

FEE \$50.00
SITE PLAN
WAIVED 2013 PER
RESOLUTION #12-72

CITY OF VALDEZ

APPLICATION FOR VARIANCE

APPLICATION NUMBER	DATE 4/5/19
NAME OF APPLICANT	Mary H. Mehlberg
ADDRESS OF APPLICANT	555 Cliffside Court Valdez, Alaska 99686
DAYTIME PHONE	907 255-4598 / 835-5015
SIGNATURE	Mary Mehlberg
LEGAL OWNER	Mary H. Mehlberg
ADDRESS	555 Cliffside Court P.O. Box 1244
PHONE NUMBER	907 255-4598
LOCATION OF PROPERTY AND/OR LEGAL DESCRIPTION/STREET ADDRESS	Lot 54 and 55 Mineral Creek Heights 555 Cliffside Court Valdez, Alaska
CURRENT ZONING	Residential
PROVISIONS OF ZONING ORDINANCE REQUIRING A VARIANCE (I.E. SETBACK, LOT COVERAGE, ETC.)	17.48070 Lot front fence or wall in this case
SECTION NUMBER	17.48070
VARIANCE REQUESTED	Allow the construction of a wall higher than 4' along the South or Street Side of the property per Plans. (12' High about)

Please answer the following questions:

Describe any exceptional physical characteristics or conditions pertaining to the property which may affect the intended use or development, which do not generally apply to other properties in the same zoning district.

The Lots are on a steep upsloping hillside from street level, leaving them largely unbuildable without creating some level area via a Retaining Wall

Describe how the strict applications of the provisions of the zoning regulations would result in practical difficulties or unnecessary hardship.

As mentioned above the property would be cost prohibitive without creating some level area. A Retaining Wall with decorative features is the best way to achieve this.

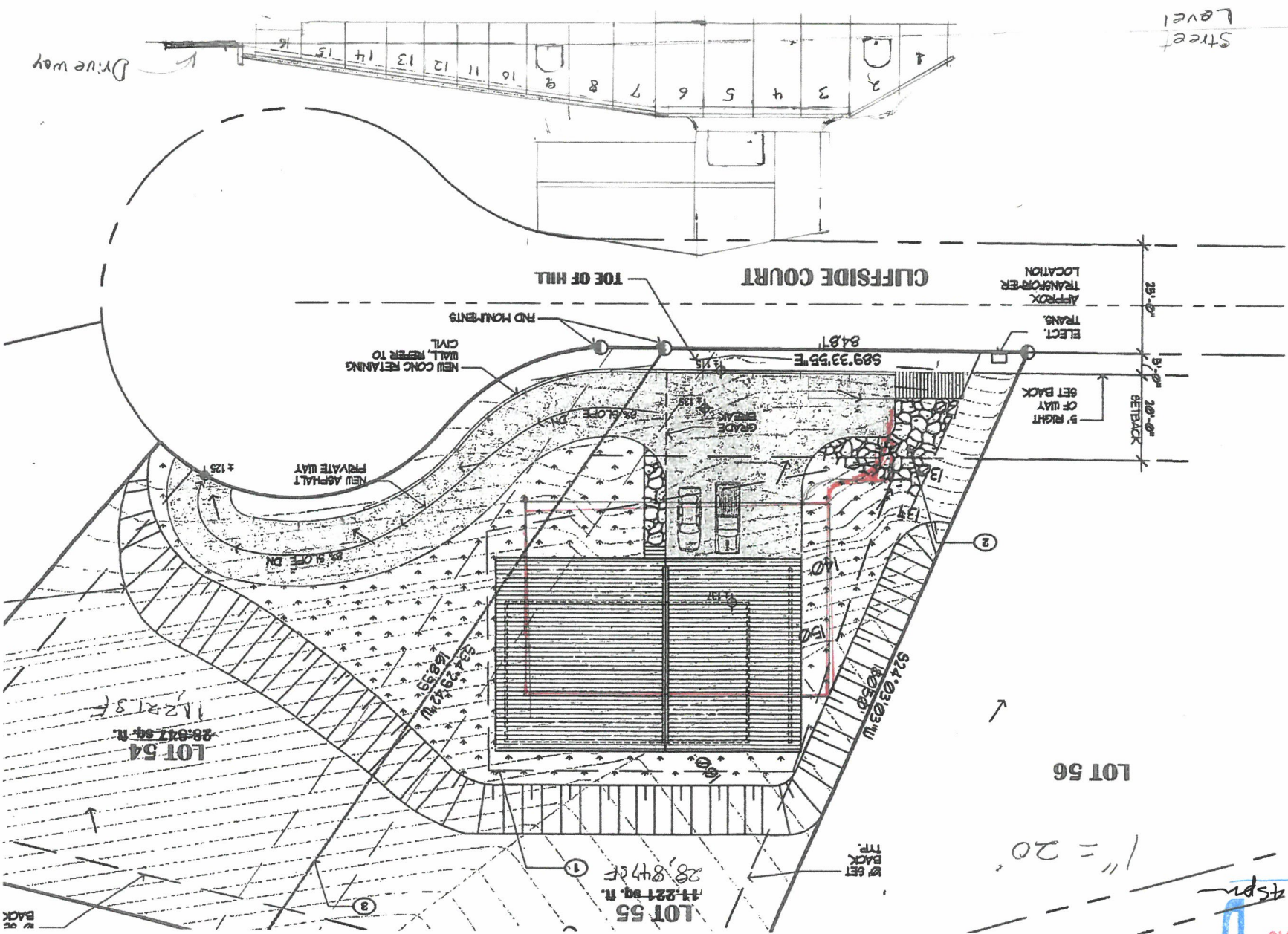
Describe how the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

The Retaining wall will be solid concrete using a form liner to create a cobblestone appearance with columns every 11' about. It will have a castle wall appearance with at least 2 Grottos.

Describe how the granting of the variance will not be contrary to the objectives of the comprehensive plan.

The Variance will only enhance the beauty and value of the other properties in the subdivision, and could encourage the development of the other remaining lots in the subdivision

RECEIVED
APR 05 2019
BY: KWT @ 2:45pm



BY: KWH @ 2:45pm



SCALE: 1"=20'

1 ALL SITE DRAINAGE RUNS POSITIVELY IN THE DIRECTION
AROUND THE BUILDING AND TOWARDS THE OCEAN.

	CONTOUR LINES
	BOUNDARY LINE THIS SURVEY
	BOUNDARY LINE OTHERS
	SET BACK LINES
	RIGHT OF WAY SET BACK
	CENTER OF ROAD
	PERFORATED FOUNDATION DRAIN LINES
	RD MONUMENTS
	PROPOSED GRADE
	PROPOSED NEW GRASS
	7" AC PAVING
	SURFACE DRAINAGE

- ① PERFORATED FOUNDATION DRAIN SYSTEM + BUILDING PERIMETER DAYLIGHT PIPE AT WATER COLLECTION POINT.
- ② WATER COLLECTION POINT. PROVIDE 1'-6" + COBBLES OVER FILTER FABRIC.
- ③ EXISTING PROPERTY LINE TO BE REMOVED.

LOT 55
MINERAL CREEK HEIGHTS SUBDIVISION
VALDEZ, ALASKA

Drawing Date:	03/25/10
Drawn By:	AX
Checked By:	PB
NV Job No.:	1844
Revisions:	

A1.1