



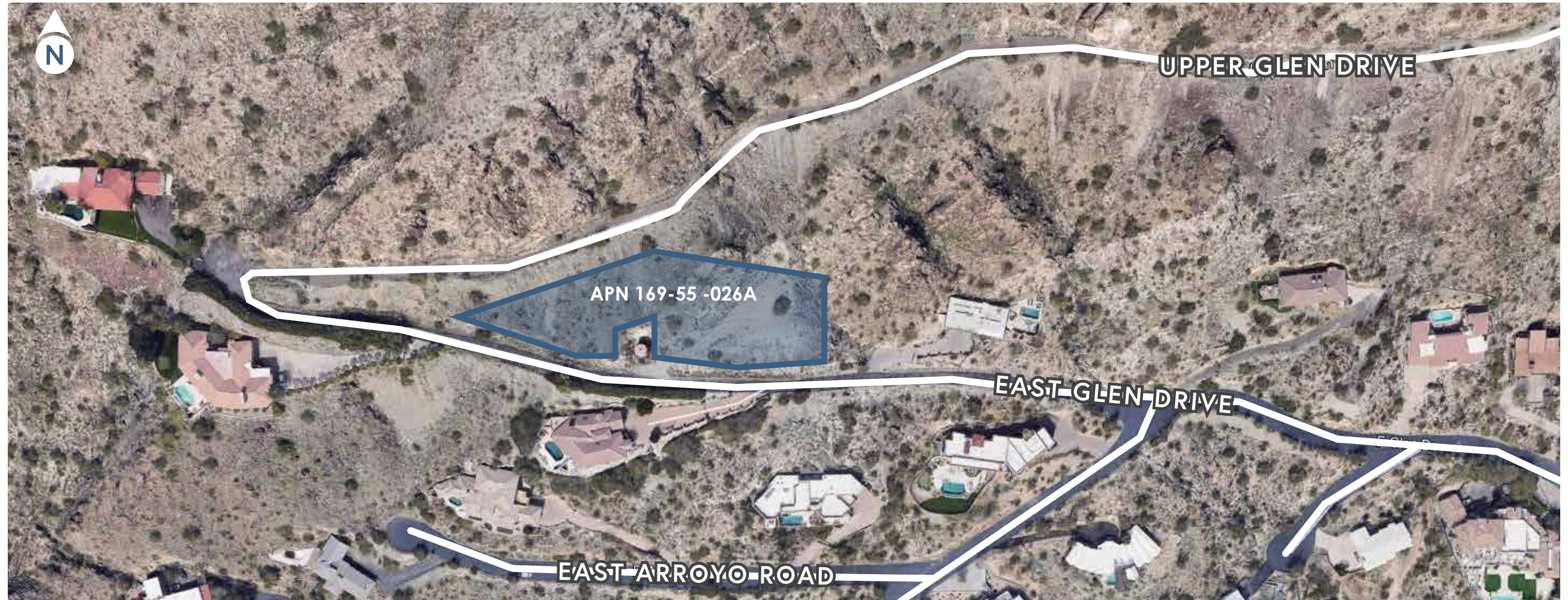
5712 east glen drive  
paradise valley, arizona



variance request



# variance request overview



The variance request is for an approximately .98 acre parcel located at 5712 East Glen. The property is impacted by its steep slope, irregular shape, undersized lot area, depth, and non-conforming diameter (as compared to min. R43 zoning), existing water booster station, rocky cliff face and spill slope created sometime around 1975.

Four specific variances are requested to allow for the current owners of the property to build a new home of similar size and caliber of the surrounding homes. Variances include:

Variance 1: Patio retaining walls in excess of 3'-0" tall, beyond the 40' front setback

Variance 2: Natural grade to be from the existing historical pad – portions of the home to encroach into 24' Height limit

Variance 3: Existing spill slope to be enhanced with natural desert boulders and vegetation.

Variance 4: Side setback encroachment, with portions of the bath wall to extend 2' beyond the 20' side setback

By granting the four minor proposed variances, a modestly sized new home can be built on the current pad, less 9' in elevation, which has existed since at least 1976, reducing any further disturbance to the site. The very unique circumstance of the lot, and historical pad which was built on the lot, make it nearly impossible to build a modest home, three-car garage, outdoor barbecue, and minimal outdoor space without approval of the requested variances.



# site history & hardships

## SITE HISTORY

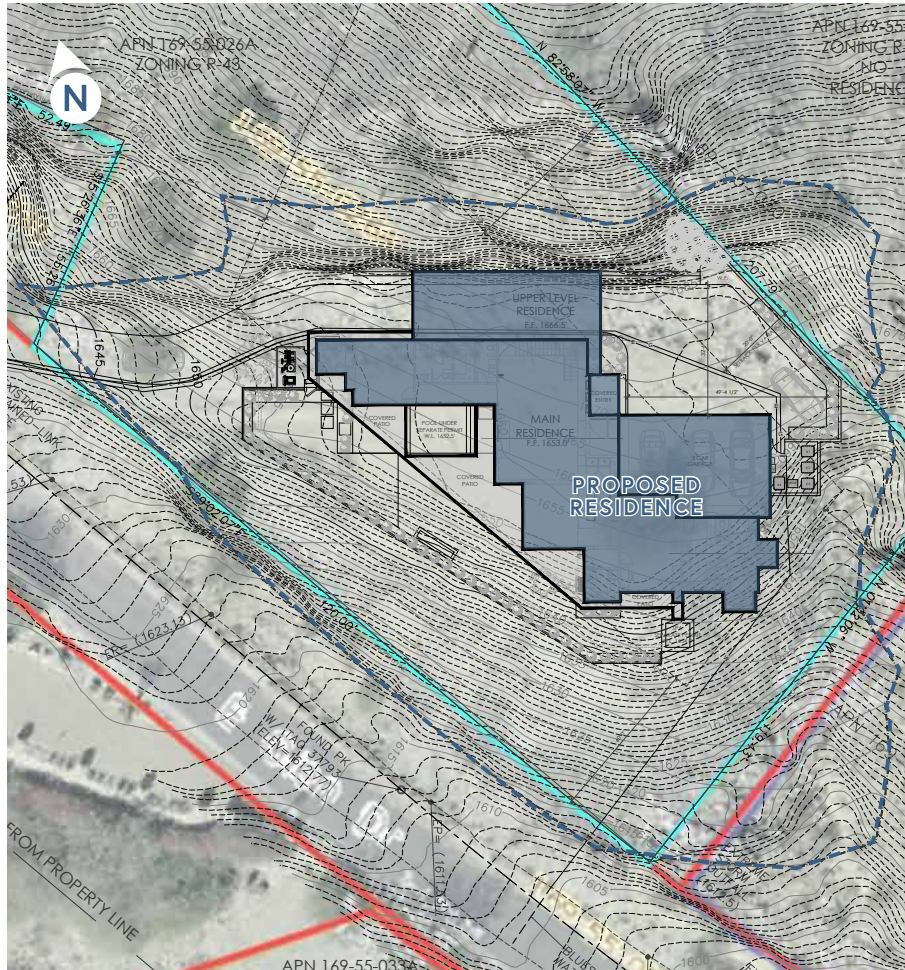
The property located at 5712 E Glen Drive, Paradise Valley APN 169-55 -026A was graded and prepared for a home sometime in the early 1970's **as evidenced by the historical aerial photography from 1976 (SEE PAGE 29)**. The building pad that was created has sat as an eyesore to the community now for at least 45 years and is visible from much of the Town between Mummy Mountain where the site exists to Camelback Mountain to the South. There have been several attempts to develop the site over the years but due to the nature of the small size of the existing building pad, irregular shape of the lot and existing spill slope and water tank make it very difficult if not impossible to build without some relief from Current Town of Paradise Valley Hillside Standards. A Variance was received in May of 2017 for portions of the home to encroach into the rear 40' setback line. At the time those approved exhibits also showed a front patio extending beyond the front setback at an elevation 9' above natural grade, which, under current hillside standards is not allowed.

## SITE VARIANCE HISTORY

The current owners of this property want to build a new home of similar size and caliber to the surrounding community. After going through the design process and submitting to the Town for Hillside approval the client was told that the proposed front patio walls exceeded the allowable 3' height and that they would not be allowed outside the front setback line as the Hillside Code had changed from the time of the previous variance, which was approved in May 2017, to the current Hillside Submittal. Based on the current Paradise Valley hillside code which has been updated since the previous variance was approved the patio walls which exceed the current 3' height limitations for an outdoor living area can not be built and would be considered a hardship unless additional variances are granted for the following items. Without a variance to this code the client cannot have any continuous usable patio space. Furthermore, if the natural topography—which was prior to the grading done in the 70's—were used it would be impossible to have any outdoor living space, similar to other homes in the immediate vicinity. In addition to limitations imposed by the existing building pad and steep spill slope, this lot is undersized—at 42,839 SF, does not meet the 165' diameter test, and is only 120' deep compared to a 205' standard R-43 lot.

