



BOARD OF ADJUSTMENT VARIANCE APPLICATION

Case Number: C10- 19-04 Activity Number: T19SA00033 Date Accepted: 1/7/19

PROPERTY LOCATION INFORMATION

Property Address: 4150 E COOPER ST. TUCSON AZ 85711

Project Description: ADD GARAGE, RAMADA, PORCH AND MODIFY HOUSE

Zoning: R-1 Property Size (sqft): 14,500

Number of Existing Buildings: 1 Number of Stories: 1 Height: 12'

Legal Description: SAN CLEMENTE E20' LOT 2 & ALL LOT 1 BIK 6 HISTORIC PROPERTY ADS-42-12104(A)

Pima County Tax Parcel Number/s: 126-16-1410

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

APPLICANT: ABRAHAM ANDRAUX

ADDRESS: 4150 E COOPER ST TUCSON AZ 85711

PHONE: (520) 551-7816 FAX: () EMAIL: qandraux@gmail.com

PROPERTY OWNER (If ownership in escrow, please note): LUZ DIVINA ANDRAUX

ADDRESS: 4150 E COOPER ST TUCSON AZ 85711

PHONE: (520) 904-2424 FAX: () EMAIL:

- 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): T18SA00417

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

X
SIGNATURE OF OWNER/APPLICANT

12/30/2018
Date



BOARD OF ADJUSTMENT - PROJECT DESCRIPTION

Provide a description of the project including, but not limited to its lot area, square footage of proposed or existing structures, proposed use/s, is a multiphase project, etc. If this project is the subject of a rezoning or special exception request, HPZ review, or a zoning violation, please provide current status of that case.

THE HOUSEHOLD IS A SINGLE FAMILY RESIDENCE. AS FOR THE CURRENT STATE OF THE HOUSEHOLD; IT IS NOT SUITABLE FOR MY GROWING FAMILY. WE REQUIRE THE ADDITIONAL SPACE IN ORDER TO PROVIDE A SAFE AND SECURE ENVIRONMENT. I INTEND TO MAKE THE FOLLOWING CHANGES: ADD THREE ADDITIONAL ROOMS TO THE RESIDENCE, FOR A TOTAL OF SIX BEDROOMS, TO REMODEL THE THREE EXISTING BEDROOMS AND MAKE A MASTER BEDROOM, ADDING A TWO-CAR GARAGE, AND FINALLY ADDING A RAMADA. MY FAMILY REQUIRES THIS ADDITIONAL SPACE IN ORDER TO PROVIDE A SAFE AND SECURE HOUSEHOLD. SINCE THE HOUSE WAS PURCHASED, I HAVE HAD TWO BREAK-INS. THESE CHANGES, MOST IMPORTANTLY A CLOSED TWO-CAR GARAGE, WILL PROVIDE A MORE SECURE RESIDENCE, AS WE CURRENTLY HAVE AN OPEN CAR PORT.

Case Number: C10- Activity Number: T18SA00417



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.

ARIZONA CODE REQUIRES A 10-FOOT SETBACK FROM THE PROPERTY LINE. WE PROPOSE A 3-FOOT SETBACK FROM THE PROPERTY LINE OF THE SOUTH-EAST CORNER AS FOR THE VARIANCE REQUESTED.

Lined area for additional text or notes.

Case Number: C10- Activity Number: T185A00417



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;

THE CURRENT STATE OF THE PROPERTY IS ANALED. I CANNOT CHANGE THIS TO PROPERLY FIT THE LAND PLOT. I CANNOT BUILD OVER UTILITY LINES IN SOUTH-WEST CORNER. I WANT SECURE AND PROTECTED PARKING, AS WELL AS MASTER BED ROOM.

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

I DID NOT BUILD THE PROPERTY; IT WAS PURCHASED AS CONSTRUCTED. THE EXISTING ANALED POSITION OVER THE LAND PLOT WAS ALREADY EXISTING. I CANNOT CONTROL CURRENT POSITION OF UTILITIES IN SOUTH-WESTERN CORNER.

