

JUSTIFICATION



Location:
8195 E Lone Mountain Road

692-PA-2016

DATE: 9/16/2016

FOR:
HARDSHIP EXEMPTION JUSTIFICATION - SETBACK FOR WALLS AND FENCES

1. A substantial hardship is demonstrated that would significantly reduce the ability to use the parcel:

The topography of the site is rugged with moderate height (approximately 15' to 20') ridges and valleys extending out from a sloping clearing on the south side of the parcel, like a hand splayed out on a board. The majority of the lot is designated Upper Desert Landform, and a smaller portion on the west side is designated Hillside (where there is a very steep ravine). The ruggedness of the lot provides few alternatives for the placement of the dwelling and driveways and creates the need for several retaining walls.

Also, the 78-acre parcel to the south adjoining the subject property is owned by the Wallace Desert Gardens and is designated Hillside Conservation. It is privately owned, but the Wallace Desert Gardens has maintained a long-standing policy allowing local residents to enter onto their parcel for their use and enjoyment. Many local residents desiring to visit the Wallace Desert Gardens' 78-acre parcel do so by entering on Black Cross Road and crossing over the subject property. This occurs daily and sometimes several times a day, as people come to visit the Gardens. Due to this history of use by the nearby residents, there is an increased need for privacy and security on the subject property.

2. The exception will be consistent with the intent and purpose of the Environmentally Sensitive Lands Ordinance:

The exemption will enable fences and vehicle gates to be installed that restrict the general public's access to the subject property and will discourage trespassing. The exemption will also allow a reasonable delineation between the subject property and the Wallace Desert Gardens to further discourage trespassing and protect the public from inadvertently entering the pool area. There are two NAOS dedications on either side of the dwelling, one at 40,845 sf, and the other at 54,003 sf (90,992 sf required); the NAOS provided exceeds the requirements, and furthermore the Wallace Desert Gardens parcel serves as a 78-acre NAOS dedication to the south. The ESL ordinance is intended to protect sensitive lands, people, and property. The exemption will continue to provide protection for the local wildlife, environmental conditions, and the proposed development. By reducing unfettered trespassing, the exemption will prevent further damage to the sensitive lands from local residents crossing the property.

3. The application of the new ESL standards would not achieve significant benefit for the protection of the environment and the community:

The new ESL standards are most applicable in developments with a higher density, and also for those parcels that do not abut a large conservation parcel. Instead, the exemption will enable an even stronger

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protection for the environmentally sensitive lands and the surrounding community by reducing local residents' access to the Wallace Desert Gardens from across the property. Visitors to the Gardens have set campfires and fired weapons on the subject property, posing a distinct hazard to the environment, nearby residents, and their property. Greater than the minimum NAOS dedication is proposed, and the large Wallace Desert Gardens parcel provides an unusually well-preserved wildlife corridor. The application of the new ESL ordinance standards regarding wall and fence setbacks does not achieve a significant benefit for the protection of the environment and surrounding property, as applied to the northeast and northwest corners and to a portion of the south property line, and furthermore, no neighbors are adversely affected by an approved exemption for these walls and fences.

JUSTIFICATION



Location:
8195 E Lone Mountain Road
692-PA-2016

DATE: 9/16/2016

FOR:
HARDSHIP EXEMPTION JUSTIFICATION - MAXIMUM HEIGHT ABOVE NATURAL GRADE

1. A substantial hardship is demonstrated that would significantly reduce the ability to use the parcel:

The topography of the site is rugged with moderate height (approximately 15' to 20') ridges and valleys extending out from a sloping clearing on the south side of the parcel, like a hand splayed out on a board. The majority of the lot is designated Upper Desert Landform, and a smaller portion on the west side is designated Hillside (where there is a very steep ravine). The ruggedness of the lot provides few alternatives for the placement of the dwelling and driveways and creates the need for several retaining walls. The distance between the rugged ridges and valleys is generally greater than 25', so the provision to disregard small anomalies in topography with regard to the maximum height cannot be applied.