## PROPERTY HARDSHIPS

- (H1) Recent changes to Hillside Standards & Codes– Refer to Site Variance History above
- (H2) Irregular lot shape and small irregular shape of the existing building pad
- (H3) Steep Slope – The steep slope continues from North to South. No home could be constructed without the creation and use of the existing building pad
- (H4) Rocky Cliff face – A rocky cliff face was enlarged with the creation of the existing building slope and further reduces design opportunities for home siting and orientation
- (H5) The unsightly Booster Station bifurcates the lot, limits access between the resultant halves, further defines and isolates the northwest (unbuildable) portion of the lot, and limits opportunities for driveway location.
- (H6) Non Conforming Lot Size (Area). Our property does not meet the minimum square footage requirement for an R-43 lot. Refer to Site Hardship Diagram (sheet x).
- (H7) Non Conforming Lot Size (Depth). Our property does not meet the minimum depth requirement for an R-43 lot. Refer to Site Hardship Diagram (sheet x).
- (H8) Non Conforming Lot Size (Diameter). Our property does not meet the minimum diameter requirement for an R-43 lot. Refer to Site Hardship Diagram (sheet x).
- (H9) Existing Spill Slope was created sometime in the early 1970's. The spill slope sits as an eyesore to the community and is visible to much of the community between Mummy and Camelback Mountain. Full removal of the steep, unsightly spill slope would be cost prohibitive but more importantly would further damage and scar the natural landscape. Portions of the spill slope are greater than 1:1 slope





# siteplan - hardships

**HARDSHIP #8 (H8)**  
**NON CONFORMING LOT DIAMETER:**  
STANDARD R-43 = 165'  
VS. OUR LOT = 119.43'  
= 45'-6" UNDERSIZED

**CONTOUR ELEVATION 1683'**  
(30' MAX CUT LINE ABOVE FFE. 1653')

**HARDSHIP #1-4 (H1-H4)**  
**UNBUILDABLE PORTION OF LOT**  
(H1) CURRENT HILLSIDE STANDARDS AND CODES  
(H2) IRREGULAR LOT SHAPE  
(H3) STEEP SLOPE  
(H4) ROCKY CLIFF FACE BELOW EXISTING PAD (~1976)

**HARDSHIP #5 (H5)**  
**EXISTING BOOSTER STATION**

**HARDSHIP #6 (H6)**  
**NON CONFORMING LOT SIZE (AREA)**  
MIN R-43 LOT = 43,560 SF  
VS. OUR LOT = 42,839 SF  
= 721 SF UNDERSIZED

**HARDSHIP #7 (H7)**  
**NON CONFORMING LOT SIZE (DEPTH)**  
MIN. R-43 LOT = 205' DEEP  
VS. OUR LOT = 120' DEEP  
= 85' UNDERSIZED

**HARDSHIP #9 (H9)**  
**EXISTING SPILL SLOPE**  
CREATED ~ 1976





# proposed variances 1 - 2

## (V1) PATIO RETAINING WALLS IN EXCESS OF 3' TALL BEYOND THE 40' FRONT SETBACK LINE

We propose the creation of a continuous site retaining wall with limited portions of the wall to exceed the 3' height limit with a maximum site retaining wall height of 6'-8" tall beyond our 40' front setback (Refer to "variance 1 & 4 diagram," Page 11-12). Multiple design attempts have been made to minimize the height of the wall, while maximizing the usable portion of the small outdoor patio. Countless studies and design iterations have lead to the realization, that stepping the outdoor patio area would require substantial site work, numerous steps and grade changes, which would inevitably create unnecessary costs, limit the usability of the outdoor patio and create safety hazards. In addition, stepping would create multiple visible handrails and disconnect the master bedroom from any usable patio space. The main objective is to maximize the usable portion of the small outdoor patio space, and minimize visibility of any site wall over 3' through landscaping and spill slope enhancements. (Refer to landscape restoration exhibit, Page 18 -19). As seen in the previous approved variance exhibits, which were approved in May 2017, and the current exhibits without relief from the 3' outdoor living room requirement it would be impossible to have any usable outdoor patio area, and not allow the owners the same envelope as surrounding homes.

The multitude of site restrictive hardships present nearly insurmountable site and building challenges. With a large portion of the site unusable due to the steep sloping topography, non conforming lot size in area, depth, and diameter. An unsightly booster station splits the North and South portion of the site and limits access between the two halves. The creation of the spill slope lead to the enlargement of an existing cliff face, which further reduces access and opportunities for driveway access and home site location. The home, as currently configured, addresses these challenges and makes every accommodation to minimize the amount of wall that extends beyond the 40' setback and limit the portions of sitewall height that extend beyond 3' tall. As Natural Grade has been altered, cut and buried with the creation of the unsightly spill slope in the 1970's, retaining wall Heights above Natural Grade are based on grading from Civil Engineer estimates. Based on Civil's Natural Grade, it is estimated that the maximum height of retaining walls over Natural Grade would be 14'-6" tall, further proving that utilization of the existing spill slope with the proposed enhancements will reduce exposed wall heights significantly. (Refer to "variance 1 & 4 diagram, Page 11-12).

### RETAINING WALLS ENCROACHING INTO 40' FRONT SETBACK:

- Total Square footage of raised patio encroachment into 40' front Setback = **1900 SF**
- Total Square footage of raised patio encroachment into 40' front Setback, 3' + tall or more **above NATURAL GRADE = 1,220SF with max retaining wall height = 14'-6"**.
- Total Square footage of raised patio encroachment into 40' front Setback 3' + tall or more **above PROPOSED GRADE = 331SF with max retaining wall height = 6'-8"**.

## (V2) NATURAL GRADE TO BE FROM EXISTING HISTORICAL PAD - PORTIONS OF HOME TO ENCROACH INTO 24' HEIGHT LIMIT

The existing historical aerials show the spill slope and pad were created over 45 years ago. The existing cut in the mountain and pad were created to build a home to then current building codes, hillside code did not exist at the time. It would be impossible to put the mountain back to its original condition which if were there today a completely different design solution would be used to design and build a home that complies to the current hillside standards. If the current pad is used as the historic natural grade a home and yard of comparable size and caliber can be built on the existing pad which, if allowed, can be enhanced and remove the current eyesore that has existed for over 45 years on the site. It is proposed that the current pad be lowered 9' to also remove a large portion of the spill slope and slightly enlarge the pad. Some of the steepest portions of the spill slope are within the proposed 9' area to be removed. The proposed 9' cut is preferred as lowering the building pad further would enlarge the existing scar behind the home, and would encroach into the 30' maximum cut line height limit.

To stay below the 24' tall height limit, numerous efforts have been made to step the home, cut covered patio overhangs, and shift program towards the rock cliff face lot boundary to the north to limit encroachment into setbacks and the 24' height limit. However, due to the location of the rock cliff face to the north and steep spill slope to the south, limited portions of the home encroach into the 24' height limit. The four areas of encroachment are listed below. The steep building pad (50% slope) measured from disturbance to disturbance, further demonstrates the compact area upon which we can build, and further express the need to create a compact footprint. Any further adjustments to the sizes of programmatic interior spaces to stay below the 24' height limit would create spaces that would not be large enough to function as intended. If we were to remove these newly created, inadequately sized rooms from our plan, we would create a situation where the home would be too small, limited in function and usability, create future resell issues and surpass the limit of being financially feasible to build and not allow the home owner the same opportunities as others on similar lots. (Refer to "variance 2: portions of structure above 24' natural grade" diagram, Page 13.)

### PORTIONS OF HOME ENCROACHING INTO 24' HEIGHT LIMIT:

#### Parapet Walls (Bedroom)

- **14sf parapet wall 1'-5" abv. Height limit**

#### Roof (Bedroom)

- **8 sf roof 6" above height limit**

#### Chimney (Living Room)

- **40 sf chimney 3'-8" above height limit**

#### Railing (Roof Deck)

- **50 sf railing 2'-6" above height limit**



# proposed variances 3 - 4

## (V3) EXISTING SPILL SLOPE TO BE ENHANCED WITH NATURAL DESERT BOULDERS & VEGETATION

For the surrounding community and client, it is the desire of the homeowner to be allowed to stabilize and enhance the existing historical spill slope on the lot with native boulders and vegetation to make it blend with the surroundings instead of its current state as a spill slope which is no longer allowed when developing hillside lots in Paradise Valley. In conjunction with variance 2, it is proposed that roughly 21% of the existing spill slope will be removed during the process of lowering the current building pad. The remaining 79% of spill slope will be restored and enhanced in accordance with the hillside code and will be subject to the hillside building committee review. Full removal of the 45 year old spill slope would be extremely expensive, unsafe due to the size, location and steepness of the slope, disruptive and unsafe due to the proximity of neighboring homes below the spill slope and would further harm and scar the fragile landscape on and around the site. Furthermore, as the Natural Grade below the spill slope has been buried for over 45 years, it will be impossible to determine the limits and depth of spill slope materials to be removed and top of Natural grade material to remain. (Refer to variance 3: spill slope diagram, and contextual exhibits for landscape and mitigation plan, Pages 17-19)

### SPILL SLOPE AREA BREAKDOWN

Existing spill slope area ~10,600 sf

- Spill slope to be removed with 9' cut ~ 2,200 sf
- Remaining spill slope to be enhanced / restored ~ 8,400 sf

### Spill Slope Angle

- Portions of the spill slope are greater than 1:1 or 45 degrees
- The avg. spill slope is 1:1.5 or 34 degrees

\* Average slop of Natural Grade below the proposed spill slope to remain is estimated at 1:1.7 to 1:1.5 (Between 30 - 34 degrees).