- 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;

THERE ARE CURRENTLY A NUMBER OF RESIDENCES IN THE NEIGHBORHOOD WITH GARAGES BUILT ON SIDE STREETS; SUCH AS BRYANT ST AND COOPER ST. THESE GARAGES ARE CLOSE TO THE PROPERTY LINE AND ARE OFF SIDE STREETS.

- 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;

EXISTING POSITION OF THE PROPERTY IS ANALED, IN WHICH THE HOUSE WAS BUILT ON THE LOT. THERE IS INSUFFICIENT ROOM ON WEST SIDE BECAUSE OF THE UTILITIES. THERE IS NO CURB SURROUNDING THE PROPERTY; NO OBSTRUCTION.

Case Number: C10-

Activity Number: T18SA00417



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 NEIGHBORHOOD IS A 25 MPH RESIDENTIAL AREA. WE
ARE NOT CAUSING ANY SAFETY ISSUE, NOR ARE WE
INTRODUCING A POSSIBILITY OF A SAFETY HAZARD. WHEN
BACKING OUT OF THE PROPERTY, WE HAVE PLENTY OF VISIBILITY.

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,

WHERE WE ARE BUILDING, WE WILL NOT IMPAIR VISIBILITY
OR CREATE SUFFOCATION BETWEEN OTHER RESIDENCES OR
SURROUNDING BUILDINGS. THERE IS SUFFICIENT SPACE TO BUILD,
WHILE FOLLOWING SAFETY STANDARDS.

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.

THESE CHANGES ARE ACCOMMODATIONS FOR MY FAMILY. IN
ORDER TO HAVE THE PROPER AMOUNT OF SPACE AND ROOM,
I NEED 6 BEDROOMS, AND 4 PARKING SPACES. THE
GARAGE WILL PROVIDE THE SUFFICIENT SAFE AND SECURE
PARKING.



ZONING REVIEW TRANSMITTAL

FROM: Andrew Connor
Planner

PROJECT:
T18CM00966
4150 E Cooper St
Additions to front and side of property. Garage on side street

TRANSMITTAL: September 18, 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). A single-family residence (SFR) is a permitted use in this zone (Table 4.8-2). See Use-Specific Standards For 1 unit, 4.9.7.B.5 - 9; for 2 units (min. 10,000 sf lot size required), 4.9.7.B.1 - .9, & .114.9.7.B.5 - 9.

The minimum setback to a side street property line is ten (10) feet (UDC Section 6.4.5.C.1.b).

The applicant is proposing an attached two car Garage and Ramada facing Bryant St with a minimum setback of 3'. The required setback would be 10'

The applicant is proposing six (6) total bedrooms the following applies:

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.

BoA
req
12919



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*BoA
req
2/22/19*



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: 12-30-2018

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: ABRAHAM ANDRAUX Phone: 520-551-7816

Applicant's Address: 4150 E COOPER ST TUCSON AZ 85711

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

The subject property located at:	<u>4150 E COOPER ST</u>
Assessor's Parcel Number:	<u>126-16-1410</u>
Printed Name of Owner of Record:	<u>LUZ DIVINA ANDRAUX TR</u>
Address of Owner of Record:	<u>4150 E COOPER ST</u>
Phone Number of Owner of Record:	<u>520-982-3832</u>
Signature of Owner of Record: (must be original signature)	<u>X</u>

Case Number: C10- Activity Number: TIBSA00417

FROM: Andrew Connor
Planner

PROJECT:
T18CM00966
4150 E Cooper St
Additions to front and side of property. Garage on side street

TRANSMITTAL: September 18, 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). A single-family residence (SFR) is a permitted use in this zone (Table 4.8-2). See Use-Specific Standards For 1 unit, 4.9.7.B.5 - 9; for 2 units (min. 10,000 sf lot size required), 4.9.7.B.1 - 9, &.114.9.7.B.5 - 9.

