



BOARD OF ADJUSTMENT VARIANCE APPLICATION

Case Number: C10- T18PRE0134 Activity Number: T18CM09013 Date Accepted: 12/21/18

PROPERTY LOCATION INFORMATION

Property Address: 2200 E. Adams St

Project Description: Enlarge the Garage and Create Enclosed Livable SF.

Zoning: R-1 Property Size (sqft): 7000

Number of Existing Buildings: 2 Number of Stories: 1 Height: 16'-0"

Legal Description: OLSENS AMENDED LOT 8 BLK 22

Pima County Tax Parcel Number/s: 123-06-1120

APPLICANT INFORMATION (The person processing the application and designated to receive notices):

APPLICANT: Seaver Franks Architects

ADDRESS: 2552 N. Alvernon Way

PHONE: (520) 795-4000 FAX: () EMAIL: danielmcpeak@seaverfranks.com

PROPERTY OWNER (If ownership in escrow, please note): James & Norma Slone

ADDRESS: 4747 N CAMINO ANTONIO

PHONE: (520) 495-2202 FAX: () EMAIL: n/a

PROJECT TYPE (check all that apply):

- New building on vacant land
- New addition to existing building
- Existing building needs permits
- Landscaping / Screening substitution

- Change of use to existing building
- New building on developed land
- Modification to wall/fence height
- Other _____

Related Permitted Activity Number(s): T18CM09013

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

Daniel L. McPeak, RA PM, Seaver Franks Architects Inc, AIA

12/06/2018

SIGNATURE OF OWNER/APPLICANT

Date



APPLICANT'S REQUEST TO THE BOARD OF ADJUSTMENT

Provide applicable UDC Section reference, what is required and what is proposed/provided for each variance requested.

6.6.3B - Our Proposed Garage Expansion exceeds Building Envelope Setbacks on West & South

1. Proposed Project will expand over the West (Side Yard Setback), Seaver Franks Architects would like to request that the set back requirement be released and allow building** up to 1'-2" from the property line.

2. Proposed Project will expand over the South Alley (Rear Yard Setback), Seaver Franks Architects would like to request that the setback requirement be release and allow building** up to 2'-0" from the property line.

** Request relative to this project only.

Project Applicable to sections 4.7.9 (R1), table 4.8.2 (Single Family), 6.3.2-A, 6.4.5, table 6.4.5C-1 (ADT 140 or less)

6.6.3D - Our Proposed Garage exceeds 50% GFA of the Principal Structure.

1. Proposed Garage Addition exceeds 50% of the Principal Structure by 259 SF.

Multiple horizontal lines for providing additional details or references.

Case Number: C10- T18PRE0134 Activity Number: T18CM09013



BOARD OF ADJUSTMENT – REQUIRED FINDINGS

Arizona State Statutes and UDC Section 3.10.3.K. state that the Board may grant a variance only if the variance request complies with each and every one of these "Findings" in full. It is up to the applicant to explain to the Board how the request complies with each Finding. **Important Note:** Do not leave any "Finding" unanswered or marked "Not Applicable" or "N/A".

- 1. That, because there are special circumstances applicable to the property, strict enforcement of the UDC will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;

Adjacent Properties have renovated Garages with a similar scope of work as proposed for this Project. This variance request does not appear to be an uncommon request for Garage Renovations within the Blenman-Elm District. Privileges afforded to other property owners in the same zoning district for similar scope is the Goal of this request.

- 2. That such special circumstances were not self-imposed or created by the owner or one in possession of the property;

Owner has not created a self-imposed circumstance for this property. Renovation of Garage appears to be in congruence to other property improvements within the Blenman-Elm District.

- 3. That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;

The granting of the variance appears to be consistent with completed renovations on adjacent properties and not out of architectural character of the Blenman-Elm District.