## (V4) SIDE SETBACK ENCROACHMENT - PORTION OF BATH WALL TO EXTEND 2' BEYOND THE 20' SIDE SETBACK

Our floor plan was meticulously prepared to maximize the buildable portion of the small, irregular shaped portion of this lot. Similar to Variance1, there are a multitude of site restrictive hardships that present difficult site and building challenges. Per R-43 zoning, this lot is undersized at only 42,839 SF, substantially smaller than the standard 205' in depth, and does not meet the 165' diameter test. Furthermore, the existing booster station further limits opportunities to shift the home east or west, and are bound by the rock face and spill slope to the north and south, respectively. We are requesting to cantilever a small, 2' portion of the 12' tall master bath wall beyond the 20' side setback. (Refer to variance 1 & 4 diagram for square footage and location). (Refer to "variance 1 & 4 diagram", Page 11-12).

## CONCLUSION:

As previously mentioned, the multitude of site restrictive hardships on this site present nearly insurmountable site and building challenges. Our true buildable area for the home is confined to a small portion of the lot between a booster station to the west, lot lines to the east, with a rock cliff face to the north and spill slope to the south.

By granting the four minor proposed variances, a new home can be built on the current pad, less 9' in elevation, which has existed since at least 1976, reducing any further disturbance to the site. The very unique circumstance of the lot, and historical pad which was built on the lot, make it nearly impossible to build a modest home, three-car garage, outdoor barbecue, and minimal outdoor space without approval of the requested variances. Other than the specific areas outlined in the four requested variances, the house will comply with Town Codes.



# siteplan - proposed variances

**CONTOUR ELEVATION 1683'**  
(30' MAX CUT LINE ABOVE F.F. 1653')

## **VARIANCE #2 (V2)**

**NATURAL GRADE TO BE FROM EXISTING HISTORICAL PAD - PORTIONS OF HOME TO ENCROACH INTO 24' HEIGHT LIMIT**

REFER TO HARDSHIP: **H1, H4, H5, H9**  
REFER TO PAGES 13-16, 20-26

## **VARIANCE #1 (V1)**

**PATIO RETAINING WALLS IN EXCESS OF 3' OUTSIDE THE FRONT SETBACK LINE**

REFER TO HARDSHIP: **H1, H2, H3, H6, H7, H8, H9**  
REFER TO PAGES 11-12, 20-26

## **VARIANCE #3 (V3)**

**EXISTING SPILL SLOPE TO BE ENHANCED WITH NATURAL DESERT BOULDERS & VEGETATION**

REFER TO HARDSHIP **H1, H3, H9**  
REFER TO PAGES 17-19

## **VARIANCE #4 (V4)**

**SIDE SETBACK ENCROACHMENT - PORTION OF BATH WALL TO EXTEND 2' BEYOND 20' SIDE SETBACK**

REFER TO HARDSHIP **H2, H5, H6, H7, H8**  
REFER TO PAGE 11

## **AREAS COMPLIANT UNDER PREVIOUSLY APPROVED VARIANCE**

MAIN LEVEL (GREEN) = 338 SF  
UPPER LEVEL (BLUE) -  
196 SF + 36 SF = 232 SF

**1683'**  
**30' MAX CUT**



# variance criteria

- 1 • ***“Such variance... will serve not merely as a convenience to the applicant, but [is] necessary to alleviate some demonstratable hardship or difficulty so great as to warrant a variance under the circumstances.”***  
(Town Code Section 2-5-3(C)2).

The hillside site is very steep, irregular shaped and sometime before 1976 a driveway and pad were created by cutting the mountain and pushing soil and rock over the side creating an unsightly spill slope. Due to the irregular shape and nature of the lot the available area within the allowable setbacks is too limiting to be able to build a home and comply with the current hillside building ordinance which would be comparable in size to surrounding homes. Allowing for a small portion of the master bath cantilevered wall to extend beyond the 20' side setback would alleviate some of the difficulties presented by the irregular and undersized width and depth and corresponding setbacks. In addition, the current codes and steepness of the lot make it impossible to comply with the retaining wall heights that are limited to 3' above natural grade outside the front 40' setback.

## HARDSHIPS FOR VARIANCE CRITERIA 1

- (V1) RAISED PATIO HARDSHIPS: H1, H2, H3, H6, H7, H8, H9  
(V2) NAT. GRADE /HEIGHT ENCROACHMENT HARDSHIPS: H1, H4, H9  
(V3) SPILL SLOPE ENHANCEMENT HARDSHIPS: H3, H9  
(V4) SIDE SETBACK ENCROACHMENT HARDSHIPS: H2,H5, H6,H7, H8

(Refer to“site plan hardships” diagram, Page 4.)

- 2 • ***The “special circumstances, hardship, or difficulty [do not] arise out of misunderstanding or mistake...”***  
(Town Code Section 2-5-3(c)4(b)).

The circumstances and hardship are a result of an undersized, irregular shaped lot, and historical building pad which was created on the site before any hillside ordinance. All of the existing work took place well before the hillside ordinance deeming them legal non-conforming. Stepping the outdoor patio to follow the existing topography would require substantial site work, numerous steps and grade changes, which would inevitably create additional costs, limit the usability of the outdoor patio space and create potential safety issues. The requested site wall variance would allow us to create a continuous site retaining wall with limited portions of the wall to exceed the 3' height limit.

## HARDSHIPS FOR VARIANCE CRITERIA 2

- (V1) RAISED PATIO HARDSHIPS: H1, H2, H3, H6, H7, H8, H9  
(V2) NAT. GRADE /HEIGHT ENCROACHMENT HARDSHIPS: H1, H4, H5, H9  
(V3) SPILL SLOPE ENHANCEMENT HARDSHIPS: H1, H3, H9  
(V4) SIDE SETBACK ENCROACHMENT HARDSHIPS: H2,H5, H6,H7, H8

(Refer to“site plan hardships” diagram, Page 4.)

- 3 • ***“Such variance from ... the strict application of the terms of [the Zoning Ordinance]...are in harmony with its general purpose and intents ...”***  
(Town Code Section 2-5-3(C)2).

If the variances are granted the new home will comply with the variance previously granted in May 2017 and all other hillside code. The variances will allow for the least amount of disturbance on the already disturbed lot and help to restore the unsightly spill slope with integrated boulders and natural vegetation. The variance from the strict application of the code will finally help to hide the large cut and spill slope on the lot that has been prevalent on Glen Drive for over 45 years.

Allowing a variance for spill slope enhancements will help to restore the natural beauty of the scarred landscape. In addition, the proposed enhancements will be completed in accordance with the hillside code, and is subject to hillside building committee review.

The home has been meticulously studied with multiple options and iterations considered throughout the design process. The end result is a carefully crafted design that thoughtfully addresses the site hardships while striving to make every effort to keep in harmony with zoning general purpose and intent.

## HARDSHIPS FOR VARIANCE CRITERIA 3

- (V1) RAISED PATIO HARDSHIPS: H1, H2, H3, H6, H7, H8, H9  
(V2) NAT. GRADE /HEIGHT ENCROACHMENT HARDSHIPS: H1, H4, H9  
(V3) SPILL SLOPE ENHANCEMENT HARDSHIPS: H1, H3, H9  
(V4) SIDE SETBACK ENCROACHMENT HARDSHIPS: H2,H5, H6,H7, H8

(Refer to“site plan hardships” diagram, Page 4.)



# variance criteria

- 4 • ***“The special circumstances, hardship or difficulty applicable to the property are [not] self-imposed by the property owner, or predecessor...”***  
*(Town Code Section 2-5-3(C)4) (Arizona Revised Statutes 9-462.06(H)(2)).*

The pad was constructed at a time when it was permissible to do so and the unsightly spill slope was standard practice at the time. It was done in accordance to then current codes and standard hillside construction practices. The current owner is attempting to develop the site and help to visually as best as possible with the current disturbance make it blend with the natural surrounding desert.

## HARDSHIPS FOR VARIANCE CRITERIA 4

- (V1) RAISED PATIO HARDSHIPS: H1, H2, H3, H6, H7, H8, H9  
(V2) NAT. GRADE /HEIGHT ENCROACHMENT HARDSHIPS: H1, H4, H5, H9  
(V3) SPILL SLOPE ENHANCEMENT HARDSHIPS: H3, H9  
(V4) SIDE SETBACK ENCROACHMENT HARDSHIPS: H2,H5, H6,H7, H8

- 5 • ***“Because of special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, the strict application of the zoning ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district.”***

Because of the size and shape of the lot, steepness of the lot and the current disturbance the strict application of the zoning ordinance would not allow the property owner to develop the property like other surrounding properties in the same zoning district and neighborhood. It would not allow even a very modest home to be constructed on the site, with usable outdoor space. In addition to limitations imposed by the existing building pad and steep spill slope, our lot does not meet the 165' diameter test, and is only 120' deep compared to a 205' deep standard r-43 lot.

## HARDSHIPS FOR VARIANCE CRITERIA 5

- (V1) RAISED PATIO HARDSHIPS: H1, H2, H3, H6, H7, H8, H9  
(V2) NAT. GRADE /HEIGHT ENCROACHMENT HARDSHIPS: H1, H4, H5, H9  
(V3) SPILL SLOPE ENHANCEMENT HARDSHIPS: H3, H9  
(V4) SIDE SETBACK ENCROACHMENT HARDSHIPS: H2,H5, H6,H7, H8

- 6 • ***The variance would not “constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and one in which such property is located.”***  
*(Arizona Revised Statutes 9-462.06(G)(2)).*

The variance will in fact not grant any special privilege but would only allow for the owner to build a home similar to others in the area and in fact smaller than most and smaller than homes currently being developed in Paradise Valley on hillside lots. If the variance were not granted the property owner would not be able to have any usable outdoor space on the property.

