



BOARD OF ADJUSTMENT VARIANCE APPLICATION

Case Number: C10- 20-02 Activity Number: T205A00029
~~DP19-0115~~ Date Accepted: 1/14/2020

PROPERTY LOCATION INFORMATION

Property Address: 4075 E. Timrod St.
Project Description: City of Tucson, Fire Station No. 11
Zoning: R-1 Property Size (sqft): 18,892
Number of Existing Buildings: 1 Number of Stories: 1 Height: 20' max
Legal Description: Country Club Heights-South Side E140' of S135' of BLK 27
Pima County Tax Parcel Number/s: 126-16-2930

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

APPLICANT: Terry Gilliland, Project Manager, City Manager's Office

ADDRESS: 300 S Fire Central Pl, Tucson, AZ 85726

PHONE: ((360) 865-1221 FAX: () EMAIL: terry.gilliland@tucsonaz.gov

PROPERTY OWNER (If ownership in escrow, please note): City of Tucson

ADDRESS: 255 W Alameda, Tucson, AZ 85726

PHONE: ((520) 837-4063 FAX: () EMAIL: amber.kerwin@tucsonaz.gov

- PROJECT TYPE (check all that apply):
- | | |
|---|---|
| <input type="checkbox"/> New building on vacant land | <input type="checkbox"/> Change of use to existing building |
| <input checked="" type="checkbox"/> New addition to existing building | <input type="checkbox"/> New building on developed land |
| <input type="checkbox"/> Existing building needs permits | <input type="checkbox"/> Modification to wall/fence height |
| <input type="checkbox"/> Landscaping / Screening substitution | <input type="checkbox"/> Other _____ |

Related Permitted Activity Number(s): ~~T19SA0040~~, DP19-0115

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


SIGNATURE OF OWNER/APPLICANT

1/14/2020
Date

BOARD OF ADJUSTMENT – PROJECT DESCRIPTION

The subject property has a lot size of 18892sf with existing single structure of 3440sf. This structure functions as the City of Tucson Fire Station 11 and is geographically well situated to provide emergency response to the surrounding community. This Fire Station houses four (4) full-time firefighters and associated fire emergency equipment/vehicles. This fire station is one of many programmed to receive safety upgrades through the Tucson Delivers, Safer City Program. However, in December of 2018 the Fire Station suffered a catastrophic fire event which destroyed the kitchen, dining area, dayroom, sleeping quarters and watch office. The damage has been mitigated, but the facility is uninhabitable in its current state. Currently, the firefighters are stationed out of, and living in a local hotel. In an effort to minimize firefighter displacement and more effectively use funds available, the City decided to address the rehab and remodel simultaneously. To that end, the City has been working with a design consultant to develop plans to both rehab and renovate the facility. The goal of this remodel and rehab is to ensure the station better accommodates its intended service function and meets health and safety standards for our firefighters.

Currently, Fire Station No. 11 does not meet the National Protection Association (NFPA) guidelines related to firefighter safety. More specifically, the facility does not provide a separate space for turnout gear storage, decontamination room and fitness area to reduce fire fighter exposure to carcinogens. Since this facility was built prior to these NFPA guidelines there are no spaces designated for these functions and the current structure is not large enough to incorporate these new uses. The firefighters occupy the station for 24-hour shifts and currently their fitness related activities are performed in the apparatus bays subjecting them to direct exposure to the carcinogens present in vehicle exhaust. Additionally, since there is no separate storage area, all of their turnout gear is also stored in the apparatus bays subjecting this safety equipment to the same harmful carcinogens. Therefore, in order to comply with current NFPA guidelines to provide for firefighter safety the design plan includes the following:

- Reconfiguration of existing internal space to provide for turnout gear storage and a decontamination room for the cleaning or turnout gear adjacent to the apparatus bays.
- The construction of a 747sq ft addition off the eastside of the existing structure to accommodate fire fighter dorms that were displaced by the addition of the turnout gear storage and decontamination space.
- The construction of a 793sq ft addition off the north side of the existing structure to accommodate workout space and equipment for firefighters that was previously housed on the apparatus bay floor.

Providing an additional 1540sf to the existing facility will result in a total gross floor area of 4,980sf. When added to the vehicular use area of 7943sf we will end up with lot coverage of 68% which exceeds the maximum allowable coverage in the UDC of 60%. In order to avoid this UDC exception we explored three other options:

1. First, we explored the potential of acquiring adjacent properties to provide a large enough lot so that the proposed building additions would not exceed the maximum allowable lot coverage. The subject lot is on the corner of a street intersection which means there are

only two adjacent properties. Both of these properties have residences that are owner-occupied and are not currently available for sale on the market. Additionally, both of these parcels are listed as contributing properties for the San Clemente Neighborhood which is listed on the National Historic Register. In order to realize the benefit of utilizing either of these properties we would have to demolish the residence thus delisting the property. We have already discussed a scenario such as this possibility with the City of Tucson Historical Administrator from the Historical Preservation Office and determined the Tucson-Pima County Historical Commission would not approve the demolition of either facility. Additionally, we want to pursue the most fiscally responsible option. If there is a possibility that a Variance could be obtained to utilize the existing property, then we will not have to spend additional dollars to purchase an adjacent property.