A large basin is formed between two ridges that extend out to the east from the sloping clearing. This basin, about 40' wide, is a logical location for a lower story of the proposed dwelling. However, the topography of the basin is steep enough that the natural grade slopes downward too aggressively for a small portion of the structure's roof eaves to remain under the 24' maximum building height limit imposed by the new ESL ordinance. The very large majority of the structure's height is largely under the 24' current maximum building height; the at its highest point, the roof ridge is only 15'-8" above the finished floor. By increasing the cut to the landscape, the eaves can be brought to the 30' height limit of the previous ESL ordinance as provided by the requested hardship exemption.

2. The exception will be consistent with the intent and purpose of the Environmentally Sensitive Lands Ordinance:

The requested hardship exemption is entirely consistent with the intent and purpose of the ESL ordinance. While the phrasing is for an exemption allowing a greater maximum building height, the purpose is not to set in place a higher structure, but rather to place the structure more closely to the ground. The natural grade slopes down too steeply at a small portion of the eastern end of the dwelling to meet current ESL height restrictions. The request is actually related to a need for greater depth. Placing the house within the naturally-occurring basin lowers the profile of the house against the landform and the mountainside, protects views to the same, and it helps reduce the amount of excavation compared to pushing the house down into the earth an additional 6' for the entirety of the structure.

The ESL ordinance is intended to protect sensitive lands, people, and property. The exemption will continue to provide protection for the local wildlife, environmental conditions, and the proposed development. By increasing

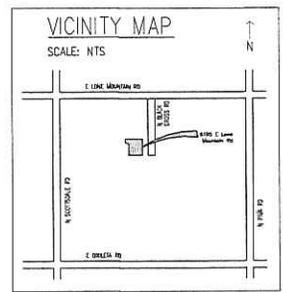
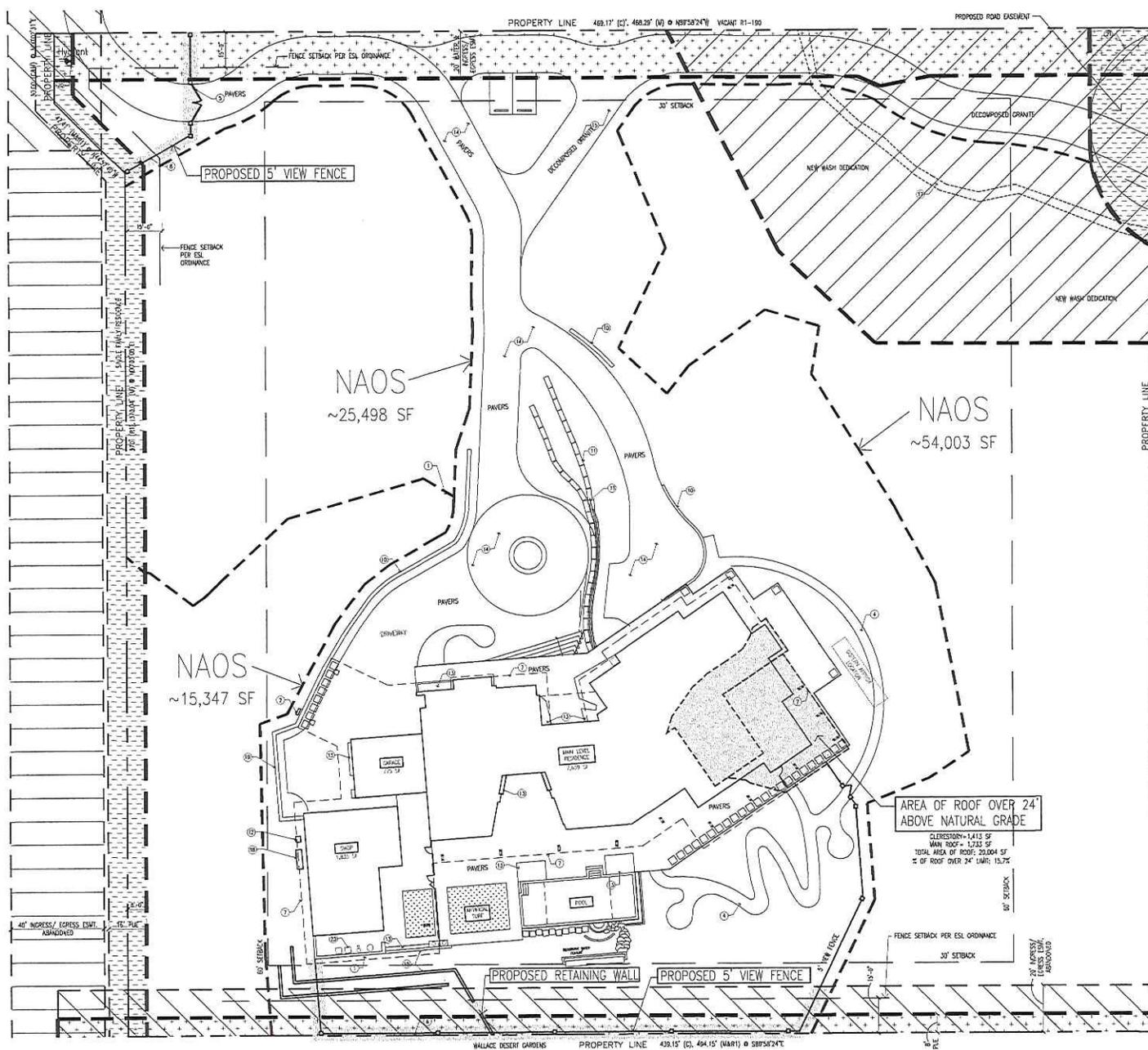
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the maximum building height to 30' as provided for in the previous ESLO, the exemption will prevent unnecessary damage to the sensitive lands from copious excavation work required by the rugged terrain.