## HARDSHIPS FOR VARIANCE CRITERIA 6

- (V1) RAISED PATIO HARDSHIPS: H1, H2, H3, H6, H7, H8, H9  
(V2) NAT. GRADE /HEIGHT ENCROACHMENT HARDSHIPS: H1, H4, H5, H9  
(V3) SPILL SLOPE ENHANCEMENT HARDSHIPS: H3, H9  
(V4) SIDE SETBACK ENCROACHMENT HARDSHIPS: H2,H5, H6,H7, H8



# site data

PROPOSED FLOOR AREA – 7,498 SF

PROPOSED RESIDENCE

- 2,948 SF – MAIN LEVEL LIVABLE
- 2,033 SF – UPPER LEVEL LIVABLE
  
- 4,981 SF – TOTAL LIVABLE

EXISTING PAD ELEVATION – 1,662'  
PROPOSED PAD ELEVATION – 1,653'  
PROPOSED FFE – 9' PAD CUT

**BUILDING PAD SLOPE**

MEASURED FROM DISTURBANCE TO DISTURBANCE,  
PERPENDICULAR TO THE HOME = 136'-0" LENGTH  
1683' - 1615' IN ELEVATION DROP = 68'-0" HEIGHT  
TOTAL SLOPE OF BUILDING PAD = 50% SLOPE

LOT SIZE – 42,839 SF (COMPARED TO MINIMUM REQUIRED R-43 ZONING SIZE OF: 43,560 SF LOT)  
ALLOWABLE FLOOR AREA – 10,710 SF  
PROPOSED FLOOR AREA RATIO – 17.5%

HISTORIC (CURRENT) SPILL SLOPE – 10,600 SF  
PROPOSED SPILL SLOPE REMOVAL – 2,200 SF  
REMAINING SPILL SLOPE TO BE RESTORED / ENHANCED – 8,400 SF

THE PROPOSED HOME WILL COMPLY WITH THE ALLOWABLE DISTURBANCE LIMITS GRANDFATHERED WITH THE SITE. SPILL SLOPE WILL RESTORED AND ENHANCED IN ACCORDANCE WITH THE HILLSIDE CODE AND WILL BE SUBJECT TO THE HILLSIDE BUILDING COMMITTEE REVIEW.



# variance 1 & 4 diagram

## RAISED PATIO WALL HEIGHT: NATURAL GRADE VS HISTORIC VS PROPOSED

POINT	WALL HEIGHT ABV. NATURAL GRADE (EST.)	WALL HEIGHT ABV. HISTIRIC GRADE	WALL HEIGHT ABV. NEW PAD ELEV. 1653'
1.	1661.5' GRADE = -8'-6" WALL	1656' GRADE = -3' WALL	1650' GRADE = 3' WALL
2.	1658.5 GRADE = -5'-6" WALL	1653' GRADE = 0' WALL	1649.8' GRADE = 3'-2" WALL
3.	1642.5' GRADE = 10'-6" WALL	1649.5' GRADE = 3'-6" WALL	1649.5' GRADE = 3'-6" WALL
4.	1641' GRADE = 12'-0" WALL	1648' GRADE = 5' WALL	1648' GRADE = 5' WALL
5.	1638.5' GRADE = 14'-6" WALL	1646.3' GRADE = 6'-8" WALL	1646.3 GRADE = 6'-8" WALL
6.	1639.5' GRADE = 13'-6" WALL	1648.5' GRADE = 4'-6" WALL	1648.5' GRADE = 4'-6" WALL

\*RAISED PATIO RETAINING WALL 3' TALL OR GREATER AREA OF ENCROACHMENT INTO FRONT YARD SETBACK (FROM ESTIMATED NATURAL GRADE = 1,220SF (YELLOW DASHED LINE)

**PATIO HEIGHT 0' - 3'-0" (GREEN)**

4'-0" CANTILEVERED PORTION OF PATIO = 550 SF

**PATIO HEIGHT 3'-0" - 6'-8"**

4'-0" CANTILEVERED PORTION OF PATIO OVER 40' SETBACK (ORANGE)

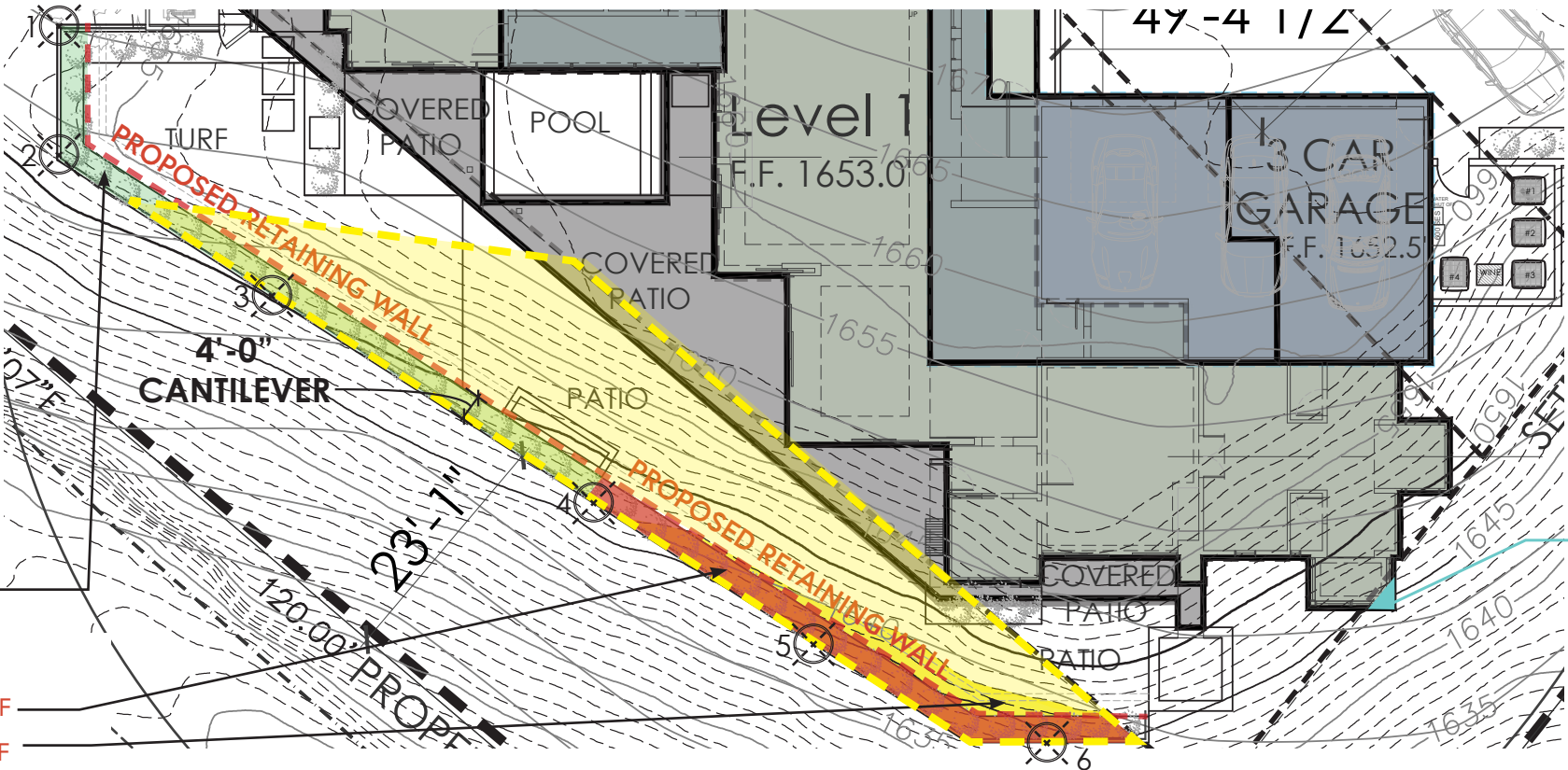
NON CANTILEVER PATIO (YELLOW)

TOTAL PATIO OVER 3'-0" (YELLOW + ORANGE)