2. Second, we studied the possibility of providing the additional square footage as a second story to the existing facility. This potential design option presents three distinct drawbacks:
 - a. The added building height of a second story would not meet the required Finding 6. which requires that the building not impair an adequate supply of light and air to adjacent property and furthermore, has the potential to impair property values within the neighborhood. Additionally, given that this is a 24/7 operation, adding a second story would unreasonably encroach on the privacy of adjacent residents.
 - b. The added building height of a second story would require further set-back distances which cannot be met due to the location of the existing building perimeter. This option would require a variance request or design development option.
 - c. The potential of adding a second story was discussed with the City of Tucson Historical Administrator from the Historical Preservation Office and it was determined the Tucson-Pima County Historical Commission would not approve construction of a second story.

3. Third, we explored the possibility of relocating the Fire Station to another property. A grid perimeter was established around the existing property that would offer locations that would not significantly hinder current response times to incidents which occur within the neighborhood that Fire Station No. 11 serves. After conducting market research, it was determined there were no available properties within a reasonable proximity to the existing location that were suitable to construct a new Fire Station within the requirements of the Unified Development Code. Additionally, we believe that spending taxpayer money to procure additional property would not be in the best interest of the community if there is a possibility that a Variance could be obtained to utilize the existing property.

As a result of negative conclusions with each of the above explored options, we have reached the determination that a Variance Request to build on the existing site and build out rather than up is the best available option for moving this project forward to provide a facility that will meet the current Safety requirements for our firefighters. We are asking that a Variance be granted to allow for the proposed 68% lot coverage that will still remain below the maximum 70% coverage which is allowed for other residential properties in the vicinity.



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.

1. UDC TABLE 6.3-2.B allows 60% maximum lot coverage. The lot size is 18,892 sf with total proposed gross floor area and vehicular use area of 12,923sf ending up with 68% coverage which is 8% above the maximum allowable under the current UDC. Applicant is requesting that a variance be issued regarding UDC TABLE 6.3-2.B to allow for the proposed 68% lot coverage for this civic facility which will still fall below the allowable residential coverage of 70%.

2. Per UDC TABLE 6.3-2.B: EXCEPTIONS TO THE R-1, R-2, MH-1, & MH-2 DIMENSIONAL STANDARDS the minimum lot size for a Protective Service (P-government owned and operated only) is 20,000SF. The existing lot size is 1,108SF less than the required minimum. Since the Fire Station was constructed prior to the development of the current UDC applicant is requesting a variance to allow the existing structure to remain on the existing lot.

Case Number: C10- 20-02

Activity Number: ~~DP19-0115~~ *T205 T205A00029*



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;

see attached sheet for Finding 1. details

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

see attached sheet for Finding 2. details

- 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;

see attached sheet for Finding 3. details

- 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;

see attached sheet for Finding 4. details

Case Number: C10-20-02

Activity Number: DP19-0115 T205400029



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;

see attached sheet for Finding 5. details

Four horizontal lines for handwritten notes.

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,

see attached sheet for Finding 6. details

Four horizontal lines for handwritten notes.

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.

see attached sheet for Finding 7. details

Four horizontal lines for handwritten notes.

Case Number: C10-20-02

730 SA 00029

Activity Number: DP19-0115

BOARD OF ADJUSTMENT – REQUIRED FINDINGS

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;

The size and shape of the property prevent any expansion to the existing facility and remain in compliance with the current UDC regarding lot coverage. The parcel sits on a corner lot which geometrically requires a much more expansive area of concrete driveway for the Fire Department apparatus to enter and exit the property. This increased requirement for vehicle use area precludes the ability to provide additional building square footage and still remain under the 60% lot coverage allowed by UDC for the buiding use type. Other neighbors in the area are allowed up to 70% lot coverage and the relief being sought in this variance request is less than that percentage.

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

As the owner of the property, the City of Tucson has in no way self-imposed or created the special circumstances which prompted this variance request. The desire to add on square footage to the existing facility is a result of an effort on the part of the City to comply with recently updated National Fire Protection Association guidelines and best practices for fire fighter safety.

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;

Granting this variance request will in no way create special privileges inconsistent with the limitations upon other properties in the vicinity. Surrounding neighbors are actually allowed greater use of the property than is allowed for the current use of this property.

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 size and shape of the property cannot reasonably be further developed in conformity with the provisions of the UDC in regards to lot coverage. A second story was evaluated as a means to obtain the necessary additional square footage, but this approach would most likely not have been approved by the Tucson-Pima County Historical Commission. Additionally, the addition of a second story would most likely have violated several of the other required findings.

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 proposed variance request will in no manner be detrimental to the public welfare or injurious to other property in the neighborhood. The proposed work is contained within block wall and landscape screening and will in no way impact surrounding properties.