- 4. That, because of special circumstances applicable to the property, including its size, shape, topography, location, and surroundings, the property cannot reasonably be developed in conformity with the provisions of the UDC;

The proposed project conforms to the UDC except for this request for modification of building setback. Owner would like to maintain existing separation of structures between house and Garage hence proposed development is to occur west and south of the existing structure.

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BOARD OF ADJUSTMENT – REQUIRED FINDINGS (CONTINUED)

5. That the granting of the variance shall not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

The variance is in tune with the Adjacent Properties and Architectural Character of the Blenman-Elm District.

Project abuts a service alley that is not considered an arterial for public vehicular or pedestrian thoroughfare.

Project will not contribute to adverse conditions that would promote detriment to Public Welfare or be injurious to other property improvements.

6. That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood; and,

Proposed variance will not impair light or airflow nor impacts adjacent properties. Project is to the north and to the western end of a service alley. Heights will not exceed existing. Function of Garage will not change, congestion level will remain the same. Extension to the structure will not decrease the adjacent property values within the neighborhood.

7. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the UDC provisions that are in question.

Granted variance is in fact the minimum request that will afford relief to the Owners.

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Planning & Development Services Department
201 N. Stone Avenue
PO Box 27210
Tucson, AZ 85726
(520) 791-5550

Letter of Agency/Authorization

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).

Date: 11/02/2018

To:
City of Tucson
Planning & Development Services Department
Zoning Administration Division
PO Box 27210
Tucson, AZ 85726

Planning & Development Services Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant:
Seaver Franks Architects Phone: (520) 795-4000

Applicant's Address:
2552 N. Alvernon Way, Tucson, Arizona 85712

To submit a Board of Adjustment variance application on my behalf.

The subject property located at:	2220 E. Adams Street
Assessor's Parcel Number:	123 06 1120
Printed Name of Owner of Record:	James & Norma Slone
Address of Owner of Record:	4747 N. Camino Antonio
Phone Number of Owner of Record:	5204052202
Signature of Owner of Record: (must be original signature)	<i>James Slone Norma Slone</i>

Case Number: C10-T18PRE0134 Activity Number: T18CM09013



Pima County Geographic Information Systems

Parcel 123-06-1120

Read the [Disclaimer](#). Information on this page is **unofficial**.

Mail name and address

123-06-1120
 SLONE JAMES C & NORMA CP/RS
 4747 N CAMINO ANTONIO
 TUCSON AZ 85718-6001

Legal description

OLSENS AMENDED LOT 8 BLK 22

Situs (property) address

[\(About situs addresses\)](#)

Street Address	Jurisdiction	Postal City	Zip Code	
2200 E ADAMS ST	TUCSON	TUCSON	85719	ZIP+4 Lookup

Information for this parcel

- **For Assessor parcel details**, copy and paste Parcel ID **123061120** into the [Pima County Assessor's Parcel Search](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurers's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
 - [Recorded Document](#) for Docket 12125, Page 15948, Sequence Number 20031682359.
 - [Voter Precinct and Districts](#)
- [Subdivision Plat Map](#) for Book 4, Page 88.
- [Pima County Sanitary Sewer Connection Search](#) from the [Pima County Regional Wastewater Reclamation Department](#)
- **Permits** from [Pima County Development Services](#)
 - [Permit Database Search](#)
 - [Historical Permit Cards](#) - Prior to about 1998
- [Development Activity Records](#) (permit, plat, rezoning) from [City of Tucson Planning and Development Services](#) [Property Research Online](#).
- [Section Information and Maps](#) for Township 14S, Range 14E, Section 5.
 This parcel's GIS [overlay details](#) [Grids group](#) is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.
- **Floodplain Information** from the [Pima County Regional Flood Control District](#)
 - [Parcel Floodplain Information](#). See [FEMA Digital Flood Insurance Rate Maps \(DFIRMs\)](#) for more.
 - [City of Tucson jurisdiction](#). See [City of Tucson Floodplain Information](#) or call (520) 791-5609.