= 217 SF

= 114 SF

= 331 SF



### VARIANCE #4 (V4)

PORTION OF 12' TALL CANTILEVERED BATH WALL BEYOND 20' SETBACK = 8SF



### VARIANCE 4:

PORTION OF 12' TALL CANTILEVERED BATH WALL OVER 20' SIDE SETBACK = 8 SF

### VARIANCE 1:

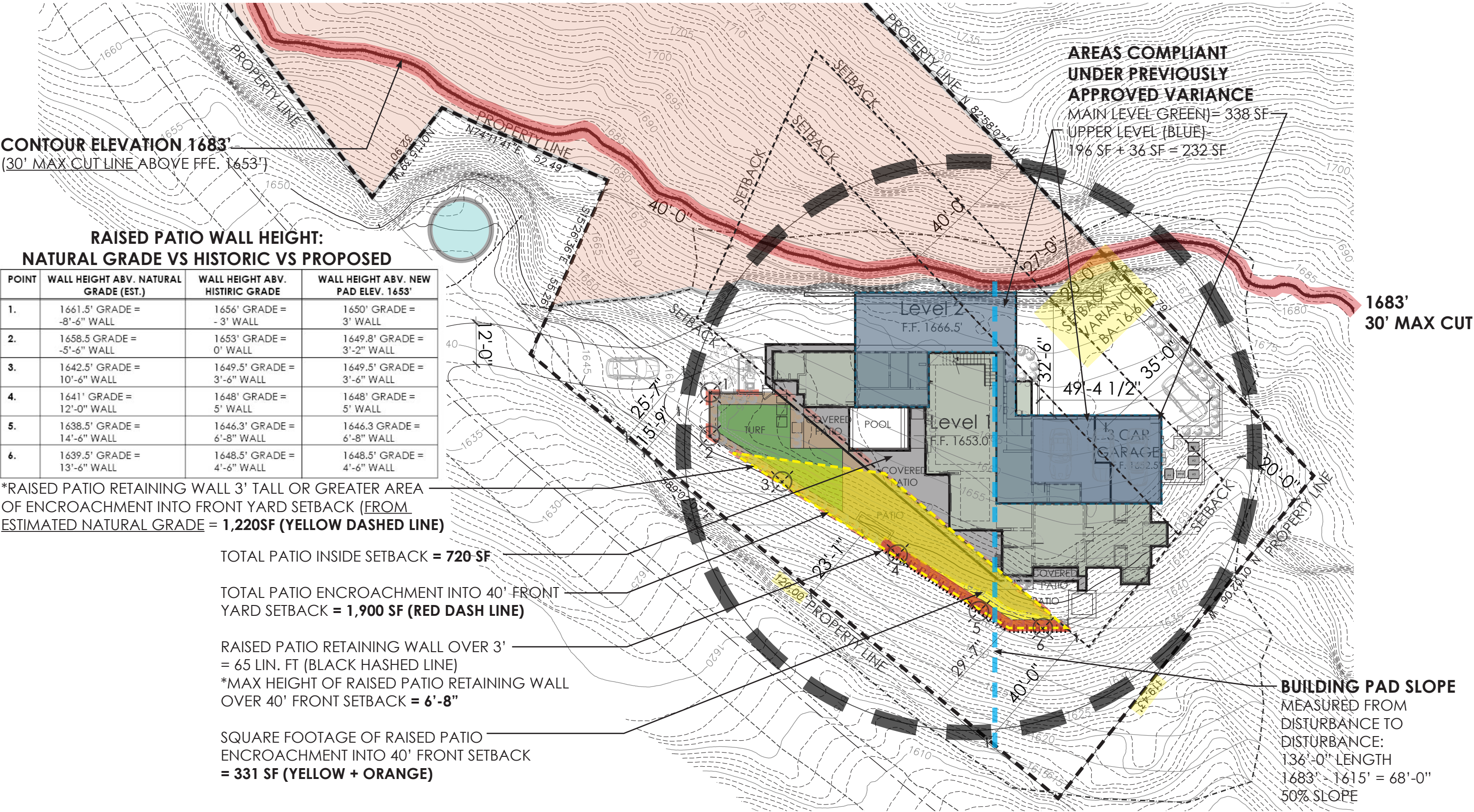
PORTION OF SITE WALL OVER 3' HEIGHT LIMIT

\*MAX HEIGHT OF RAISED PATIO RETAINING WALLS BEYOND THE 40' FRONT SETBACK FROM PROPOSED PAD = 6'-8" TALL

\*\*MAX HEIGHT OF RAISED PATIO RETAINING WALLS BEYOND THE 40' FRONT SETBACK FROM NATURAL GRADE (YELLOW DASHED LINE) = 14'-6"

