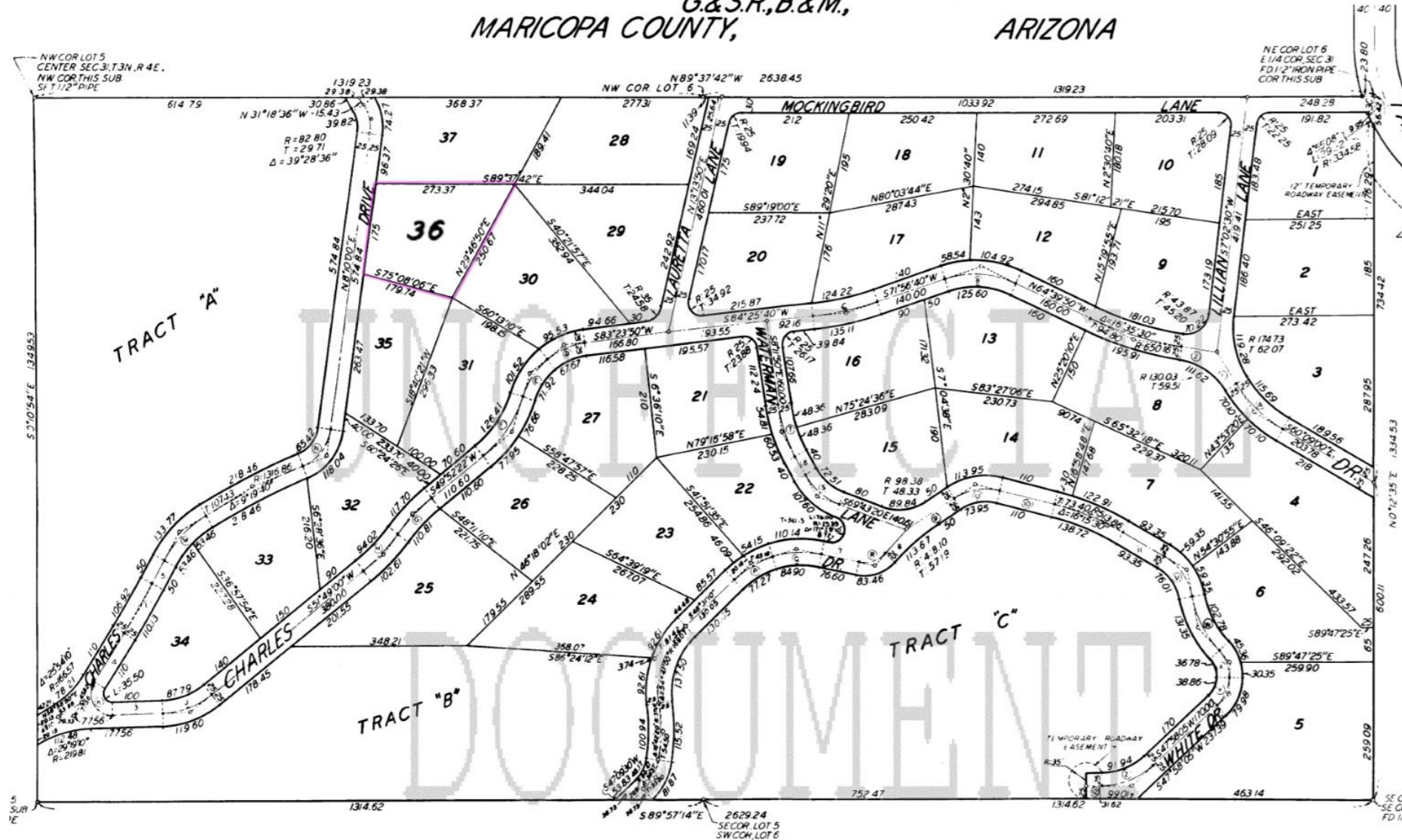
Information prepared on behalf of property Owner Bill Sbiliris  
by Architectural Firm SpaceLineDesign, LLC.