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,

Features of work included in this variance request will not impair supply of light or air to any adjacent property, nor will it increase congestion at all and once completed will not impair property values. Conversely, being able to maintain an active Fire Station within the neighborhood actually increases property values and lowers insurance rates for all home owners.

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.

The proposed lot coverage of 68% is the minimum which can be attained and still provide the necessary square footage required safety upgrades to the facility. The additional square footage needed to accomplish the space requirements of the proposed upgrades has been analyzed by multiple architects and the design included with this variance application represents the minimum requirements.

End Findings



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: JAN-8-2020

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:

Terry Gilliland, Project Manager, City Manager's Office Phone: (360) 865-1221

Applicant's Address:

300 S Fire Central Pl, Tucson, AZ 85726

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

The subject property located at:	4075 E. Timrod St.
Assessor's Parcel Number:	126-16-2930
Printed Name of Owner of Record:	City of Tucson
Address of Owner of Record:	255 W. Alameda
Phone Number of Owner of Record:	520-837-4063
Signature of Owner of Record: (must be original signature)	

City of Tucson
Zoning Administrator

Case Number: C10-20-02 Activity Number: T20SA00029
~~T19SA00402~~

Parcel Number: 126-16-2930

Property Address

Street Number	Street Direction	Street Name	Location
4075	E	TIMROD ST	Tucson

Contact Information

Property Owner Information:

CITY OF TUCSON

00000-0000

Property Description:

COUNTRY CLUB HEIGHTS-SOUTH SIDE E140' OF S135' OF BLK 27

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2019	VACANT/AG/GOLF (2)	15.0	\$51,000	\$170,034	\$221,034	\$221,034	\$33,155
2020	VACANT/AG/GOLF (2)	15.0	\$55,000	\$178,632	\$233,632	\$232,086	\$34,813

Property Information

Township:	14.0	Section:	15	Range:	14.0E
Map:	5	Plat:	9	Block:	027
Tract:		Land Measure:	18,900.00F	Lot:	
Census Tract:	3400	File Id:	1	Group Code:	
Use Code:	9770 (MUNICIPAL POLICE/FIRE DEPARTMENT FACILITY)			Date of Last Change:	11/6/2012

Valuation Area

District Supervisor: RAMON VALADEZ District No: 2

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
10	1111055 DEL	05005101	05009 DEL	14

Recording Information (1)

Sequence No.	Docket	Page	Date Recorded	Type
0	1577	337	1/1/1753	

Commercial Characteristics

Property Appraiser: Eduardo Puig Phone: (520) 724-6980

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	3,539	\$178,632	\$0	\$0

Commercial Detail

SEQ-SECT	Const Year	Model / Grade	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1975	904/3	0000000	3,539	\$393,116	\$162,593	FIRE STATION
002-001	2000	290/3	0000000	0	\$29,375	\$16,039	PARKING LOT

Permits (2)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T99EL02024	COth ~ FINAL	11/18/1999	11/15/1999	TUC	\$0	0	5/9	07/25/2007			0
Description: GENERATORS											
T97CM00431	CALT ~ FINAL	06/04/1997	09/04/1997	TUC	\$89,000	0	5/9	07/25/2007			0
Description: REMODEL EXIST FIRES STATION NO. 11											

Notes (2)

Created: 1/24/2012 DISREGARD THE PREVIOUS NOTE. USE CODE 9700 TO 9770.
 Modified: 1/24/2012

Created: 1/23/2012 TUCSON FIRE STATION 11. PU NEW BLDG FOR 2014. CORRECT IMPS USE CODE (9700->9720) AND CLASS (4/0). NC
 Modified: 1/23/2012 RATIOS. APEXED. SPECS AND DIMS EST.

I want to...

Parcel

Parcel ID: 126162930

Owner: CITY OF TUCSON

Owner Address:

[Property Research Online \(PRO\)](#)

[Metadata](#)

[Google Street View](#)

[Pima County Pictometry](#)

GIS Layer Name: PAREGION

[View Additional Details](#) [Run a Report](#) [Add to Results](#)