Over 100 parcel details from GIS overlay analysis

Learn more about parcel GIS overlay details. See a [list of all details](#).

Airports Associations Census Comprehensive Plan-Pima Prospers Development Floodplain-Defined by Pima County RFCD Floodplain-FEMA Governmental Districts and Areas	Grids Incentive Zones Jurisdictions Landscape Classifications Miscellaneous Other Regulatory Areas PC Gov. Property Rights Public Safety	Schools Sonoran Desert Conservation Plan Transportation Utilities Zoning
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Parcel GIS geometry details

Accuracy is limited to that of the GIS parcel data. All data is subject to this [disclaimer](#).

Parcel centroid coordinates	Approximately 32.240404 degrees latitude, -110.939457 degrees longitude.
Parcel area	<p>This is only an estimate from GIS data. The Subdivision Plat Map may also specify parcel area. See Finding Parcel Areas.</p> <hr/> Approximately 0.17 acres or 7,382 square feet.

Zoom to maps of the parcel's area

<p>PimaMaps</p> <ul style="list-style-type: none"> ◦ Main map ◦ Survey map <p>Autodesk MapGuide</p> <ul style="list-style-type: none"> ◦ Main map ◦ Orthophoto map <p>City of Tucson</p> <ul style="list-style-type: none"> ◦ MapTucson 	<p>Oblique Aerial Photos</p> <p>You can change the view (N,S,E,W) or pan and zoom the oblique photo.</p> <p>If the parcel centroid is outside the oblique photo area, either a flat map is shown or the page remains empty.</p> <hr/>  <p>Pictometry Photos</p> <p>(Legacy Internet Explorer Viewer) Learn more</p> <hr/> <p>bing Bing Maps Photos</p> <p>If you don't see the oblique photo, pick "Bird's Eye".</p>	<p>Google Area Map</p> <p>MAPQUEST Area Map</p> <p>bing Area Map</p>
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ASSESSOR'S RECORD MAP