3. The application of the new ESL standards would not achieve significant benefit for the protection of the environment and the community:

The new ESL standards are, in the instance of this lot's topography, of greater detriment to the protection of sensitive lands than that of the previous ESLO. The extreme ruggedness and varied topography prevents the reasonable creation of a dwelling on the landform, as restricted by the current ESL's 24' height above natural grade limitation. Some portion of a structure must extend out over a valley, and every valley is as steep as the next. The additional 6' provided by the previous ESL's 30' maximum building height above natural grade restriction helps "iron out" the dramatically jagged maximum height line. The careful layout, orientation, and site placement of the structure on the lot results in only 15% of the total roof area that exceeds the 24' limitation. The lower maximum height of 24' would force the much greater excavation volume of earth from the mountainside, causing major damage to the environment and to the appearance of the mountain.

The application of the new ESL ordinance standards regarding maximum building height above natural grade does not achieve a significant benefit for the protection of the environment and surrounding property, most strongly at the eastern portion of the structure. Neighbors will additionally have their views to the mountain and the surrounding landscape better preserved by an approved exception to the ordinance due to the reduced cut on the mountain and the reduced overall height of the structure.



FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COUNTY	PARCEL ID	FIRM ZONE	FIRM ZONE (EX. X ZONE, USE EMPTY)	DATE	DATE
040372	296-40-076	10-10-13	20K A	10-10-13	10-10-13

Property Information

PARCEL NO.	296-40-076
LOCATION	1995 E Lone Mountain Rd, Scottsdale, AZ 85266
OWNER	High-Drop Arizona Trust, 4322 Seattle Ridge Rd, Scottsdale, AZ 85262
LOT AREA	150,447 SF
Useable Area	3,633 SF
Useable Area	2,701 SF
Useable Area	22,498 SF
Non-Useable Area	775 SF
Non-Useable Area	1,370 SF
Non-Useable Area	491 SF
Non-Useable Area	2,182 SF
Zone	01-199

Site Remarks

1. Integrity evidence (brown), east-south-east retaining wall.
2. Use meter.
3. Rip deck.
4. Green driveway, see landscape.
5. Driveway gate.
6. Zone markers with.
7. Zone markers with.
8. Use meter.
9. Use meter, see roof schedule.
10. Retained curb—prior retaining wall w/ zone marker.
11. Check zone grade with.
12. Retained curb.
13. Pavers.
14. Green driveway, refer to landscape architect.
15. Green driveway, refer to landscape architect.
16. Use meter.
17. Use meter.
18. Existing fire hydrant.
19. Proposed new sidewalk.
20. Use meter.
21. Flood equipment.

