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BY: (M) 1:15pm

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 Residental	
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 variane will only ehance the beauty and Value of the other properties in the Subdivision, and could encourage the development of the other remaining lots in the Subdivision

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1" = 20'

LOT 55
~~11,221 sq. ft.~~
28,847 SF

LOT 56

LOT 54
~~28,847 sq. ft.~~
11,221 SF

10' SET BACK, TYP.

10' SET BACK

S24°03'03"W
180.50'

S34°29'42"W
168.99'

150
140
137
130
120

8% SLOPE DN

NEW ASPHALT PRIVATE WAY

±125'

GRADE BREAK

±139

8% SLOPE DN

20'-0" SETBACK

5' RIGHT OF WAY SET BACK

3'-0"

S89°33'55"E
84.87'

±115

NEW CONC RETAINING WALL, REFER TO CIVIL

ELECT. TRANS.

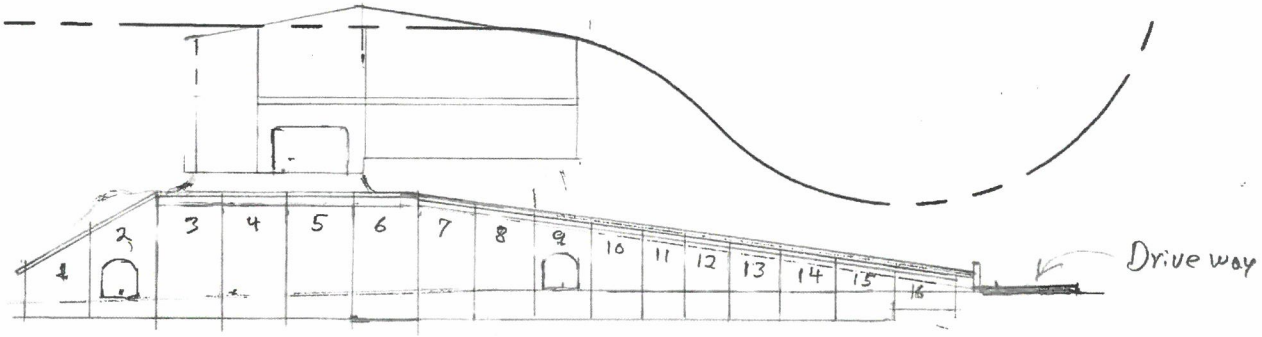
FND MONUMENTS

25'-0"

APPROX. TRANSFORMER LOCATION

CLIFFSIDE COURT

TOE OF HILL



Street Level

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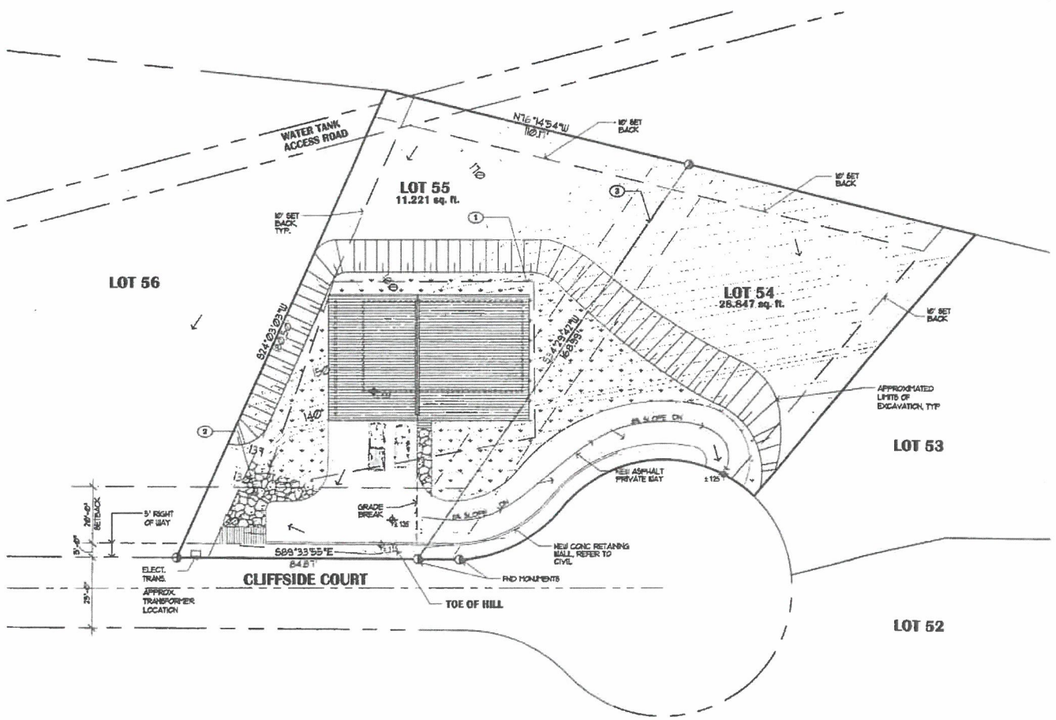

1 OVERALL SITE PLAN

SCALE: 1"=20'

GENERAL SHEET NOTES

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

LEGEND

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

KEYED SHEET NOTES

1. PERFORATED FOUNDATION DRAIN SYSTEM @ BUILDING PERIMETER. DAYLIGHT PIPE AT WATER COLLECTION POINT.
2. WATER COLLECTION POINT. PROVIDE 2'-0" x COBBLES OVER FILTER FABRIC.
3. EXISTING PROPERTY LINE TO BE REMOVED.

LEGAL DESCRIPTION

LOT 55
MINERAL CREEK HEIGHTS SUBDIVISION
VALDEZ, ALASKA

vision ARCHITECTURE
1231 Gambell Ste. 400, Anchorage, Alaska 99501
907-349-1425

WHEN PRINTED ON 11x17, DRAWING SHOULD BE CONSIDERED NOT-SCALE

Mehlberg Residence
555 Cliffside Court
Valdez, Alaska 99686

OVERALL SITE PLAN

Drawing Date:	03/25/19
Drawn By:	BX
Checked By:	PB
NV Job No.:	1844
Revisions:	

PERMIT SET

A1.1