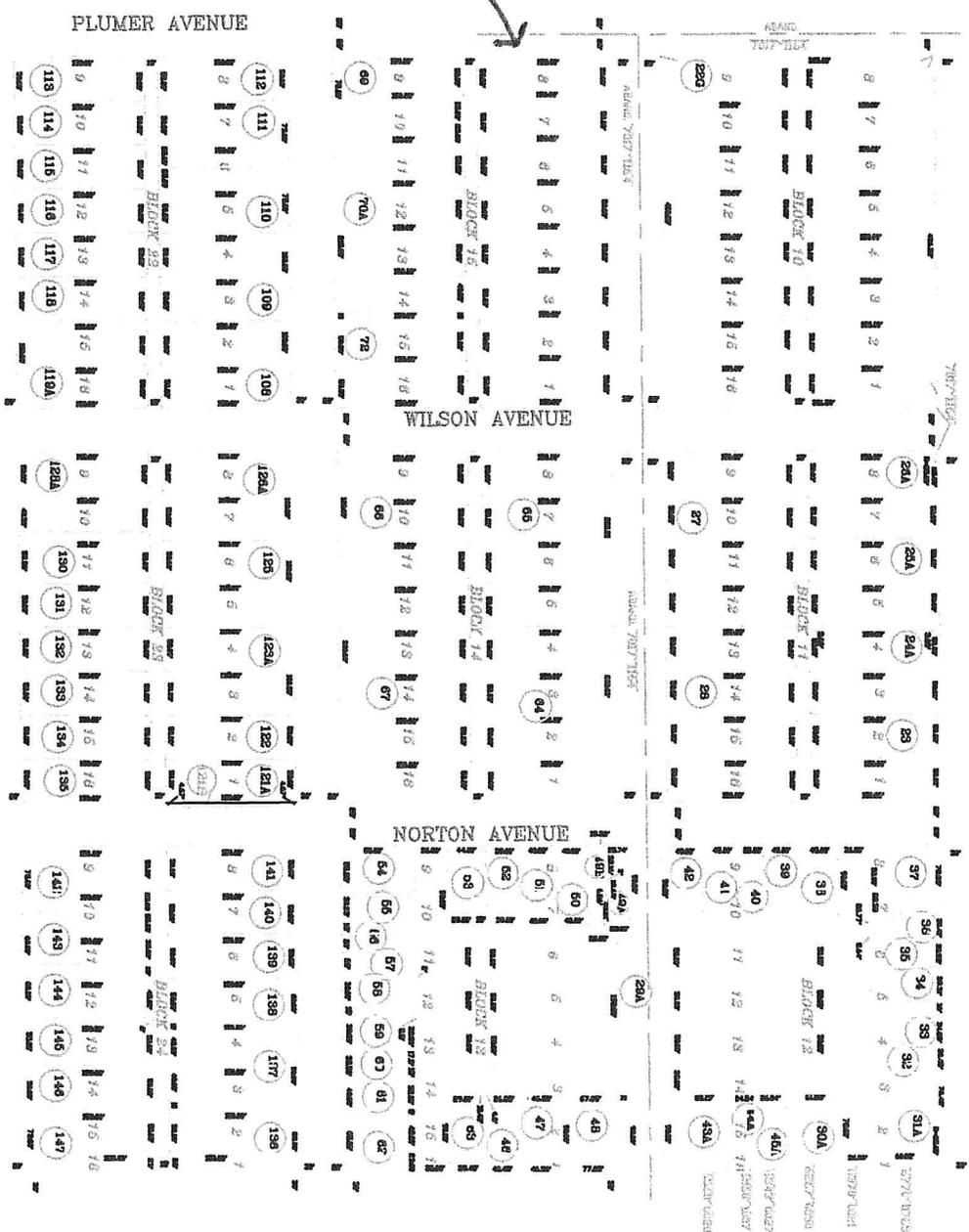
123-06

OLSENS ADDITION (AMENDED)

<BLOCKS 007-042>

CATALINA VISTA
07/02/01 MAP

DETAIL 2



SEE BOOK 04 PAGE 088 MAP
2001-1

S05,114S,R14E

NMP04\04088_02- 12/16/00

0 125 250
FEET

UNSUBDIVIDED

PIMA
COUNTY
ASSESSOR



ZONING REVIEW TRANSMITTAL

FROM: Nick Ross
Lead Planner

PROJECT: T18CM09013
2200 East Adams Street
Extend Garage and Convert to Studio

TRANSMITTAL: November 19, 2018

COMMENTS: The following comments are for the purpose of applying for a variance before the Board of Adjustment (UDC Section 3.10.1).

This site is located in the R-1 zone (UDC 4.7.9). Single-family residential is a permitted use in this zone (Table 4.8-2). See Use Specific Standards 4.9.7.B.6, .9 & .10.

The applicant is proposing to expand existing garage in the rear of the property. A variance is required to allow the garage to be expanded to the south and west which will encroach into the required setbacks, and will be greater than 50% of the square footage of the primary structure.

The minimum setback is the greater of six (6) feet, or two-thirds (2/3) the height of the structure's wall facing each interior property line (Table 6.3-2.A). Based on the garage's wall height of 11'10" the required perimeter yard setback to the west and south property lines is 7'11". The Applicant is proposing a setback of 1'2" to the west and 2'0" to the south.

Board of Adjustment approval required.

Daniel McPeak

From: Margy Parisella <mparisella@azstateparks.gov>
Sent: Thursday, November 29, 2018 1:24 PM
To: Daniel McPeak; Jodie.Brown@tucsonaz.gov
Subject: Re: FW: Tucson Resid. in B-E
Attachments: image002.jpg

Daniel,

I have reviewed the project and from the Historic Preservation perspective, the loss of the historic garage (we do not have a const. date on the garage) would not cause delisting of the property or removal of the property from the State Property Tax Program. The new construction is compatible in scale to the historic neighborhood.

Thank you.