City of
Tucson

Tucson
Fire Dept

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E TIMROD ST

E TIMROD ST

E TIMROD ST

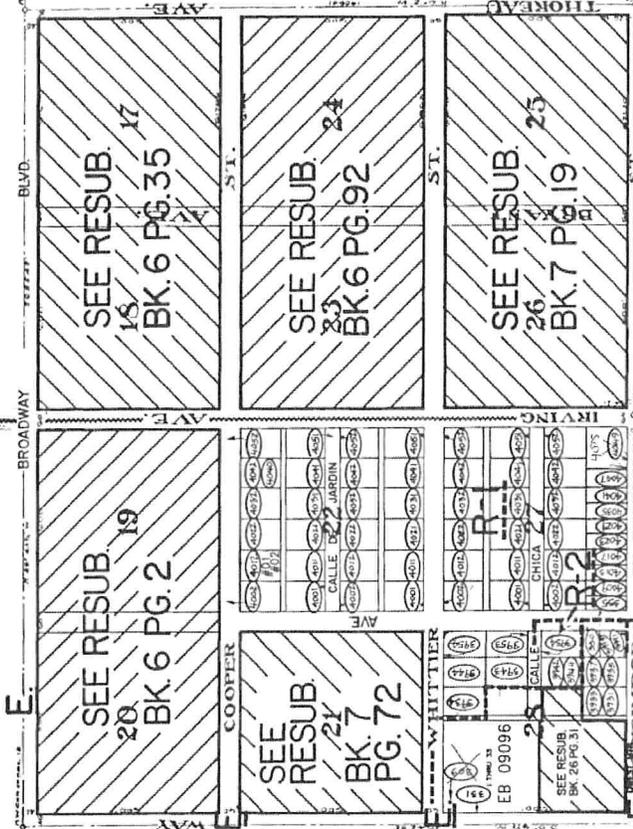


1:5000



MAP MAP
11
2

4100
E.
4000-E.
3900-E.



200 - S.

ANNOTATED
COPY

We, the undersigned, hereby certify that we are the sole owners of the land shown on this map, and that we are the only persons who are entitled to the same. We hereby agree to the subdivision of said land in the manner shown hereon, and further we hereby dedicate to the use of the public forever all thoroughfares shown hereon.

Subscribed: *Leo E. Wagner*, Clerk of the Board of Supervisors, County of Pima, Arizona.

400 - S.

STATE OF ARIZONA
COUNTY OF PIMA
I, Leo E. Wagner, Clerk of the Board of Supervisors, County of Pima, Arizona, do hereby certify that the foregoing map was approved by the Board of Supervisors on the 15th day of July, 1937.

500 - S.

N.
200 - S.

300 - S.

400 - S.

CITY OF TUCSON
MAP 2,11
ZONE B-1,
R-1,R-2,R-5

COUNTRY CLUB HEIGHTS
- SOUTH SIDE -
SUBDIVISION OF J. M. ROBERTS
BEING A SUBDIVISION OF THE AVE. 1/2, THE SW 1/4 AND THE A 1/2 OF THE SEC. 14 OF THE AVE. 1/2 OF DEC. 15, T14 S, R14 E, S. 85 STR. 1/2, PIMA COUNTY, ARIZONA. JUNE 1937.

500 - S.

APPROVED: *Leo E. Wagner*
Leo E. Wagner, Clerk of the Board of Supervisors, County of Pima, Arizona.
I, Leo E. Wagner, Clerk of the Board of Supervisors, County of Pima, Arizona, do hereby certify that the foregoing map was approved by the Board of Supervisors on the 15th day of July, 1937.

4000
E.
3900-E.

MAP MAP
11
2



CITY OF TUCSON HISTORIC PRESERVATION PROGRAM
PLANNING AND DEVELOPMENT SERVICES

October 15, 2019

Amber Kerwin
Program Manager
City Manager's Office
255 West Alameda
Tucson, AZ 85701

**RE: Fire Station 11, 4075 E. Timrod St., San Clemente National Register
Historic District**

Dear Ms. Kerwin:

Consistent with Administrative Directive (AD) 1-07-7, work to a city-owned property requires review by the Historic Preservation Office and in some cases the Tucson-Pima County Historical Commission, Plans Review Subcommittee (PRS), to ensure that historic resources will not be adversely impacted. Specifically, work to the exterior of a designated resource or ground disturbing work requires review.

As part of this process, Fire Station 11 located at 4075 East Timrod Street was reviewed by PRS on October 10, 2019. This property is a contributing resource to the San Clemente National Register Historic District. Work proposed for this building includes a one-story addition to the north and to the east and rehabilitation of the original portion of the building that was fire damaged. PRS determined that the work was consistent with the US Secretary of the Interior's Standards. The Historic Preservation Office concurs with this determination.

Please retain this correspondence as a record of the project's approval. If you have any questions, please let me know.

Sincerely,

Jodie Brown, AICP
Historic Preservation Officer

11/21/2019
Elisa Hamblin
Zoning Review, requires change
CDRC Transmittal

TO: Development Services Department
Plans Coordination Office

FROM: Steve Shields
Section Manager

PROJECT: Fire Station 11 - Addition
Development Package (1st Review)
DP19-0115

TRANSMITTAL DATE: November 21, 2019

DUE DATE: November 25, 2019

COMMENTS: Please resubmit revised drawings and any redlined plans along with a detailed response letter, which states how all Zoning Review Section comments were addressed.

This plan has been reviewed for compliance with the Unified Development Code (UDC) Administrative Manual (AM) Section 2-06. Also compliance with applicable development criteria for the proposed use as listed in the City of Tucson Uniform Development Code (UDC) and the UDC Technical Standards Manual (TSM).

Section 3.3.3.G.5.c UDC, An applicant has one year from the date of application to obtain approval of a site plan that complies with zoning and other development requirements in effect at the time of application, unless an ordinance adopted by Mayor and Council during this period states otherwise. A site plan application that has been in review for a period of one year and has not yet been approved is considered denied. To continue the review of a site plan for the property, a new site plan must be submitted that complies with regulations in effect at the time of re-submittal. The new submittal initiates a new one-year review period. One year Expiration date is November 19, 2017.