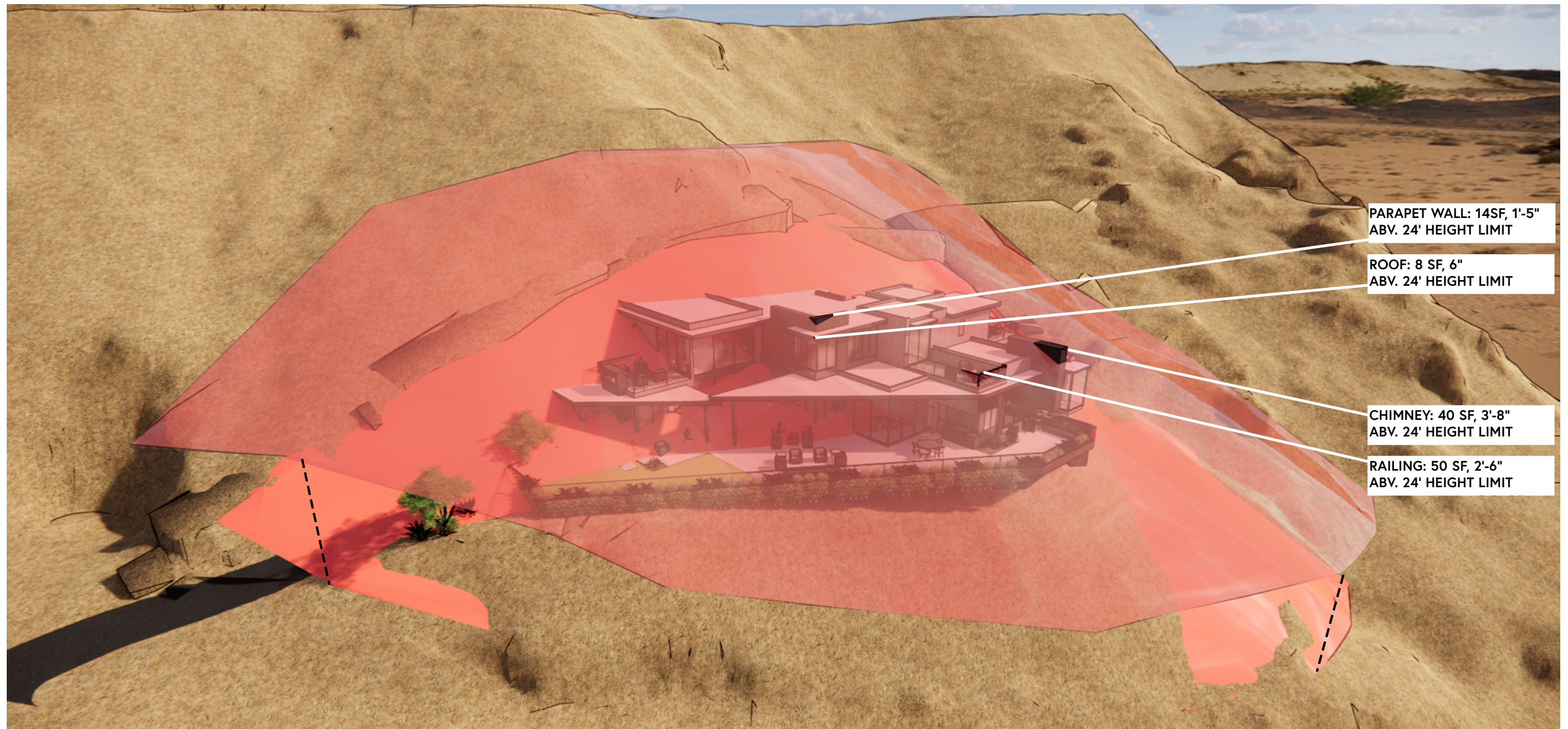


# proposed variance 1 plan



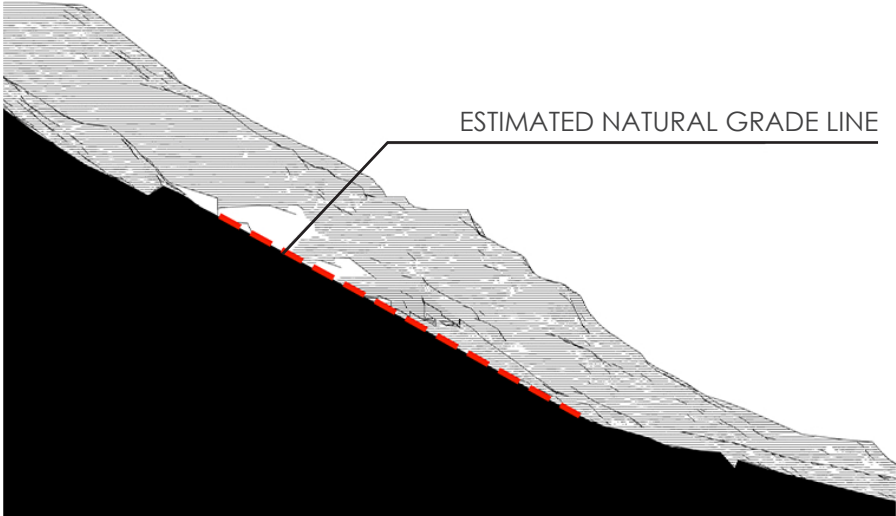


# variance 2: portions of structure over 24' natural grade height overlay

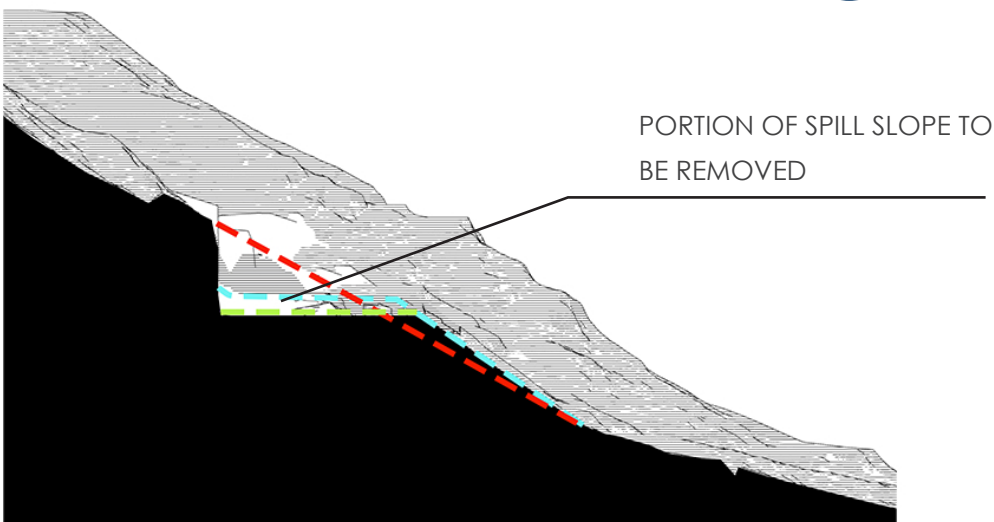




# natural vs. historic vs. proposed grade sections

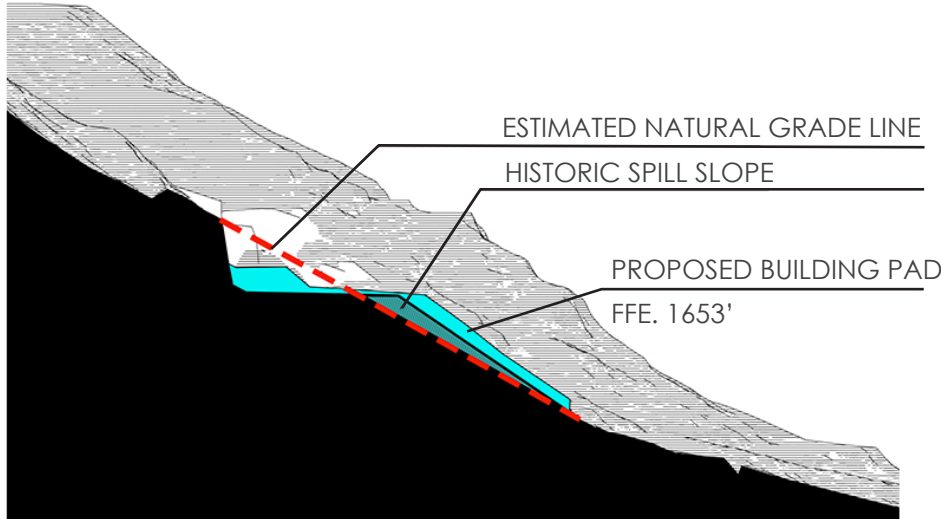


NATURAL GRADE: PRE-1976

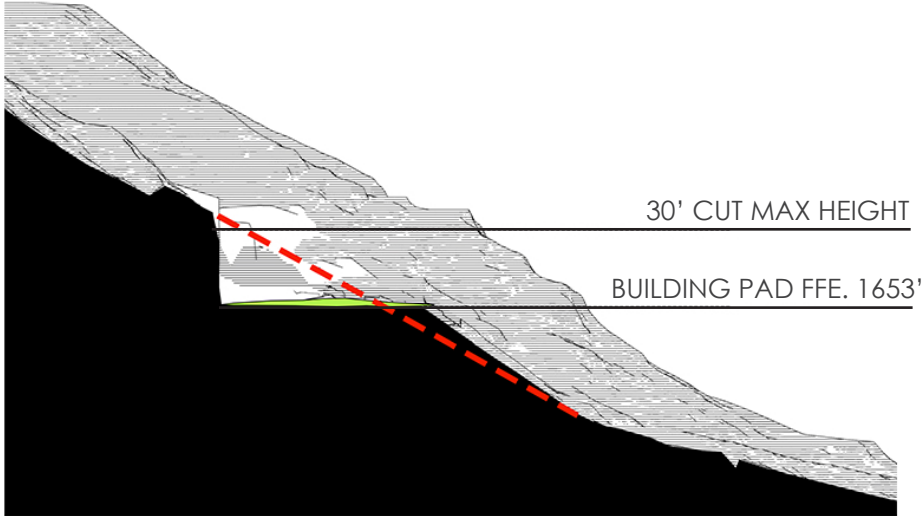


NATURAL GRADE VS HISTORIC VS NEW PAD

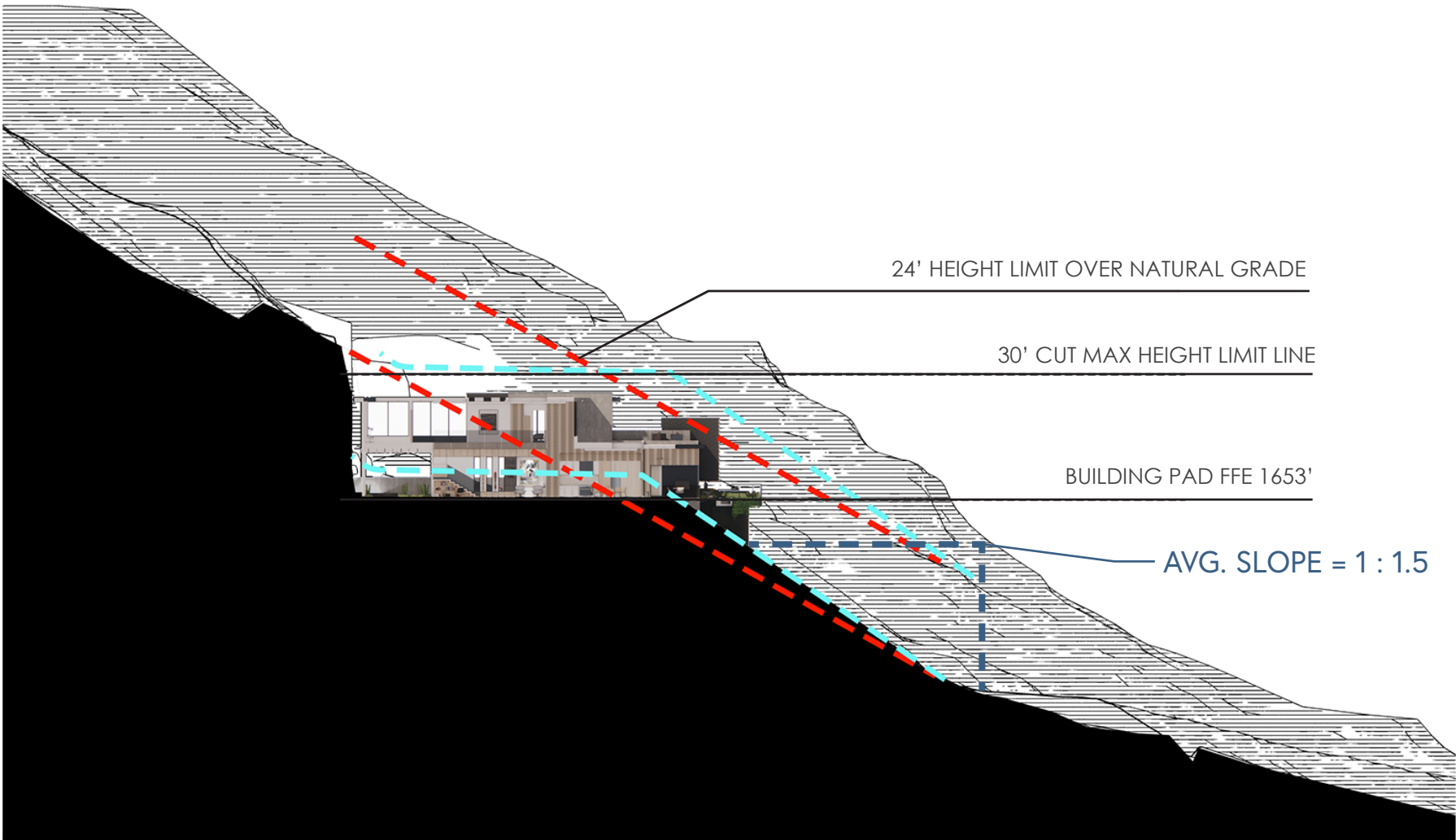
- NATURAL GRADE
- HISTORIC GRADE
- NEW BUILDING PAD



HISTORIC GRADE: 1976 - CURRENT



PROPOSED GRADE: HISTORIC GRADE - 9'



PROPOSED NEW RESIDENCE - FFE OF 1653'



# natural vs. historic grade

NATURAL GRADE: PRE-1976



NATURAL GRADE WITH RESIDENCE OVERLAY



HISTORIC GRADE & SPILL SLOPE: ±1976 - CURRENT



HISTORIC GRADE: ±1976 WITH RESIDENCE OVERLAY





# proposed grade & natural grade 24' overlay

PROPOSED GRADE: HISTORIC GRADE, LESS 9'



PROPOSED GRADE FOR FFE 1653'



