

MEGERDCHIAN VARIANCE NARRATIVE
LOT 23 JUNIPER RIDGE SUBDIVISION

This Variance request to increase the allowable building height on Lot 23 in the Juniper Ridge Subdivision from 18 feet to 24'-6" as measured from the centerline of the street. (Juniper Court) The Variance meets the intent of the Subdivision CC&R's recorded on April 8, 1991, the intent of environmental impact reduction as noted in the staff report analysis dated April 22, 1992 and the approved Juniper Ridge Master Plan Zoning Code Amendment 92-4 adoption that rewords condition 3E.

In addition, it meets the Variance findings per MC Section 17.72.040 as outlined and is supported by the Valentine Eastern Sierra Reserve environmental goals.

To summarize, the height request is for 6 feet 6 inches at the highest part of the roof and slopes down to slightly above the current 18 foot height limit making a proposed maximum height of 24 feet 6 inches above the centerline of the street. Also, this can reduce the amount of the building excavation by approximately 450 cu yards that equals almost 60 truck loads of soil to be removed. (see the supporting documentation and visual information below)

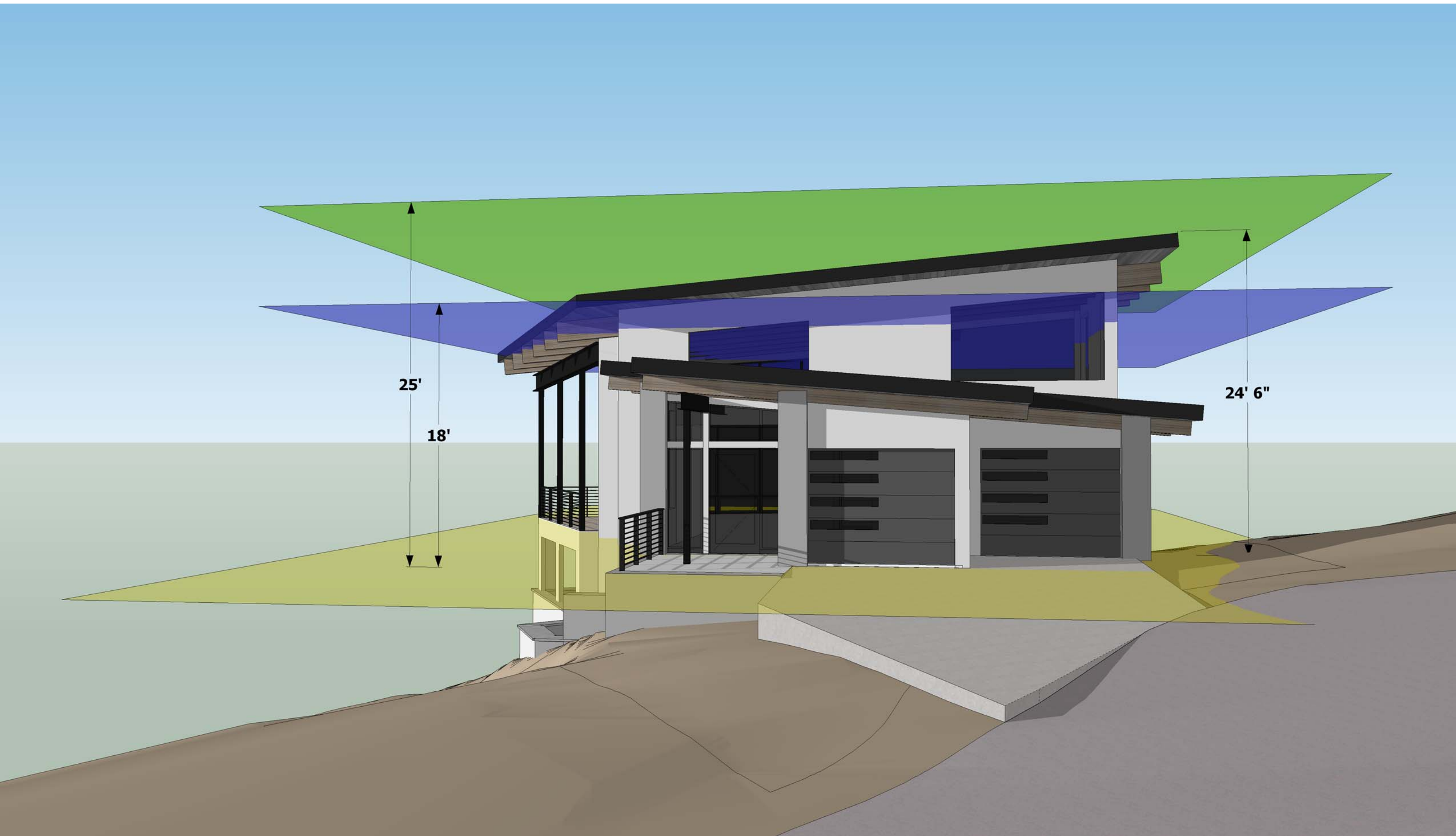
The consideration of this Variance approval is appreciated.