CONTENT REQUIREMENTS

1. 2-06.4.2.D - If sheets 4 & 5, record of survey, are to remain in the development package the total number of pages listed within the title block needs to be revised to 5 and the sheet number on sheets 4 & 5 also needs to be corrected.

2. 2-06.4.3 - Provide the administrative street address adjacent to the title block on all sheets.

3. 2-06.4.3 - Provide the correct history case number, T19SA00402, adjacent to the title block on all sheets.

2-06.4.7 - General Notes

The following general notes are required. Additional notes specific to each plan are required where applicable.

2-06.4.7.A - Zoning and Land Use Notes

4. 2-06.4.7.A.2 - Per UDC Table 6.3-2.B: EXCEPTIONS TO THE R-1, R-2, R-3, MH-1, & MH-2 DIMENSIONAL STANDARDS the minimum lot size for a Protective Service (P - government owned and operated only) is 20,000 SF. A board of adjustment for variance of a City Manager Waiver must be approved prior to approval of the development package.

5. 2-06.4.7.A.4 - Under Property Summary revise the us to include Subject to Use Specific Standard 4.9.13.F. Zoning acknowledges that UDC Table 4.8-2 does not show this use specific standard as applicable to the R-1 zone. This is an error that was not caught in the change over from the LUC to the UDC. Based on discussions with the Zoning Administrator Use Specific Standard 4.9.13.F applies to the R-1 zone.

2-06.4.7.A.8 - For development package documents provide:

6. 2-06.4.7.A.8.b - Per UDC Table 6.3-2.B: EXCEPTIONS TO THE R-1, R-2, R-3, MH-1, & MH-2 DIMENSIONAL STANDARDS the maximum lot coverage allowed for Protective Service (P - government owned and operated only) is 60%. A board of adjustment for variance of a City Manager Waiver must be approved prior to approval of the development package.

2-06.4.9 - Information on Proposed Development

The following information on the proposed project shall be shown on the drawing or added as notes.

7. 2-06.4.9.H.5 - Provide a PAAL width dimension for the PAAL north of the new vehicle parking spaces north and east of the proposed additions.

8. 2-06.4.9.H.5 - Provide a PAAL width dimension for the PAAL east of the new vehicle parking spaces along the west property line.

9. 2-06.4.9.H.5.a - Per UDC Article 7.4.6.H.1 Barriers, such as post barricades or wheel stop curbing, are required in a vehicular use area to prevent vehicles from extending beyond the property lines, to prevent cars from damaging adjacent landscaping, walls, or buildings, overhanging adjacent sidewalk areas, and/or driving onto unimproved portions of the site. That said provide wheel stops for the vehicle parking shown along the west property line.

10. 2-06.4.9.H.5.a - Provide a typical parking space detail shall be provided for both standard parking spaces and those for the physically disabled.

11. 2-06.4.9.H.5.a - The vehicle parking space calculation is not correct. Per UDC Article 7.4.3.A.2 Each Land Use Group (Group), except for Residential and Storage, has a standard minimum parking formula. The standard formula applies to every Land Use Class (Class) within that Group, except for those Classes specifically listed in the parking tables. That said per UDC TABLE 7.4.4-1: MINIMUM NUMBER OF MOTOR VEHICLE SPACES REQUIRED, CIVIC USE GROUP, 1 vehicle parking space per 300 sq. ft. GFA is required. As only 7 vehicle parking spaces are provided a board of adjustment for variance of a City Manager Waiver must be approved prior to approval of the development package.

12. 2-06.4.9.H.5.d - Provide a detail for the required long term bicycle parking

13. 2-06.4.9.R - Per TSM Section 7-01.4.1.B A sidewalk is required adjacent and parallel to any access lane or PAAL on the side where buildings are located. Provide a 4'-0"sidewalk along the north side of the proposed 793 SF addition.

14. 2-06.4.9.R - Per TSM Section 7-01.4.1.C A A sidewalk is required adjacent to any parking space accessed by a PAAL where the space is located on the same side of the PAAL as any building and no other parking spaces or PAALs intervene Provide a 4'-0"sidewalk along the north side of the proposed 747 SF addition.

15. 2-06.4.9.X - Demonstrate on the plan how the requirements of UDC Use Specific Standard 4.9.13.F is met.

If you have any questions about this transmittal, please Steve Shields, (520) 837-4956 or Steve.Shields@fucsonaz.gov

RESUBMITTAL OF THE FOLLOWING IS REQUIRED: Revised development package

11/22/2019
Andrew Connor
Landscape
ADMINISTRATIVE MANUAL

The Development Package will contain the following identification in the lower right corner of each sheet:

Any relevant case numbers for reviews or modifications that affect the site.

Add case # DP19-0115

Indicate Board of Adjustment case # and any conditions imposed

7.6. LANDSCAPING AND SCREENING

The standards in this Section 7.6.4.B apply to all developments that provide more than four motor vehicle parking spaces.

