



Legislation Text

File #: 19-047, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: February 13th, 2019

Subject: Combined review for an addition to the residence at 3920 E Bethany Home Road (APN 170-01-007).

Narrative: The proposed project will add a single-story addition with an extended upper patio to the 1977 residence. The new project has an application date of December 14th, 2018 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.004 ac or 43,732 ft ²
2.	Area Under Roof	6,112 ft ²
3.	Floor Area Ratio	13.98%
4.	Building Site Slope	5.44%
5.	Allowable Disturbed Area	26,239 ft ² (60.00%)
6.	Existing Net Disturbed Area	25,159 ft ² (57.53%)
7.	Proposed Net Disturbed Area	25,159 ft ² (57.53%)
8.	Maximum Building Height	22 ft - 6 in
9.	Overall Height	22 ft - 6 in
10.	Volume of Cut/Fill	18 yd ³
11.	Hillside Assurance	\$4,970

Background

The property currently contains a 4,400 ft² residential property with an attached garage constructed in 1977.

New Single Family Residence

The proposed project will add a bedroom and bathroom to the southeast end of the residence. The addition will provide approximately 200 ft² of livable area in a previously disturbed location. All site disturbances shall remain the same as before.

Screen Wall

A solid screen wall has been proposed for the upper patio shall extend out with the lower addition to match the existing layout. The Hillside Development Regulations state that "walls may be solid walls provided they are of minimum height and length needed to screen the mechanical equipment, garbage cans, or windows of interior bathroom areas, and shall not exceed six (6) feet in height". (Section 2207.VI.3)

Materials

The new walls shall be painted to match the existing gray walls (Dunn-Edwards, Walrus, DE 6368, LRV 31). The roof deck on the addition shall be tan (GacoDeck, Oyster, LRV 36) and the updated windows shall be sand to match existing residence (LRV 33). A scupper will be dark gray (Dunn-Edwards, Black Bay, DEA 188, LRV 7) and new concrete will be natural (un-tinted, LRV 37) with a light etched finish. All material shall have an LRV of 38 or less.

Lighting

No new lighting is proposed.

Landscaping

An existing Palm Tree and Palo Verde Tree shall be removed from the new building and retention areas. No new landscaping is proposed.

Grading and Drainage

A small basin has been proposed for the property. The basin will contain runoff from the newly developed area.

Hillside Safety Improvement Plan

The applicant is not required to submit a Hillside Safety Improvement Plan based on the scope of work.

Combined Plan Review

Should the Hillside Committee wish to approve this application, staff suggests the following stipulations:

1. Any changes to the Hillside-approved plans may result in delays in permit plan review and inspection processes. Any proposed changes should be reported to the Staff to determine compliance with Hillside Development Regulations. Changes may be subject to a Staff, Chair, or Committee review.
2. The Applicant shall submit a Construction Staging Plan to the Town per the Hillside Safety Improvement Measures and Process Manual for review and approval prior to being issued a building permit.
3. The Applicant shall submit a liability insurance policy for the proposed project in the amount of \$2 million per occurrence and \$5 million aggregate naming the Town of Paradise Valley as an additional insured prior to being issued a building permit.
4. Prior to issuance of a permit, the Applicant shall submit a Hillside Assurance in the amount of \$4,970.
5. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the adjacent streets along the immediate property frontage. All offsite parking shall be located on the same side of the street. No construction materials will be allowed to be stored on the Town's right-of-way.
6. No final approval or certificate of occupancy shall be issued until all Hillside stipulations and all Town Code requirements are complied with, including, but not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements.
7. The limits of construction and proposed disturbed areas shall be clearly staked in the field, with visible roping, prior to demolition and during construction and shall conform to the approved individual site analysis plan. Photos of the staking shall be provided prior to issuance of a demolition and/or building permit.
8. Noise from construction that can be heard off-site, including, but not limited to, hydraulic ram hammers, equipment used to cut through rock, machinery with audible back-up warning devices, powered machinery, truck delivery and idling, constant and persistent hammering, shall comply with Article 8-10, Nuisance Noise, as set forth in the Town Code. Heavy Equipment and construction-related deliveries are generally limited between the hours of 7:00 a.m. and 5:00 p.m. Monday through Friday; no work on Saturday, Sunday or legal holidays. Exceptions include a one hour early start time in summer, time exceptions granted by the Town Manager, and construction not defined as Heavy Equipment or deliveries that can occur outside the 7:00 a.m. to 5:00 p.m., Monday through Friday, time frame.