HEIGHT COMPARISON ANALYSIS

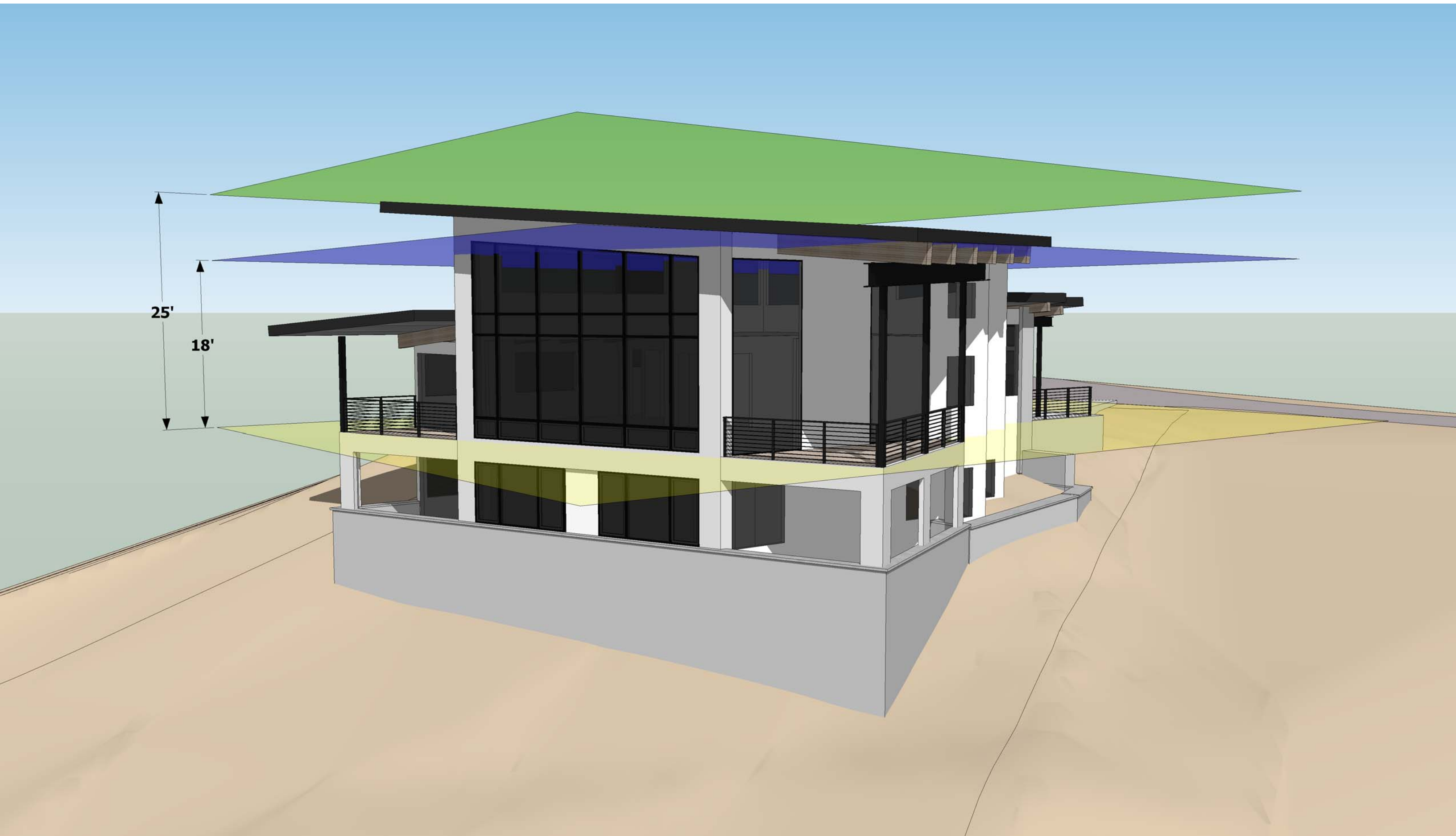
Lot 23 is the last property in the development that could utilize this height option. The adjacent property to the east has merged two lots and build one house that meets the 18 foot height requirement. The adjacent Lot 24, to the west, does not have this height restriction.