**Rev 17may21**

First Submittal 30Apr21

# SUNSET HILLS

A SUBDIVISION OF LOTS 5 & 6, SEC. 31, T.3N., R.4E.,  
G.&S.R., B.&M.,  
MARICOPA COUNTY, ARIZONA



## DEDICATION

BY THESE PRESENTS, That the Phoenix Title and Trust Company, an Arizona Corporation, Trustee, do hereby publish this plat as and for the plat of said SUNSET HILLS, declares that said plat sets forth the locations and gives the dimensions of, and streets constituting same, and that each lot, tract, and street shall be known by the name given each respectively on said plat and included in the above described premises. The usage of the streets shall be restricted for a period of five years from the date that this document is recorded, during which time these streets shall be dedicated to the public for use as a roadway easement on Tract 'C' to be abandoned when White Drive is extended. Temporary roadway

## ACKNOWLEDGEMENT

STATE OF ARIZONA  
COUNTY OF MARICOPA

On this 14 day of May, 1956, before me, the undersigned officer, personally appeared Charles S. Deitz, and William A. Deitz, who acknowledged themselves to be Vice President and Assistant Secretary, respectively, of the Phoenix Title and Trust Company, a corporation, and acknowledged that they, as such officers, respectively, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation, as Trustee, by themselves, as such officers, respectively.

ROADWAY DATA					
CURVE DATA					
T	R	Δ	T	R	Δ
A 65.28	25.07	28°04'40"	N 50.63		
B 75.93	60.84	43°23'30"	P 45.18		
C 65.15	59.23	16°27'00"	Q 45.82		
D 41.89	148.36	31°55'20"	R 31.66		
E 44.67	146.46	33°55'30"	S 46.97		
F 72.18	239.07	32°19'22"	T 53.64		
G 57.22	829.14	5°53'44"	U 49.65		
H 49.24	572.51	9°50'22"	V 51.87		
J 53.67	63.06	36°27'00"	W 60.18		





Lot 36

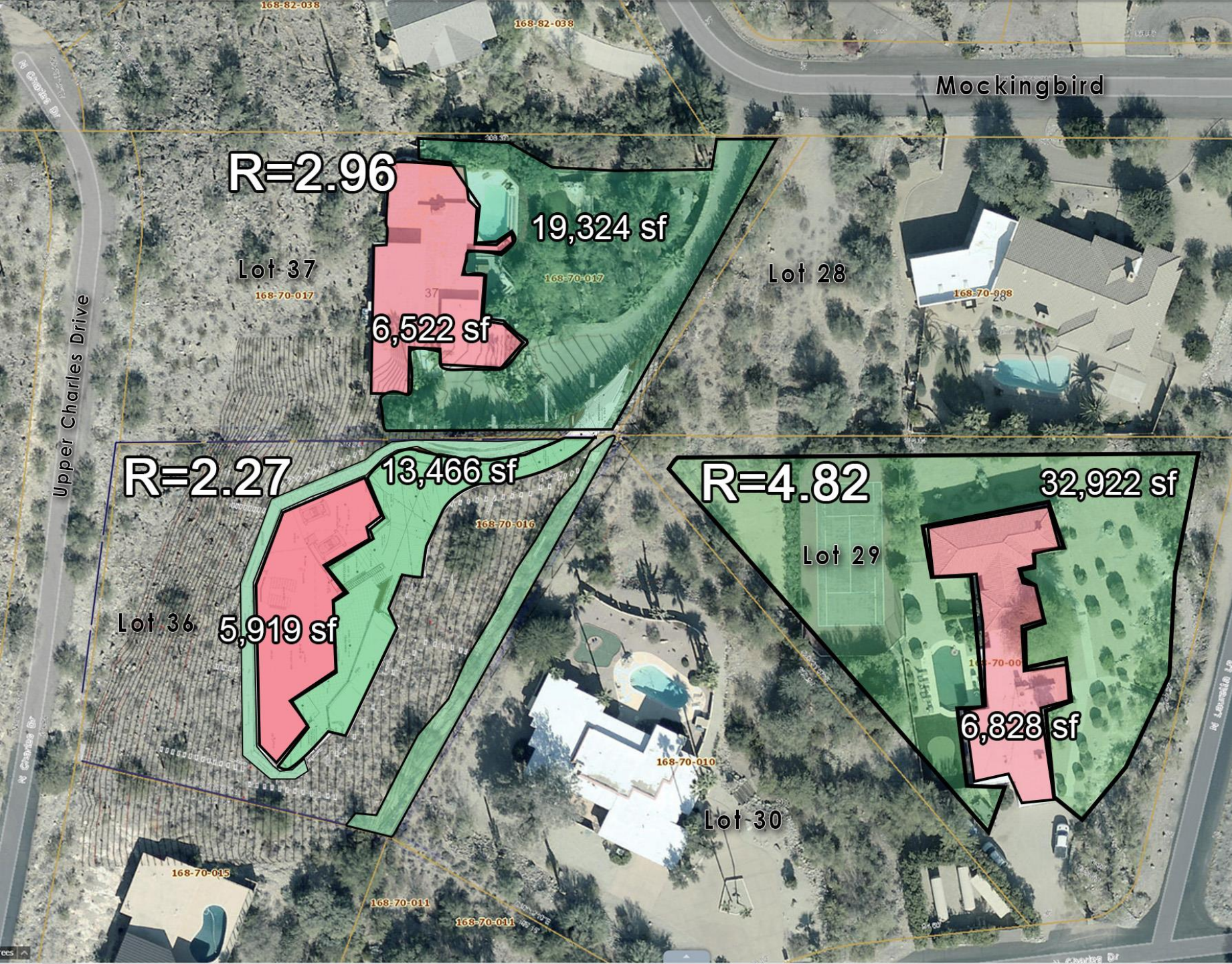
10 properties compared  
throughout the hillside  
neighborhood.