PLAN REVIEW: 652-PA-2016

Lone Mountain Residence
8195 E Lone Mountain Rd, Scottsdale, AZ 85266

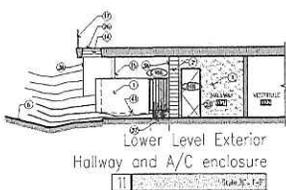


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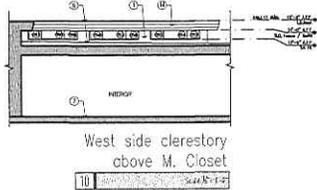
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DATE: 9/15/2016
DRAWN BY: SKZ

Site Plan
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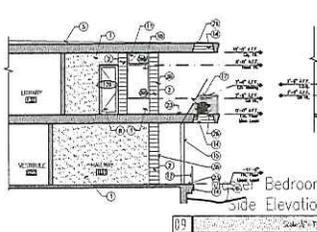
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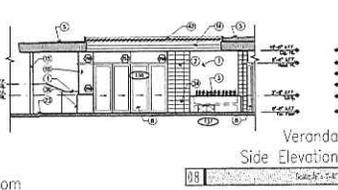
Lower Level Exterior
Hallway and A/C enclosure
11 Scale: 1/4" = 1'-0"



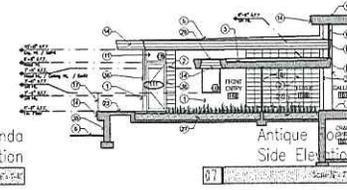
West side clerestory
above M. Closet
10 Scale: 1/4" = 1'-0"



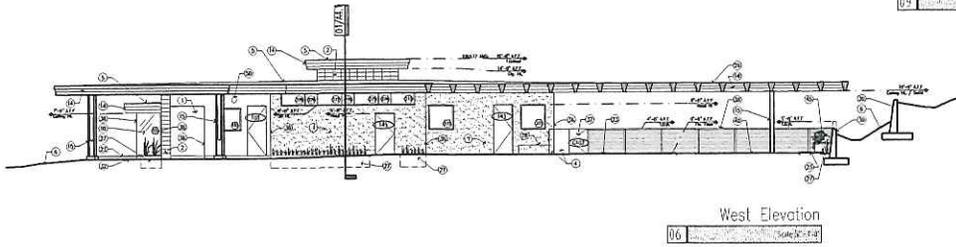
Bedroom
Side Elevation
9 Scale: 1/4" = 1'-0"



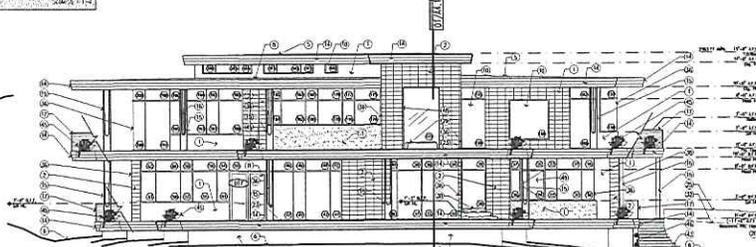
Veranda
Side Elevation
8 Scale: 1/4" = 1'-0"