7.6.2. APPLICABILITY

The provisions of this section apply to the following:

Expansion of existing development, as provided below:

2. Buildings 10,000 Square Feet or Less

On sites where the gross floor area of the existing building(s) is 10,000 square feet or less, expansions in square footage of land area, floor area, lot coverage, or vehicular use area as follows.

- a. If the expansion is less than 50%, the standards of this section apply only to the proposed expansion. Existing development on the site is subject to the zoning standards in effect at the time the existing development received zoning approval.
- b. If the expansion is 50% or greater or if expansions as of February 15, 1991, cumulatively result in a 50% or greater expansion in land area, floor area, lot coverage, or vehicular use area, the standards of this section apply to the entire site.

Provide expansion calculation.

Ensure that all Zoning and Engineering comments and concerns are addressed.

Additional comments may apply.

11/22/2019
Loren Makus
Engineering, requires change

1. This development plan proposes moving the solid waste container within the site. The existing site does not meet the current requirements for access and screening. The proposed location increases the backing distance for the service vehicle.

PLAN REVIEW RESPONSE LETTER



ARCHITECTS

DATE: 12-26-2019

To: City of Tucson
Development Services

FROM: WSM Architects, Inc.
4330 N. Campbell Ave. #268
Tucson, AZ 85718

PROJECT NAME: Addition to Fire Station 11, City of Tucson

WSM PROJECT NO: 18-031

SITE ADDRESS: 4075 E. Timrod Street. Tucson, AZ. 85711

ACTIVITY NO: DP19-0115

PERMIT TYPE: Development Plan

	ZONING COMMENTS:	WSM RESPONSE:
1	2-06.4.2.D - If sheets 4 & 5, record of survey, are to remain in the development package the total number of pages listed within the title block needs to be revised to 5 and the sheet number on sheets 4 & 5 also needs to be corrected.	Sheet 4 and 5 (Record of Survey) have been removed. Index has been updated on Cover Sheet.
2	2-06.4.3 - Provide the administrative street address adjacent to the title block on all sheets.	Address has been provided as requested on each sheet
3	2-06.4.3 - Provide the correct history case number, T19SA00402, adjacent to the title block on all sheets.	History case number has been provided under the Title Block
4	2-06.4.7 - General Notes The following general notes are required. Additional notes specific to each plan are required where applicable. 2-06.4.7.A.2 - Per UDC Table 6.3-2.B: EXCEPTIONS TO THE R-1, R-2, R-3, MH-1, & MH-2 DIMENSIONAL STANDARDS the minimum lot size for a Protective Service (P - government owned and operated only) is 20,000 SF. A board of adjustment for variance of a City Manager Waiver must be approved prior to approval of the development package.	Note has been added under General Notes #7
5	2-06.4.7 - General Notes The following general notes are required. Additional notes specific to each plan are required where applicable. 2-06.4.7.A.4 - Under Property Summary revise the use to include Subject to Use Specific Standard 4.9.13.F. Zoning acknowledges that UDC Table 4.8-2 does not show this use specific standard as applicable to the R-1 zone. This is an error that was not caught in the change over from the LUC to the UDC. Based on discussions with the Zoning Administrator Use Specific Standard 4.9.13.F applies to the R-1 zone.	General Note #3 has been modified to reflect "Subject to Use Specific Standard 4.9.13.F"

4330 NORTH CAMPBELL AVE
SUITE No. 268
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6	2-06.4.7.A.8 - For development package documents provide: 2-06.4.7.A.8.b - Per UDC Table 6.3-2.B: EXCEPTIONS TO THE R-1, R-2, R-3, MH-1, & MH-2 DIMENSIONAL STANDARDS the maximum lot coverage allowed for Protective Service (P - government owned and operated only) is 60%. A board of adjustment for variance of a City Manager Waiver must be approved prior to approval of the development package.	Note has been added under General Notes #8
7	2-06.4.9.H.5 - Provide a PAAL width dimension for the PAAL north of the new vehicle parking spaces north and east of the proposed additions.	Dimension has been provided for PAAL
8	2-06.4.9.H.5 - Provide a PAAL width dimension for the PAAL east of the new vehicle parking spaces along the west property line.	Dimension has been provided as PAAL
9	2-06.4.9.H.5.a - Per UDC Article 7.4.6.H.1 Barriers, such as post barricades or wheel stop curbing, are required in a vehicular use area to prevent vehicles from extending beyond the property lines, to prevent cars from damaging adjacent landscaping, walls, or buildings, overhanging adjacent sidewalk areas, and/or driving onto unimproved portions of the site. That said provide wheel stops for the vehicle parking shown along the west property line.	Concrete wheel stops have been added to parking spaces. See Site Plan Keynote #25
10	2-06.4.9.H.5.a - Provide a typical parking space detail shall be provided for both standard parking spaces and those for the physically disabled.	Detail 3/Sheet 2 shows a typical parking space located next to ADA parking space detail
11	2-06.4.9.H.5.a - The vehicle parking space calculation is not correct. Per UDC Article 7.4.3.A.2 Each Land Use Group (Group), except for Residential and Storage, has a standard minimum parking formula. The standard formula applies to every Land Use Class (Class) within that Group, except for those Classes specifically listed in the parking tables. That said per UDC TABLE 7.4.4-1: MINIMUM NUMBER OF MOTOR VEHICLE SPACES REQUIRED, CIVIC USE GROUP, 1 vehicle parking space per 300 sq. ft. GFA is required. As only 7 vehicle parking spaces are provided a board of adjustment for variance of a City Manager Waiver must be approved prior to approval of the development package	Parking calculations have been revised as requested.
12	2-06.4.9.H.5.d - Provide a detail for the required long term bicycle parking	See Site Plan Keynote #35 which points to the bike parking location on sheet 1. Detail 6 on sheet 2 has been added.
13	2-06.4.9.R - Per TSM Section 7-01.4.1.B A sidewalk is required adjacent and parallel to any access lane or PAAL on the side where buildings are located. Provide a 4'-0" sidewalk along the north side of the proposed 793 SF addition.	Concrete sidewalk has been provided as requested
14	2-06.4.9.R - Per TSM Section 7-01.4.1.C A A sidewalk is required adjacent to any parking space accessed by a PAAL where the space is located on the same side of the PAAL as any building and no other parking spaces or PAALs intervene Provide a 4'-0" sidewalk along the north side of the proposed 747 SF addition.	Concrete sidewalk has been provided as requested