On Thu, Nov 29, 2018 at 11:25 AM Daniel McPeak <DanielMcPeak@seaverfranks.com> wrote:

Margy, Sheets describe what we are doing.

Garage extension and rework of the interior to create a Studio Space for the family.

Best,



Daniel L. McPeak, RA

Senior Project Architect

Project Manager

Seaver Franks Architects, Inc. AIA

2552 N. Alvernon Way

Tucson, AZ 85712

P: 520.795.4000

F: 520.795.9431

December 24, 2018

Board of Adjustment Variance

Jim & Norma Slone

2200 E. Adams St.

Tucson, Arizona 85712

RE: T18PRE0134 – UDC Bedroom Parking Verification

Definitions:

Bedroom

The term bedroom includes all the following:

- 1) *Any room that is designated as a bedroom*
- 2) *Any enclosed room that has a minimum area of 60 square feet and has an accessible opening to the exterior of the building in compliance with the International Building Code (IBC), whether termed a studio, family room, study, den, bonus room, or any other name, except for a living room, dining room, kitchen, and bathrooms; and*
- 3) *Any room designated as a bedroom for the purpose of any other code requirement.*

Dwelling Unit

A building or portion of a building that is designed, occupied, or intended for occupancy as living quarters exclusively for a single household, which includes one or more rooms, with sleeping and sanitary facilities and one enclosed kitchen. One accessory cooking facility per dwelling unit is permitted.

4.9.7. Residential Use Group

B.

7. For any new single-family dwelling in the R-1 zone with five bedrooms, three parking spaces are required. For every bedroom over five, one additional space is required for each bedroom. For all single-family dwellings in the R-1 zone with five or more bedrooms, and for all lots containing two or more single-family dwellings, with the second dwelling having more than one bedroom, all parking must be located

on-site, either in a side or rear perimeter yard. Parking spaces may not be located in a vehicular use area in any front street perimeter yard. A parking area is not required to be developed to a commercial standard. A dustproof parking surface is required to at least a minimum of two inches of compacted pea gravel. An existing covered residential parking area may be used.

Based on the above criteria 2200 E. Adams Street Residence UDC Statement:

Bedroom Count:

Existing house:

- (2) two bedrooms that meet definition 1
- one room that meets definition 2

Addition:

- one room that meets definition

Total is (4) four bedrooms per UDC definition.

Dwelling Unit:

Provision 6.3.G is met, for the lot size of 7000 SF, 1 DU is allowed and planned for.

Provision 6.3.H.6 is met, Single Family Dwelling, Detached.

Parking:

Bedroom count is (4) four, (2) two onsite parking spaces are provided.

Dwelling Unit for this lot is (1) one single family.

Conclusion:

Based on our UDC investigation, Seaver Franks Architects Inc. AIA has determined that we meet the addition UDC Compliance Check.

Respectfully,

Daniel L. McPeak, RA

Senior Project Architect

Project Manager

TO: Board of Adjustment

SUBJECT: Certification of Mailout for 2200 E. ADAMS ST. ; FULSON, AZ 85719
Project Address

I, DANIEL McPEAK, certify that on 12/10/2018, mailed notice of
Name *date notices mailed*

the neighborhood meeting a minimum of (10) days prior to the meeting date to the parties shown on the attached mailing label list.

Signature:  Date: 12/10/2018

Attachments: Copy of mailing label list and receipt from post office

=====
SUN
2100 E. SPEEDWAY BLVD
TUCSON
AZ
85719-9998
0388970747
12/11/2018 (800)275-8777 8:45 AM
=====

Table with 3 columns: Product Description, Sale Qty, Final Price. Rows include US Flag Bklt/2, Flag Act 1818, Total, and Personal/Bus Check.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

Preview your Mail
Track your Packages
Sign up for FREE @
www.informedelivery.com

All sales final on stamps and postage
Refunds for guaranteed services only
Thank you for your business

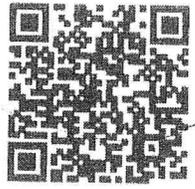
HELP US SERVE YOU BETTER

TELL US ABOUT YOUR RECENT
POSTAL EXPERIENCE

Go to:
https://postalexperience.com/Pos

840-5852-0169-003-00030-21853-01

or scan this code with
your mobile device:



or call 1-800-410-7420.