Shared Access Drive 2 homes

# Tatum Mountain Estates/Sunset Hills

Hillside Disturbed Areas Comparison





Visual comparison of Areas Under Roof (pink) vs. Disturbed Areas (green) shows Lot 36 having a typical amount of Disturbed Area at 13,466 sf even with the large fire truck access.

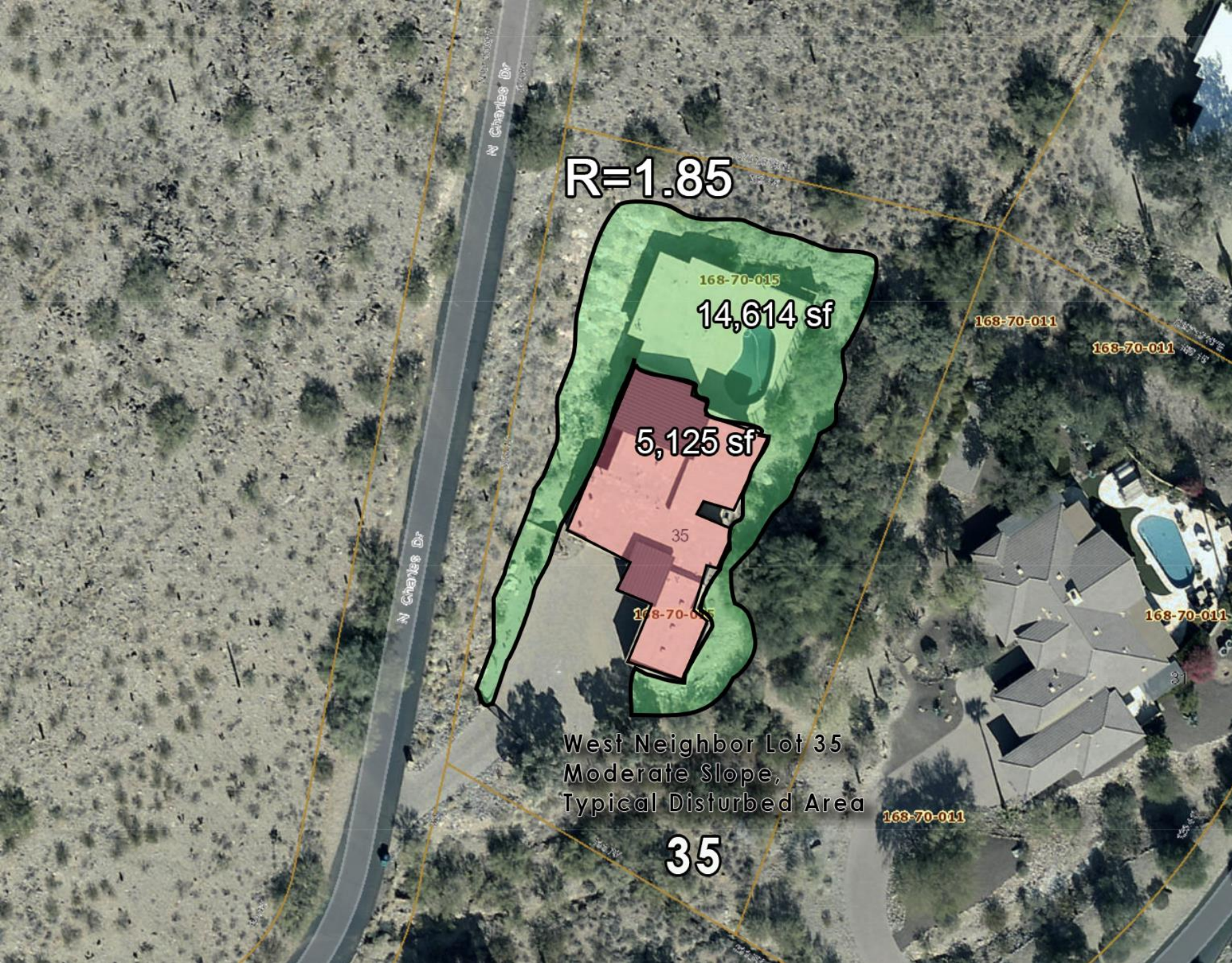
Several of these neighboring hillside homes shown here for comparison have well above this 13,000 sf reference.