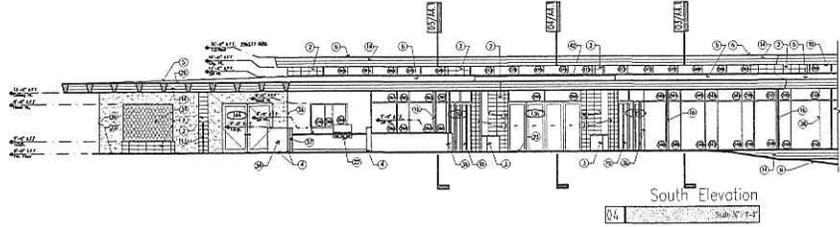
Antique
Side Elevation
7 Scale: 1/4" = 1'-0"



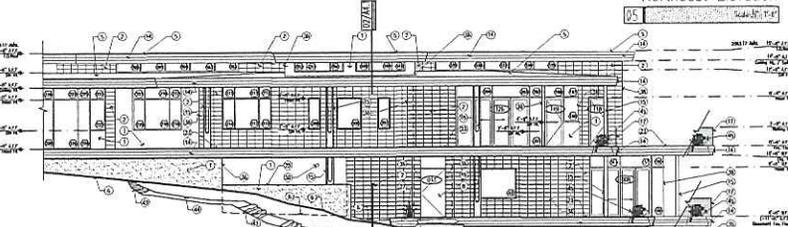
West Elevation
6 Scale: 1/4" = 1'-0"



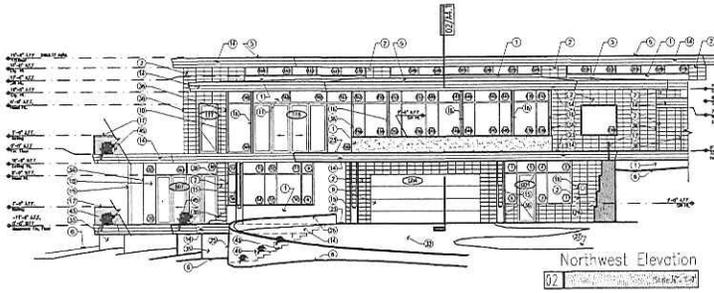
Northeast Elevation
5 Scale: 1/4" = 1'-0"



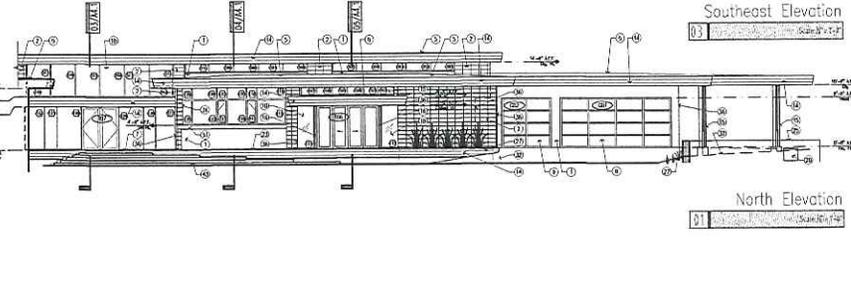
South Elevation
4 Scale: 1/4" = 1'-0"



Southeast Elevation
3 Scale: 1/4" = 1'-0"



Northwest Elevation
2 Scale: 1/4" = 1'-0"



North Elevation
1 Scale: 1/4" = 1'-0"

- ELEVATION KEYNOTES:**
1. Concrete on wall throughout exterior wall
 2. Insulate exterior wall
 3. Use exterior wall with stone veneer
 4. Insulate exterior wall with stone veneer
 5. Insulate exterior wall with stone veneer
 6. Insulate exterior wall with stone veneer
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- PLANS REVISION:**
692-PA-2016
- REVISIONS:**
- DATE:** 9/15/2016
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- House Elevations**
- A3.1**
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Lone Mountain Residence
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REVISIONS:

Lone Mountain Residence
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STUDIO KZ
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4874 E 83RD
SCOTTSDALE, AZ 85248
WWW.STUDIOKZ.COM

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DATE: 9/19/2016
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Roof Plan Analysis
RA

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Roof Plan Analysis
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