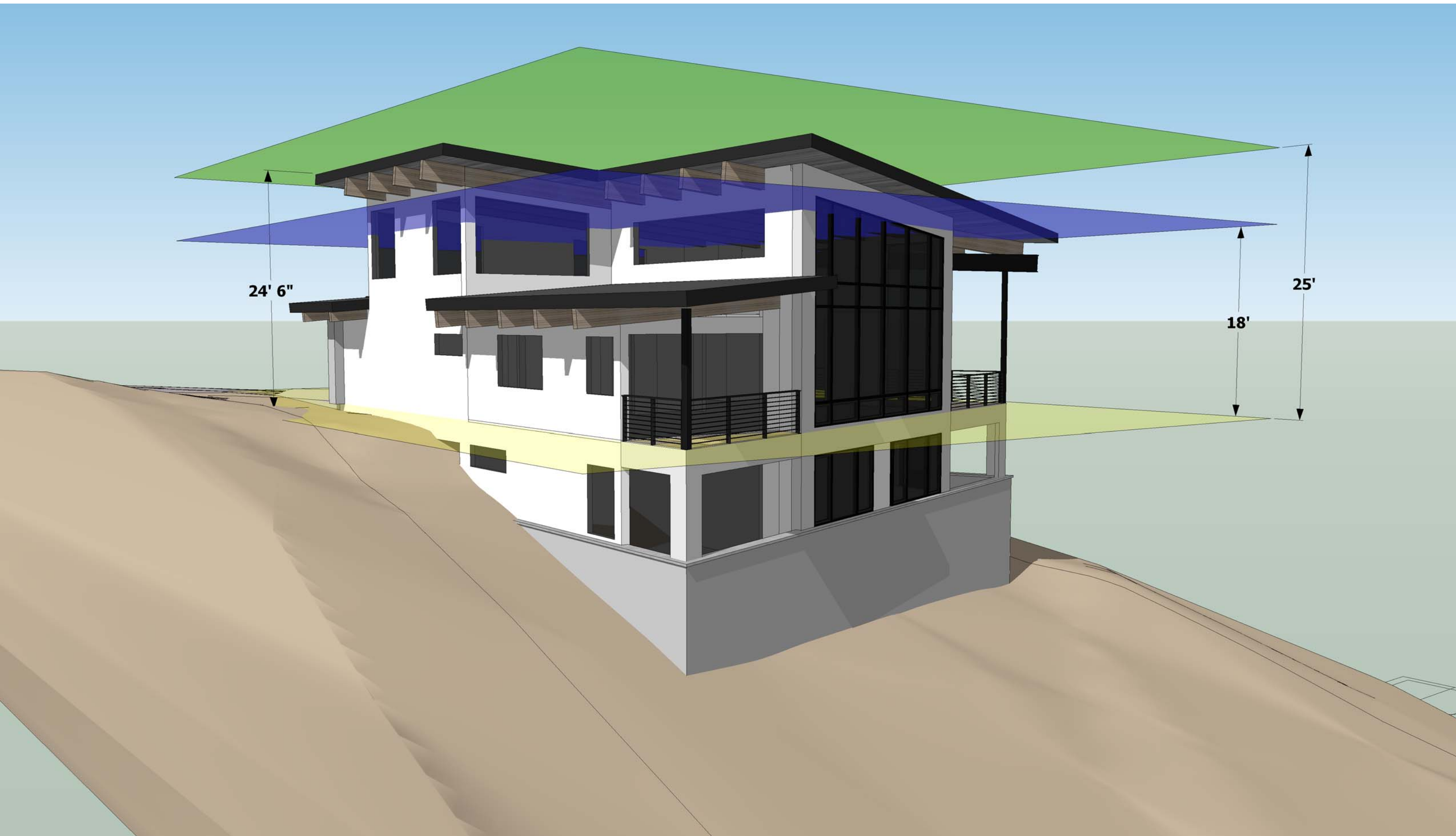
(see attached height comparison analysis and 3d model height diagrams)











MEGERDCHIAN VISUAL IMPACT ANALYSIS LOT 23 JUNIPER RIDGE SUBDIVISION

The Visual Analysis was produced using a drone to photograph the images attached below and were shot last month, March 2025. The details are described below. The proposed house image model is placed into the context of the pictures as scaled with the existing buildings. All the pictures show the actual vegetation including the trees. The large tree on the project property has been removed where the house is to be located but the adjacent tree on the property next door will remain as shown.