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15	2-06.4.9.X - Demonstrate on the plan how the requirements of UDC Use Specific Standard 4.9.13.F is met.	A new 5' screen wall has been provided on the East side of the property where no screen wall exists. The existing screen wall will be raised up to 5'. See detail 7 on sheet 2This way we comply with 4.9.13.F
LANDSCAPE Comments:		
1	Add case # DP19-0115	Case number has been provided under the Title Block
2	Indicate Board of Adjustment case # and any conditions imposed	
3	Buildings 10,000 Square Feet or Less On sites where the gross floor area of the existing building(s) is 10,000 square feet or less, expansions in square footage of land area, floor area, lot coverage, or vehicular use area as follows. a. If the expansion is less than 50%, the standards of this section apply only to the proposed expansion. Existing development on the site is subject to the zoning standards in effect at the time the existing development received zoning approval. Provide expansion calculation.	Expansion is less than 50%. Calculation has been added under Property Summary, Site Requirements.
ENGINEERING Comments		WSM Response
1	This development plan proposes moving the solid waste container within the site. The existing site does not meet the current requirements for access and screening. The proposed location increases the backing distance for the service vehicle.	Per our conversation the Waste Container's location has been approved by Pat Tapia from Environmental Services. See attached email.

Attachments:

1. 24" x 36" PDF file of:
 - a. Revised Set
 - b. Response Letter

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TUCSON, ARIZONA 85718

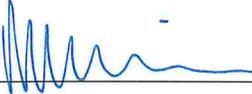
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TO: Board of Adjustment

SUBJECT: Certification of Mailout for 4075 E Timrod Street
Project Address

I, Amber Kenari, certify that on 12/10/2019, 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: 12/10/2019

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



December 11, 2019

Subject: Neighborhood Meeting for our Board of Adjustment Variance Application

Dear Neighbor,

We are proposing to renovate **Fire Station No. 11** located at 4075 E. Timrod St. This Fire Station houses four (4) full-time firefighters and associated fire emergency equipment/vehicles. This fire station is one of many programmed to receive safety upgrades through the Tucson Delivers, Safer City Program. However, in December of 2018 the Fire Station suffered a catastrophic fire event which destroyed the kitchen, dining area, dayroom, sleeping quarters and watch office. The damage has been mitigated, but the facility is uninhabitable in its current state. Currently, the firefighters are stationed out of, and living in a local hotel. In an effort to minimize firefighter displacement and more effectively use funds available, the City decided to address the rehab and remodel simultaneously. To that end, the City has been working with a design consultant to develop plans to both rehab and renovate the facility. The goal of this remodel and rehab is to ensure the station better accommodates its intended service function and meets health and safety standards for our firefighters.

In addition to repairing the kitchen, dining room, dayroom, sleeping quarters and watch office we are proposing to construct building additions to serve as: Turnout Gear Storage area, Decontamination Room (laundry), Fitness Workout area and sleeping quarters.

Per the City of Tucson Unified Development Code our proposed renovation will result in total lot coverage of 68% which will exceed the maximum allowable of 60%.

Therefore, this project will require a variance to the code requirements. The variance we are seeking is to allow the 68% lot coverage as proposed in the design documents.

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 meeting will be held on **January 6th at 6:00PM** at 4075 E. Timrod St. (Fire Station No. 11). 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: Terry Gilliland, Project Manager, City of Tucson, phone: (520) 837-4063 or email: terry.gilliland@tucsonaz.gov.

A formal application for the variance 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.