YOUR OPINION COUNTS

Bill #: 840-58520169-3-3021853-1
Clerk: 87



12/10/2018

Subject: Neighborhood Meeting for our Board of Adjustment Variance Application

Dear Neighbor,

We are proposing:

Enlarge the Existing Garage by adding 601 square feet to the West and South. Modernize the Garage and create a Livable Studio /Storage space for the Owner. Project exceeds 50% of the Residence Square Footage. Existing Heights, Finishes and Architectural Detailing will remain the same with the Proposed

Per the City of Tucson Unified Development Code:

6.6.3B&D, Sections 4.7.8(R1), 4.8.3 (single Family), 6.3.2-A, 6.4.5, Table 6.4.5C-1 (ADT 140 or less)

Therefore, this project will require a variance to the code requirements.

The variance(s) we are seeking are:

1. 1'-2" Building Envelope Setback from West Property line to the structure and
2. 2'-0" Building Envelope Setback from the South Property Line to structure.
3. To allow the square footage of the garage to exceed 50% of the gross floor area of the residence.

Prior to submitting our variance application to the City of Tucson Planning & Development Services Department, we are required to offer to meet with our neighbors to discuss our project and answer any questions and address any concerns you might have.

The on-site meeting will be held on 12/20/18 @ 4:30pm at our property addressed 2200 E. Adams Street There will be an attendance sheet at the meeting, please be sure to sign in. If you are not able to attend the meeting and have questions and/or concerns, feel free to contact me at: Daniel L. McPeak, Seaver Franks Architects Inc. AIA, 520-795-4000.

A formal application for the variances will be submitted to the City of Tucson Planning & Development Services Department. Once our application is processed, we will be scheduled for a Board of Adjustment public hearing in which you may attend and speak at if so desired. You will receive an official notice from the City as to the date, time and place of the Board of Adjustment public hearing as well as a comment form that you may fill out regarding our project.

Thank you and we look forward to meeting with you.

Best,

Daniel L. McPeak, RA

Senior Project Architect | Project Manager | 520-795-4000



SLONE RESIDENCE
2200 E ADAMS STREET

VARIANCE MEETING SIGN-IN SHEET
DECEMBER 20, 2018 4:30 PM

Name: Julie Stewart
Address: 2529 E. Edison St.
Phone: _____
Email: _____

Name: ROBERT FAYUZZA
Address: 1410 N. PLUMER AVE.
Phone: _____
Email: _____

Name: Larry Masi
Address: 2151 E. DRACHMAN
Phone: 327-7346
Email: _____

Name: Les Burkhardt
Address: 2334 E Drachman
Phone: (847) 922-0092
Email: _____

Name: Alice Roe
Address: 2318 E. Elm St 85719
Phone: 520-795-7310
Email: alice.r@daksta.com.net

Name: Cathy + Mark Wesner
Address: 2233 E Drachman
Phone: 520 326-5971
Email: AZWesner@aol.com

call in 12/20/2018:

Name: LAURA DETTMER
Address: _____
Phone: 520 455-5303
Email: _____

Name: _____
Address: _____
Phone: _____
Email: _____



December 21, 2018

Board of Adjustment Variance

Jim & Norma Slone

2200 E. Adams St.

Tucson, Arizona 85712

RE: T18PRE0134

On December 20, 2018 at 4:30pm Seaver Franks Architects Inc, AIA held an on-site meeting at 2200 E. Adams.