1. The first picture shows the context of the existing houses next to our project. Starting from east to west (right to left) The house that is a grayish tone and then the larger house that is built on two lots is next. Our proposed house is to the west or left of this.

This picture is from 800 feet away from the houses shown. The trees shown in front of our proposed residence are outside of the property and outside of the building disturbance line so they will remain as shown.



PROPOSED
RESIDENCE
LOT 23

2. The second picture (and remaining pictures) are taken from 300 feet from the property and show a similar viewpoint as the first photo but in more detail. Again, the trees shown remain as they cannot be removed.

An aerial photograph of a mountain resort. The foreground is a grassy slope with patches of snow and several evergreen trees. A red arrow points from a text box to a specific area on this slope. In the middle ground, there are several large, multi-story resort buildings with stone and wood exteriors. The background shows a steep, snow-dusted mountain slope covered in a dense forest of evergreen trees under a clear blue sky.

PROPOSED
RESIDENCE
LOT 23

3. The third picture shows the proposed house from a different angle that is mostly south facing. Again, the trees shown are outside the disturbance line and cannot be removed.



PROPOSED
RESIDENCE
LOT 23

4. The fourth picture shows the proposed house from the southwest in line with the west property line angle. This view also shows the superimposed allowable height for the property directly west (or left) of our project. The allowable height for that property is 30 feet above the natural grade of the property and has no review requirement from the Valentine Reserve. This is a significant height increase from our proposed 23'-6" dimension from the centerline of the street measurement requirements.



ADJACENT
LOT 24

PROPOSED
RESIDENCE
LOT 23

VARIANCE FINDINGS

1. There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, so that the strict application of this chapter deprives the property of the privileges enjoyed by other property in the vicinity and under the identical zoning district.

This property has the smallest buildable area of the lots fronting the Valentine Reserve on Juniper Court. In addition, it loses an almost additional 30% of the building area due to the narrow width of the lot and the angular shape that prohibits a useable building area. This shape also limits the vehicle access and parking options that forces the parking to consume on third of the buildable area.

The buildable area of lots 18-22 average 4,525 sq ft. They have much wider street frontages and are more conventionally shaped as rectangles. The buildable area of lot 23 is 3,547 sq ft and loses at least another 312 sq ft due to the shape of the lot as well as the narrow width at the street. The net usable area is 3,235 sq ft which equals 1,290 sq ft or almost 30% smaller than the adjacent lots with the same height limitation.
(see attached lot area comparisons and lot area calculation)

2. The approval of the variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone.

In fact, this meets the intent of the Master Plan, it's environmental impact goals of reducing excess excavation as directed Planning Commission in 1992. For example, if the height variance was not approved, the floor levels of the house would be lowered into the grade the additional 6'-6" being requested. The additional excavated soil volume would be approximately 457 cu yd that would be approximately 57 additional truck loads. ($1,900 \text{ sq ft} \times 6'-6" \text{ depth} = 12,350 \text{ cu ft}$ divided by $27 = 457 \text{ cu yd}$. An average dump truck is 8 cu yd. 457 cu yd divided by $8 \text{ cu yd} = 57 \text{ trucks}$)

3. Granting the variance would not authorize a use or activity which is not otherwise expressly authorized by the zone governing the property for which the application is made.

The use remains the same-SFR- Single Family Residential zoning

4. Granting the variance would not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.

In fact, granting the variance would help to maintain public health, and safety by reducing the amount of equipment and construction traffic needed to remove the excess soil as a result of the approving the variance.

5. The variance is consistent with the general plan and any applicable specific plan. It follows the intent of the Juniper Ridge Master Plan that is the overriding document for the subdivision that was approved by Planning Commission.

6. The variance is the minimum departure from the requirements of this chapter necessary to grant relief to the applicant, consistent with Subsections (1) and (2) of this section.

7. The approval of the variance is in compliance with the requirements of the California Environmental Quality Act (CEQA), Public Resources Code 21000 et seq., the Master Plan guidelines and the environmental goals for the subdivision.