24' HEIGHT LIMIT OVER HISTORIC GRADE

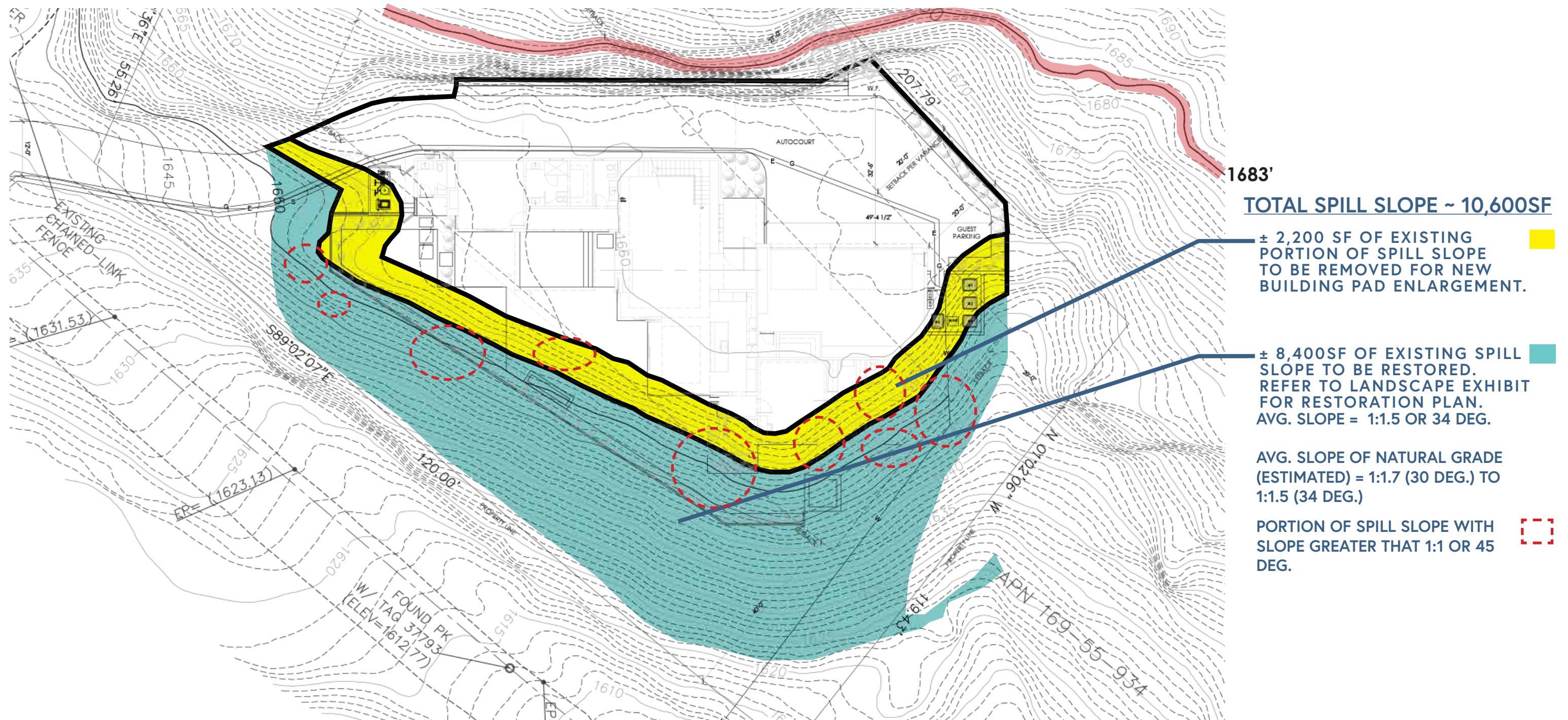


24' HEIGHT LIMIT OVER NATURAL GRADE





# variance 3: historic (current) vs. proposed spill slope diagram





# landscape exhibit – slope restoration



**NOTE:** Quality, type, size and location of landscaping will be in accordance with the hillside code, and is subject to hillside building committee review.