In attendance from Seaver Franks, Mike Franks, AIA – Owner/Architect/Principal and Daniel L. McPeak, RA – Architect/Project Manager

In attendance from the Neighborhood: Julie Stewart, Robert Favuzza, Larry Masi, Leo Burkhart, Alice Roe, Cathy and Mark Wesner.

Call in who could not make it: Laura Dettmer

Meeting began at 4:40pm with the group gathered around the Project Story Board listening to Mike Franks describe the Project. Seaver Franks also staked the corners of the Proposed Structure for discussion. Stakes are going to remain in place.

Project Description:

Extend the Garage to the West and South, adding internal storage and converting some space into Livable SF. Discussed were the three items that Project Variance was engaging. **1. Modifying the Building Envelope to the West, 2. Modifying the Building Envelope to the South and 3. The SF of the Garage exceeds 50% of the Primary Residence.** Design would match existing materials and architectural intent of the existing garage so when complete one would not notice a change. Discussed was trash enclosure to hide the Residence's Trash/Recycle (later it was discovered trash is community and recycle is curbside).

Opened meeting up to Q & A at 4:50pm.

Questions:

1. What is planned for the Guest House?

A: A living space, internal storage and a bathroom. This space is an extension of living for the Owners.

2. Will this become a rental?
A: The Owners are moving back from the foothills to 2200 E. Adams making this their Primary Residence. There is no intention of renting the extended living space.
3. What is the approach to landscape along Plumer?
A: Owners do not desire to landscape between the Property Line and the Curb. So what is currently in place will remain unchanged.
4. What is your solution for the site lines for the Garbage Container?
A: We will remove the wall that we intended to hide the trash and utilize that corner of the property to set the community trash container.
5. What is the Right of Way of the Alley?
A: From Property Line to Property Line it is 24'-0"
6. There are two poles across the Alley that have overhead wires, where will the trash container end up?
A: Since we are not building the wall for trash enclosure, we can place the container near where it is today or closer to the corner.
7. What is the timeline to Completion?
A: The Project Variance Board of Adjustment meeting is 1/30/19, and should we get the go ahead to complete the project, we will submit for engineering and permit and expect 2 months review cycle with Permitting. Construction should take 2 months, so we would say mid spring as completion.
8. Will the plans be posted by the Board of Adjustment?
A: In our packet being submitted to the Board of Adjustment, we have Plans and Elevations that most likely will be published.
9. How tall is the new exterior wall?
A: The wall height is the same as the existing Garage wall, we intend on carrying around the addition the same detailing as you see here and maintain current heights and proportions.
10. May we take a picture of your story board?
A: Yes of course, feel free to. You can also contact us for any additional information about this project you may want to see.
11. Why are you going through the Variance Red Tape process?
A: Originally, we started with the DDO option for the setback modifications but the addition exceeded the 50% SF of Primary Residence rule that kicked the Project into an immediate Variance process.
12. What will the Slones do about parking?
A: Slones understand that day parking requires permits for Owners and Guests.
13. What is the distance of the existing garage wall to the Property Line?
A: 8 feet.



December 24, 2018

Board of Adjustment Variance

Jim & Norma Slone

2200 E. Adams St.

Tucson, Arizona 85712

RE: T18PRE0134

Neighbors,

The original notice for a public on-site neighborhood meeting was insufficient by one day. The City has directed us to offer additional opportunity for any questions to be addressed regarding T18PRE0134 for those who could not attend.

We will discuss the case materials and field questions as needed from date of this letter through January 30, 2019, the date of the Public Hearing. The City will mail out time and place for the hearing under a separate mailing.

Please contact:

Daniel L. McPeak, Project Architect at 520-795-4000 x 149, Email: danielmcpeak@seaverfranks.com

Seaver Franks has included the meeting summary held on site December 20, 2018.

