



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 Eliffside Court	
ADDRESS OF APPLICANT 555 Cliffside Court	
Valdez , Alaska 99686	
DAYTIME PHONE 907 255-4598 835-5015	
SIGNATURE /// (M)/// // // // // // // // // // // // //	
LEGAL OWNER Mary H. Mehlberg	
ADDRESS 555 Cliffside Court P.O. Box 1244	
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PHONE NUMBER 907 255 - 4598	
LOCATION OF PROPERTY AND/OR LEGAL DESCRIPTION/STREET	
ADDRESS Lot 54 and 55 Mine	eyal Creek Heights
555 Cliffside Court	
Valdez, Alaska	
CURRENT ZONÍNG 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 Woll

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

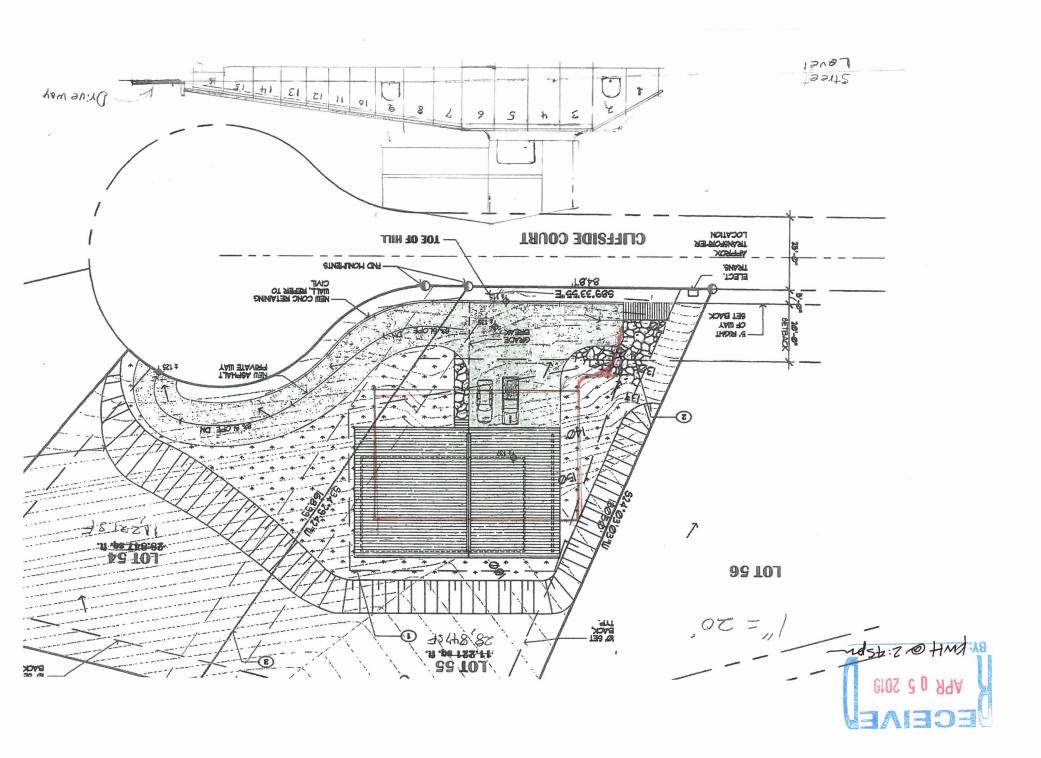
As mentioned above the property would be cost prohibitive without creating some level area. A Retaining Wall with decorative features is the best way to achieve this.

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 chance the beauty and Value of the other properties in the Subdivision, and could encourage the development of the other remaining lots in the Subdivision



BY: FWH @ 2:45pm **LOT 56** LOT 53 TOE OF HILL LOT 52

OVERALL SITE PLAN
SCALE, I'-290'

GENERAL SHEET NOTES

LEGEND

ECEIVE

SUFFACE DRAINAGE

KEYED SHEET NOTES

3 EXISTING PROPERTY LINE TO BE REMOVED.

GIT U OF I

Mehlberg Residence 555 Cliffside Court Valdez, Alaska 99686

LEGAL DESCRIPTION

Drawing Date: 03/25/18
Drawa By: EX
Checked By: PB
NV Job No.: 1844 PERMIT SET

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