# landscape exhibit – slope restoration examples



**BEFORE**

**AFTER**

5135 east valle vista way • paradise valley, arizona

GREEY | PICKETT



**BEFORE**

**AFTER**

4700 east moonlight way • paradise valley, arizona

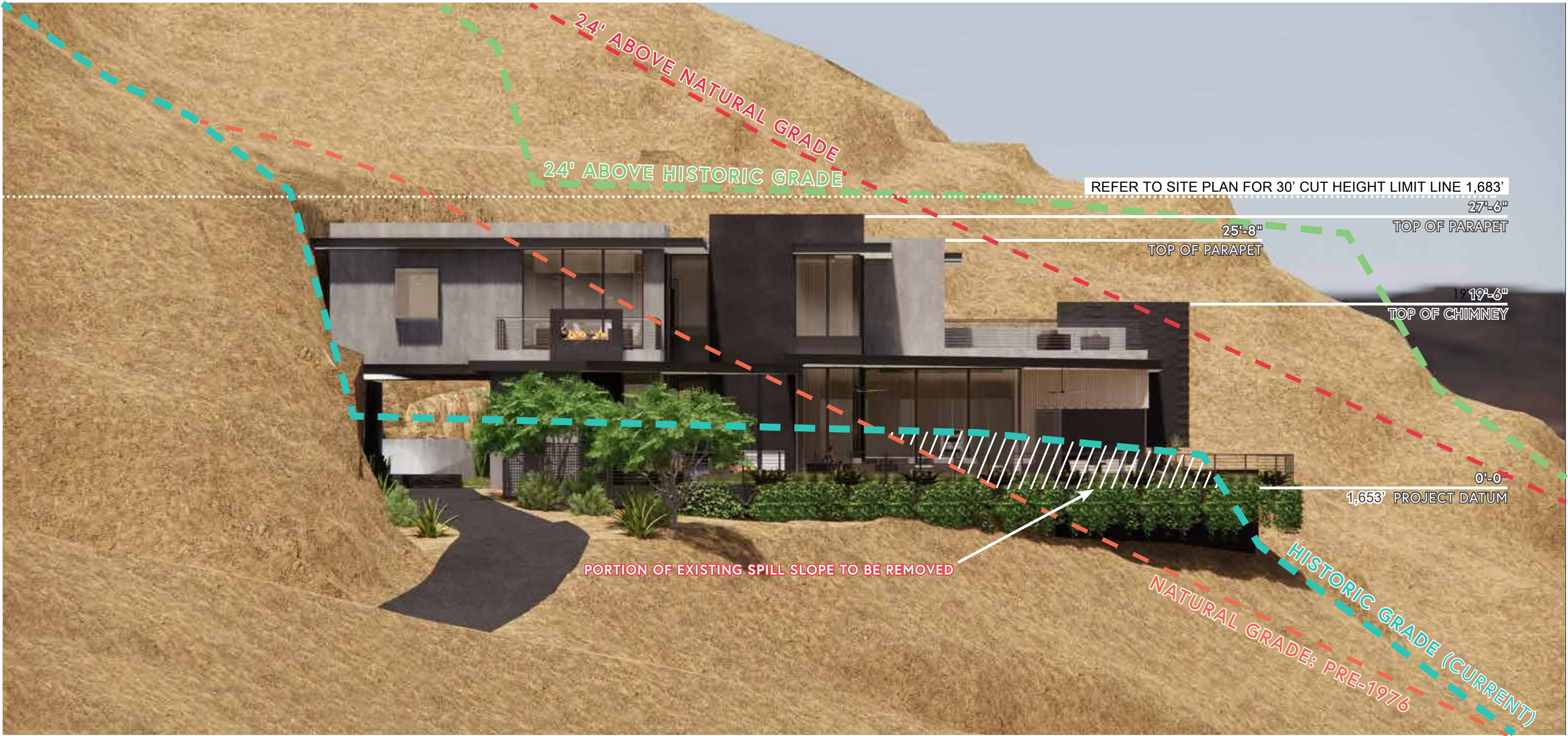


# south conceptual elevation



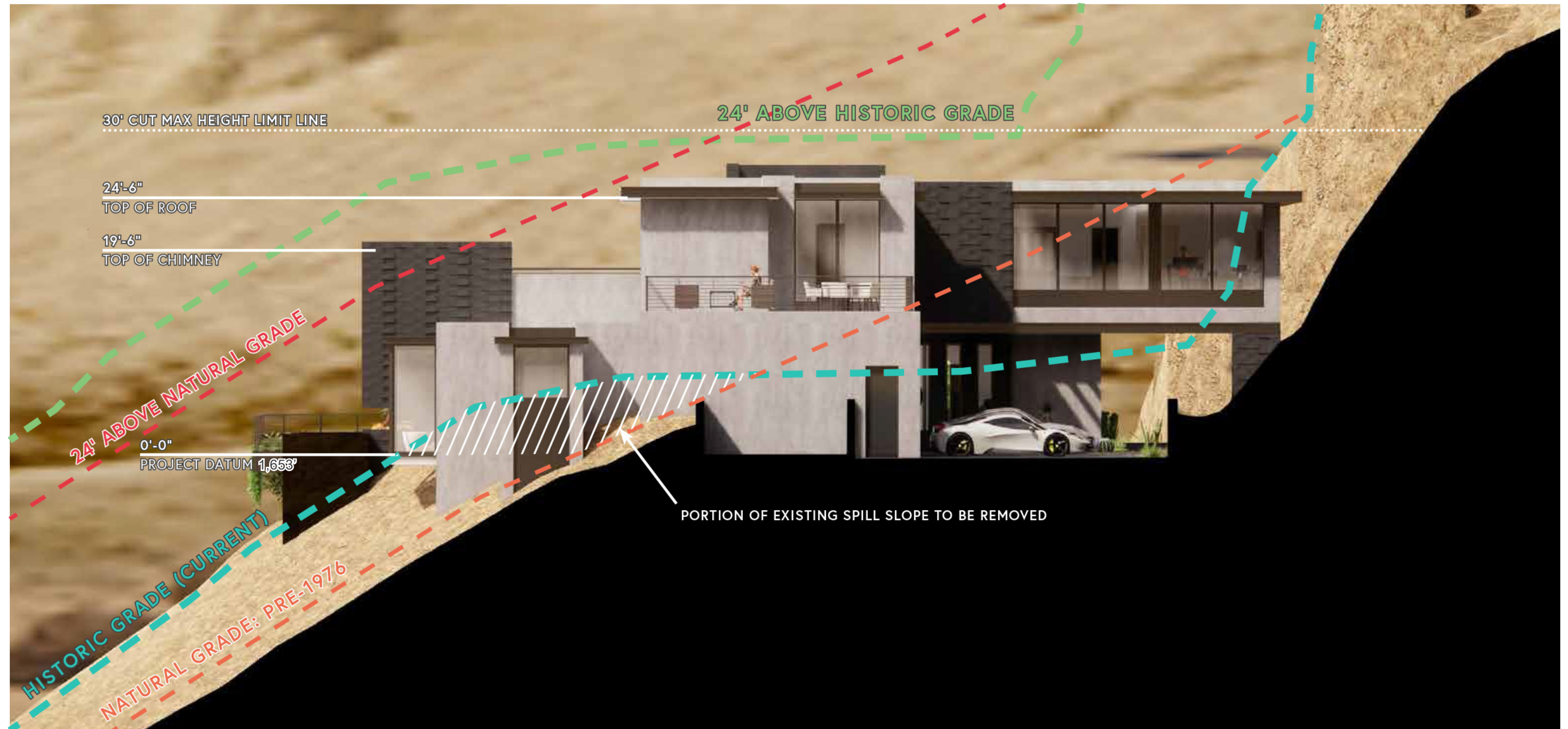


# west conceptual elevation



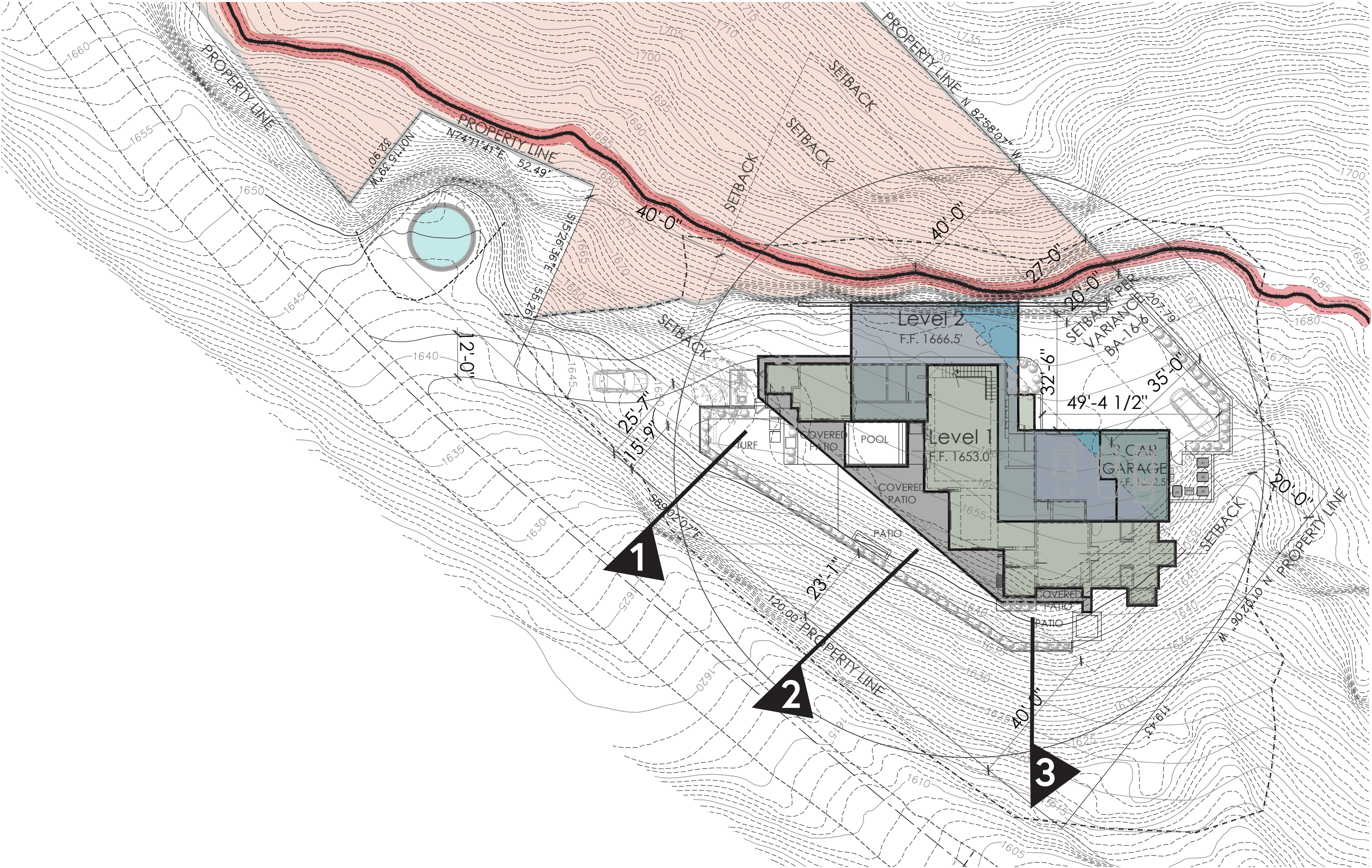


# east conceptual elevation





# site section keymap



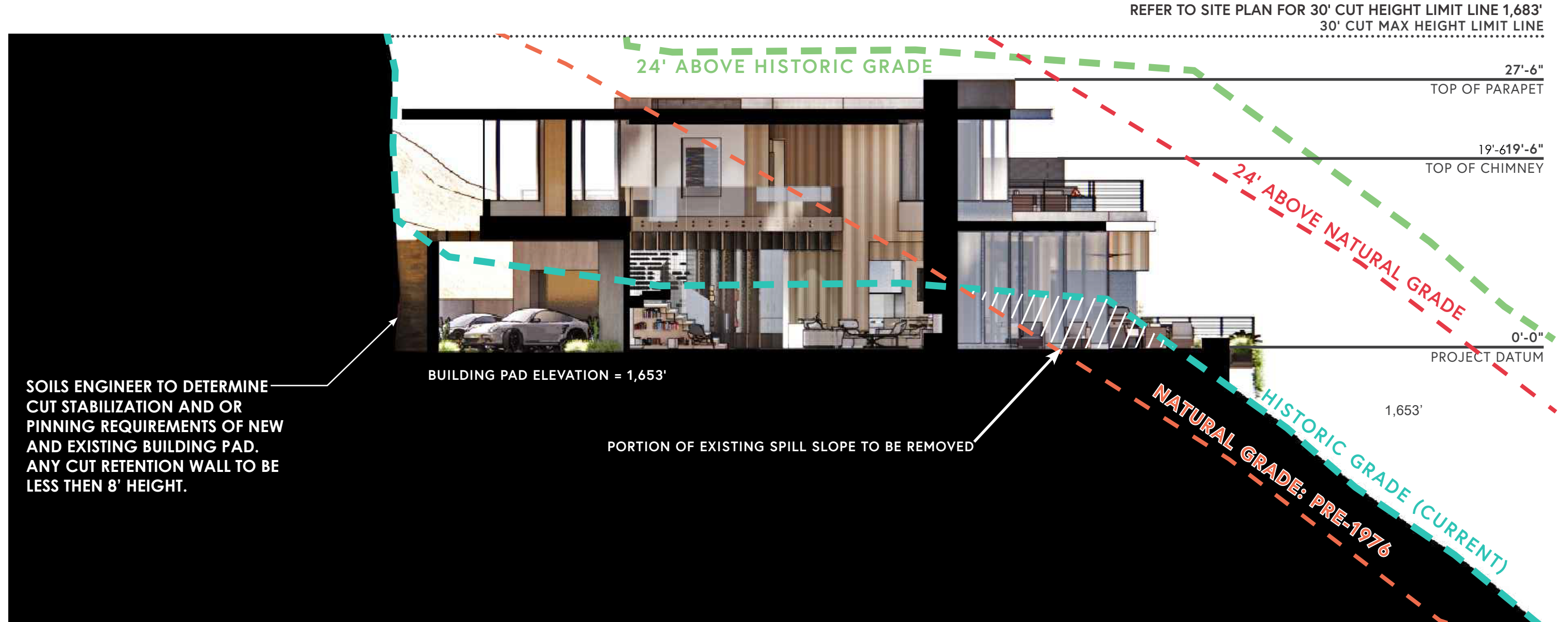


# section 1





# section 2





# section 3





# east conceptual tunnel rendering





# overall conceptual rendering





# historical aerial: February – April 1976





# key map for existing slope conditions





# existing south slope conditions





# existing north slope conditions