Lot 36 has a ratio of house to disturbed area of 2.2, roughly typical and not excessive for this area.

Lot 36 is also unique in needing a full fire department turn around zone because of the long distance 300' to Mockingbird street staging area.

This contributes to our overall disturbed areas leaving very little for pool or patio, outdoor lifestyle.





This property has a small footprint but a large disturbed area as was required for the pool patio and excavation.





Many homes studied have well over 13,000 sf disturbed area.







N Charles Dr

N Charles Dr

R=4.31

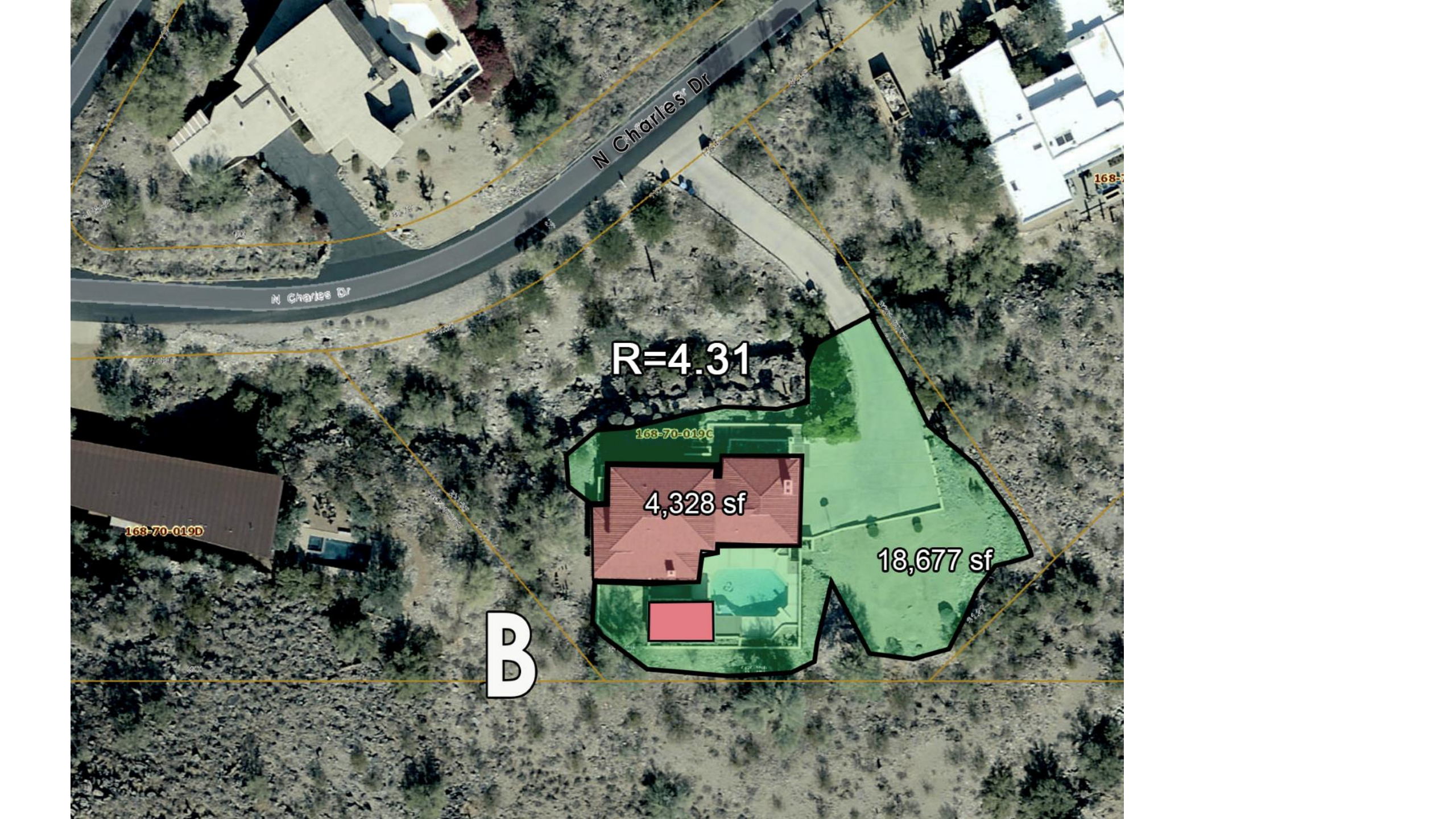
168-70-019C

4,328 sf

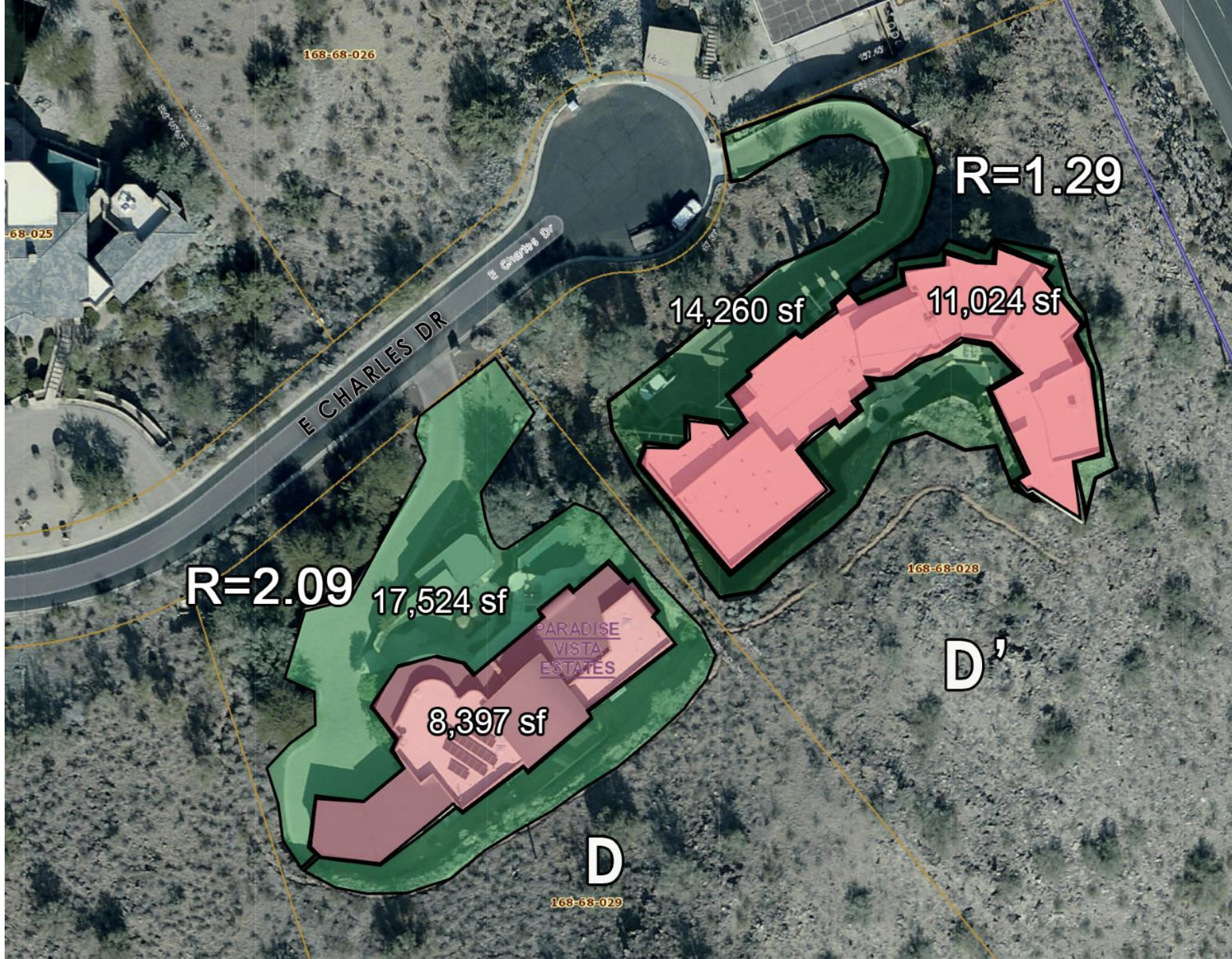
18,677 sf

168-70-019D

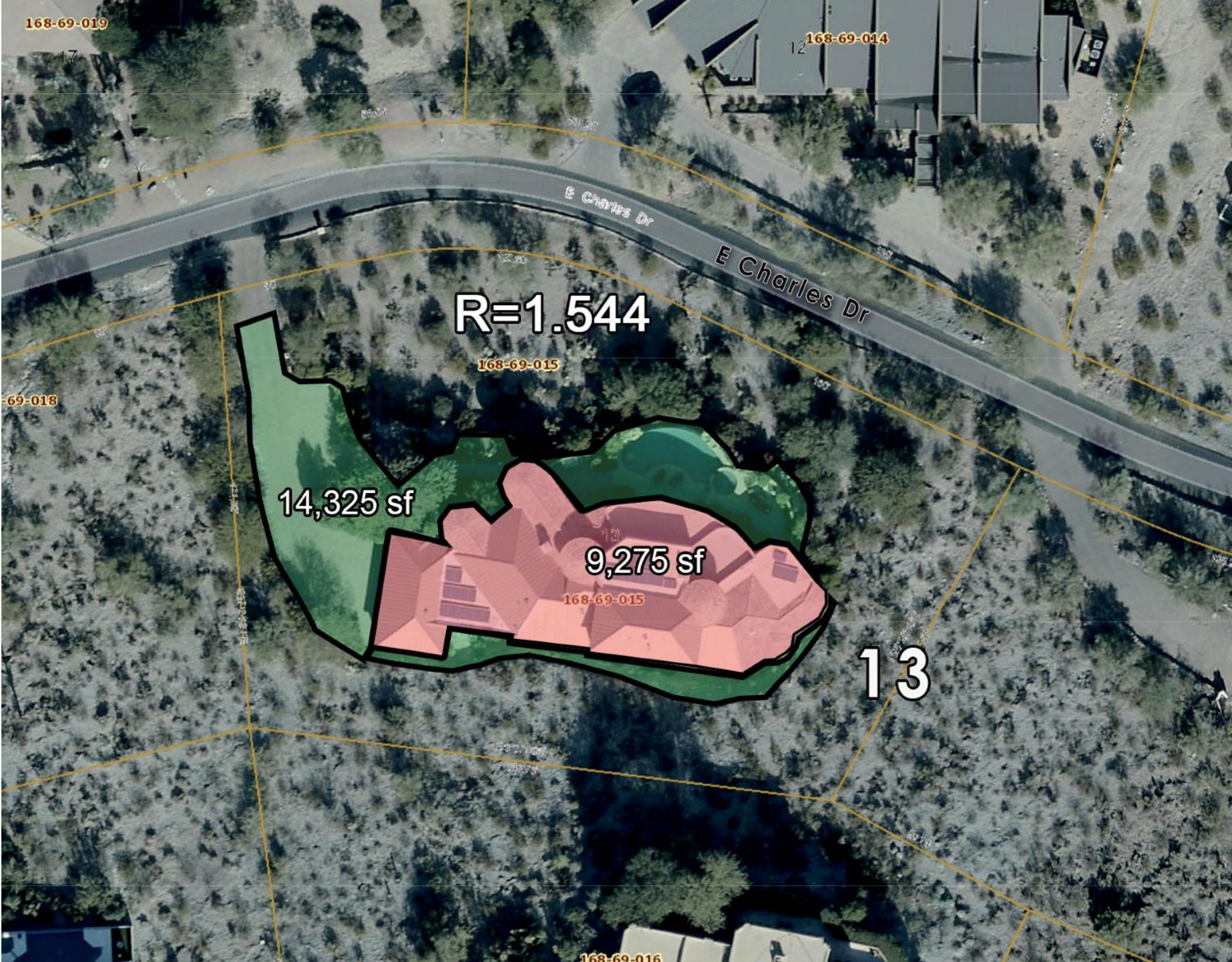
B











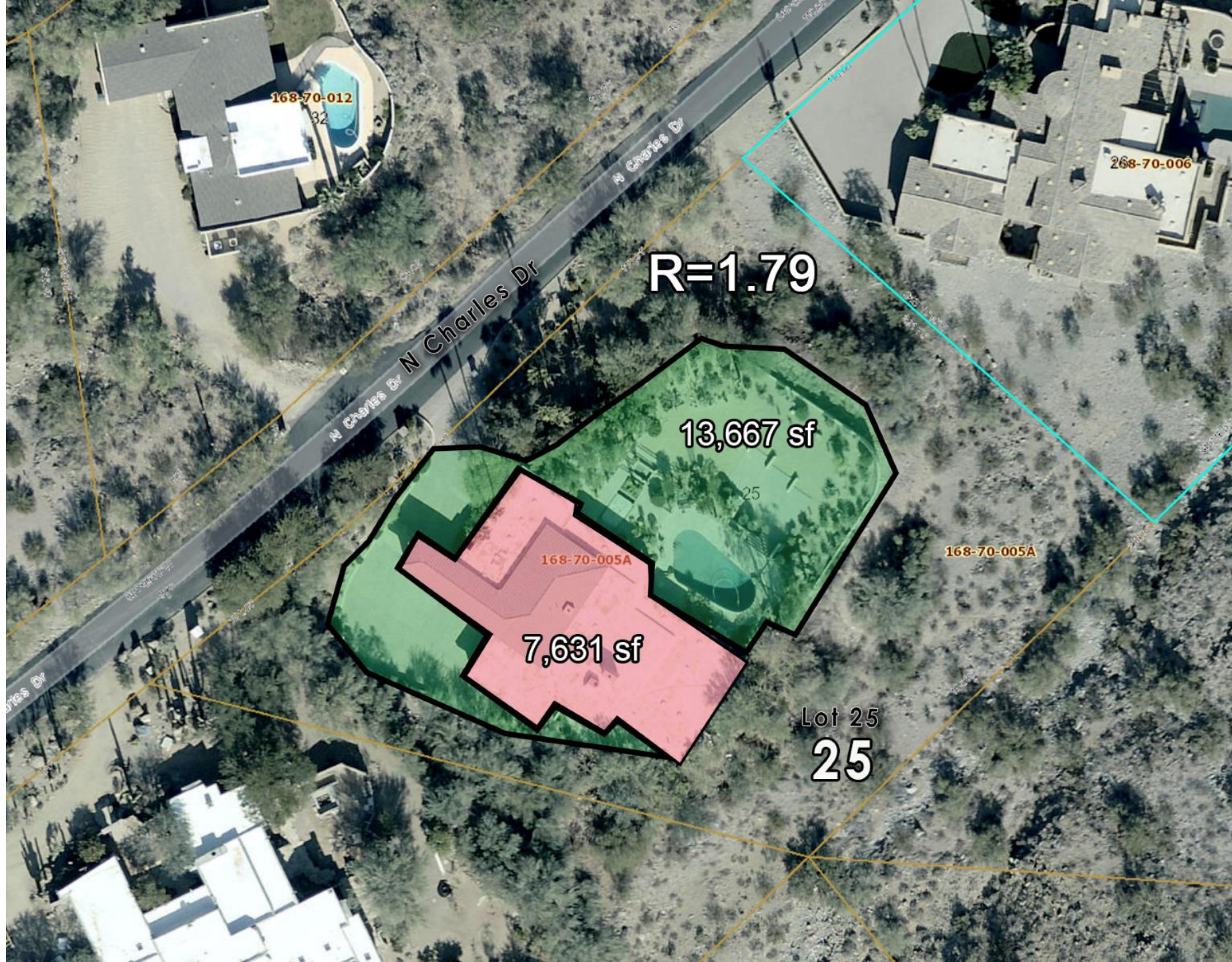
**R=1.544**

**14,325 sf**

**9,275 sf**

**13**





**R=1.79**

**13,667 sf**

**7,631 sf**

Lot 25  
**25**

Even modest sized homes often have over 13,000 sf disturbed area.





This property also has  
shared access drive  
between two neighbors.

(End of Presentation)