Terry Gilliland
Project Manager
City of Tucson

City of Tucson
City Manager's Office
255 W. Alameda
Tucson, AZ 85726



Variance Request - Neighborhood On-Site Meeting

Fire Station 11, City of Tucson

Activity No. DP19-0115

Held at Fire Station 11, 4075 E. Timrod St., Tucson, AZ

January 6, 2020 at 6:00PM

Summary:

A meeting was held on January 6, 2020 at 6:00PM to discuss the Variance Request being submitted by the City of Tucson regarding the above Activity Number. An Attendance Sign-In Sheet is attached to this summary.

The meeting began with an introduction by Amber Kerwin, Program Manager from the City of Tucson City Manager's Office. She discussed the reason for the meeting and briefly presented the components of the Prop 101 – Tucson Delivers program and its involvement with Fire Station 11. Particularly that renovation and safety upgrade work which was to be completed under the Tucson Delivers program was being performed in concert with the restoration work required due to the fire damage that occurred at the Fire Station back in December of 2018.

Assistant Chief Joe Gulotta from the Tucson Fire Department then provided some background information on Fire Station 11 and provided more detail about the safety upgrades that were being performed including: a separate fitness center away from the contaminants in the apparatus bays, a dedicated utility cleaning room with turnout gear storage and relocated dormitory sleeping areas.

The project architect, Paul Mickelburg, AIA, then presented the proposed renovation plans. He described the two building additions and pointed out the footprint of the new facility. Referring to full size drawings that were displayed on easel boards, he described the exterior elevations and how the new additions would appear from a visual perspective. It was discussed that Unified Development Code allows for 60% lot coverage on this site and that the proposed new gross square footage of the building combined with vehicle traffic areas would encompass 68% lot coverage. Paul concluded his presentation and the meeting was opened up to questions.



One attendee asked what the new additions would really look like from the street. Paul explained that the new additions would be contained behind existing masonry wall and landscape screening so the appearance wouldn't significantly change.

One attendee asked if and how they would be notified of the upcoming Board of Adjustment meeting where this Variance Request would be discussed. Terry Gilliland, Project Manager from the City Manager's Office indicated that affected neighbors should be notified by the City in advance of the meeting. He also offered to send notification to attendees directly if they provided contact information on the sign-in sheet.

One attendee asked if the new construction would have any impact on standing water in the surrounding streets. This issue was also brought up by another attendee. It was discussed that the proposed renovation would have no significant impact on any standing water in the streets.

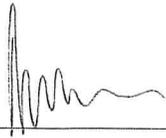
One attendee discussed concern with the Fire Department travelling and parking their fire engine at the Doubletree Hotel (location where firefighters are currently housed). The driveway is evidently shared by a neighboring apartment/condominium complex. AC Gulotta indicated he would investigate the situation and see if there was an alternate route the fire engine could take to avoid disturbing the neighboring complex.

No additional comments were offered and the meeting adjourned at approximately 6:52PM.

TO: Board of Adjustment

SUBJECT: Certification of Mailout for 4075 E. Timrod St.
Project Address

I, Amber Kenyon, certify that on 1/17/2020, 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: 1/17/2020

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



January 16, 2020

Subject: Neighborhood Notice for Board of Adjustment Revised Variance Application

Dear Neighbor,

As you are aware the City is planning to renovate Fire Station 11 in your neighborhood. Due to changes in the Unified Development Code since the Station was constructed we are asking the Board of Adjustment for variances to items contained within the code that we simply cannot meet. You were notified last month by letter of a variance to allow for our proposed lot coverage of 68% and a number of you attended a meeting to discuss the project. Unfortunately, I neglected to include an additional request for another issue that doesn't comply with the current UDC.

Today's code states that a Protective Service facility (Fire Station) can only be constructed on a lot of at least 20,000 square feet in size. The parcel that Fire Station 11 sits on is only 18,892 sf so we are 1,108 sf short of meeting the requirement. Because of this fact, we need to amend our previously submitted Variance Request application to ask the Board of Adjustment to allow us to keep our Fire Station on the existing lot even though it doesn't meet the required minimum size. I realize this may seem like a lot of work to go through for something so simple, but it is a requirement in the Code and we are holding ourselves to the same requirements as all citizens of our City.

Since we are revising our Variance Request application we must notify the affected neighbors as we did for the original submission. This letter is intended to satisfy that requirement. We do not have to conduct an additional Neighborhood Meeting on site, however, I would be more than happy to discuss this issue with anyone. If you would like additional information about the project please feel free to contact me via telephone, email or you can even mail me a letter. My contact information is: Terry Gilliland, Project Manager, City of Tucson, phone: (520) 837-4063 or email: terry.gilliland@tucsonaz.gov, office located at 300 S. Fire Central PL, Tucson, AZ 85726.

I have talked with the Planning & Development Services Department and you will be contacted directly by them to provide notice of the date and time for the Board of Adjustment public hearing. You are invited to attend and voice any concerns or comments you might have regarding this project. Thank you again for your continued support of our firefighters and please contact me if you have any questions or concerns.

Respectfully,

Terry Gilliland
Project Manager
City of Tucson

City of Tucson
City Manager's Office
255 W. Alameda
Tucson, AZ 85726