December 21, 2018

Board of Adjustment Variance

Jim & Norma Slone

2200 E. Adams St.

Tucson, Arizona 85712

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Call in who could not make it: Laura Dettmer

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A: *The Project Variance Board of Adjustment meeting is 1/30/19, and should we get the go ahead to complete the project, we will submit for engineering and permit and expect 2 months review cycle with Permitting. Construction should take 2 months, so we would say mid spring as completion.*
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9. *How tall is the new exterior wall?*
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A: *Originally, we started with the DDO option for the setback modifications, but the addition exceeded the 50% SF of Primary Residence rule that kicked the Project into an immediate Variance process.*
12. *What will the Slones do about parking?*
A: *Slones understand that day parking requires permits for Owners and Guests.*
13. *What is the distance of the existing garage wall to the Property Line?*
A: *8 feet.*

The UPS Store - #283
3938 E Grant Rd
Tucson, AZ 85712
(520) 881-7600
***** O F F - L I N E *****

12/24/18 10:58 AM

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CITY OF
TUCSON

PLANNING &
DEVELOPMENT
SERVICES
DEPARTMENT

ZONING
ADMINISTRATION
DIVISION

December 28, 2018

**SUBJECT: C10-19-03 SLONE RESIDENCE /DETACHED GARAGE
EXPANSION AND REMODEL / JAMES AND NORMA SLONE
/ 2200 EAST ADAMS STREET, R-1**

ACTIVITY #: T18SA00554

Dear Neighbor and/or Neighborhood Association Representative,

On December 11th and 24th, 2018, the applicants sent notice of a neighborhood meeting regarding variances for the proposed conversion of a detached garage into a living area, and to build a new garage and storage area onto the same structure. The variances requested at the time of the notice were for reduced setbacks to the south and west lot lines, and for the overall detached structure to exceed 50% of the size of the residence. Upon further review of the application, staff found that an additional variance would be required to maintain the reduced setback at the *east* lot line with the conversion of the former garage to a living area. There are no new additional buildings proposed, nor revisions to the submitted plans. To be in compliance with notification standards, the applicants are notifying you of the additional variance required. The letter from the applicants is attached for your review.

Sincerely,

Heather Thrall,
Lead Planner

Attachment:

Letter from applicants offering to answer questions regarding the requested variances.



12/27/2018

For: Slone Residence (convert detached garage to living area, add on new garage/storage)

AT: 2200 E Adams Street, R-1

Case: C10-19-03/T18SA00554

Seaver Franks Architects Inc. AIA (SFA) is representing James and Norma Slone in the Variance Process for a Garage Expansion and interior conversion to Livable Square footage case number C10-19-03/T18SA00554.

Timeline:

- SFA sent out a Public Mailing 12/11/2018 inviting the public to meet at the Site to discuss the Project and to answer Questions.
- Neighborhood Meeting was held 12/20/2018.
- Follow-up public mailing was sent out 12/24/2018 indicating that SFA is maintaining a continuous invitation to meet to discuss the case up until 1/30/2019.

6.6.3B - Our Proposed Garage Expansion exceeds Building Envelope Setbacks on East, West & South

1. Proposed Project will expand over the West (Side Yard Setback), Seaver Franks would like to request that the set-back requirement be released and allow building** up to 1'-2" Architects from the property line.
2. Proposed Project will expand over the South Alley (Rear Yard Setback), Seaver Franks Architects would like to request that the setback requirement be released and allow building** up to 2'-0" from the property line.
3. Existing East Setback expands over the East Building Envelope (Side Yard Setback), Seaver Franks Architects would like to request that the setback requirement be released and allow existing building up to 2'-6" from the property line.

** Request relative to this project only.

Project Applicable to sections 4.7.9 (R1), table 4.8.2 (Single Family), 6.3.2-A, 6.4.5, table 6.4.5C-1 (ADT 140 or less)

6.6.3D - Our Proposed Garage exceeds 50% GFA of the Principal Structure.

4. Proposed Garage Addition exceeds 50% of the Principal Structure by 259 SF.

Respectfully,

Daniel L. McPeak, Project Architect

520-795-4000

danielmcpeak@seaverfranks.com