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).

The minimum setback to the front street perimeter property line is the greater of twenty (20) feet, or one and one-half (1 ½) the height of the proposed wall ((UDC 6.4.5.C.1.a).

The minimum setback to the back of a sidewalk for a garage is nineteen (19) feet (UDC Section 6.4.5.C.2.b.1). The minimum driveway length for a garage is eighteen feet to the property line (UDC Section 6.4.5.C.2.b.1.a & b).

The applicant is proposing 16' additions in the front and side of property. The proposed front yard setback to the North is 12' the required setback would be 20'. The additions to the East the minimum proposed setback are 3' the required setback would be 10.56'. Additionally a garage is proposed facing Bryant St with a minimum setback of 8'5".

The applicant is proposing six (6) total bedrooms the following applies:

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.



Pima County Geographic Information Systems

Parcel 126-16-1410

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

Mail name and address

126-16-1410
 SHALOM LDA REVOC LIVING TR
 ATTN: LUZ DIVINA ANDRAUX TR
 4150 E COOPER ST
 TUCSON AZ 85711-3463

Legal description

SAN CLEMENTE E20' LOT 2 & ALL LOT 1 BLK 6
 HISTORIC PROPERTY(POTENTIAL ADDITIONAL
 TAX) PER ARS 42-12104(A)

Situs (property) address

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

Street Address	Jurisdiction	Postal City	Zip Code	
4150 E COOPER ST	TUCSON	TUCSON	85711	<input type="button" value="ZIP+4 Lookup"/>

Information for this parcel

- **For Assessor parcel details**, copy and paste Parcel ID **126161410** 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 Sequence Number 20153060260.
 - [Voter Precinct and Districts](#)
- [Subdivision Plat Map](#) for Book 6, Page 92.
- 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 15.
 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](#)

- o [Parcel Floodplain Information](#). See [FEMA Digital Flood Insurance Rate Maps \(DFIRMs\)](#) for more.
- o 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 32.219427 degrees latitude, -110.903336 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 0.34 acres or 15,017 square feet.

Zoom to maps of the parcel's area

<p>PimaMaps</p> <ul style="list-style-type: none"> o Main map o Survey map <p>Autodesk MapGuide</p> <ul style="list-style-type: none"> o Main map o Orthophoto map <p>City of Tucson</p> <ul style="list-style-type: none"> o 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> <p> Pictometry Photos</p> <p>(Legacy Internet Explorer Viewer) Learn more</p> <hr/> <p> Bing Maps Photos</p> <p>If you don't see the oblique photo, pick "Bird's Eye".</p>	<p> Area Map</p> <p> Area Map</p> <p> Area Map</p>
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TO: Board of Adjustment

SUBJECT: Certification of Mailout for 4150 E Cooper St. Tucson AZ 85711
Project Address

I, ABRAHAM ANDRAUX, certify that on 10-21-2018, 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: 12-30-2018

Attachments: Copy of mailing label list

Date: 10/19/2018

Dear neighbor:

We will be modifying the house on 4150 East Cooper St. Tucson Arizona 85745.

We are proposing: for a variance before the board of adjustment UDC section 3.10 .1 we Submit drawings to the city of Tucson for the following project .

With the modification of the house we will build 2 car garage With a Ramada on the South East of the property.

Code: the minimum set back is 10 feet. And we are requesting 3 feet of setback on the southeast of the property.

Prior to submitting our variance application to the city of Tucson planning and development services Department we are required to offer to meet with our neighbors to discuss our project and answer any question and address any concerns you may have .

The meeting will be hell on date. NOVEMBER 3, 2018 Time: 9AM - 10AM

At our property 4150 East Cooper street Tucson Arizona 85745.

There will be and attendance sheet at the meeting ,please be sure to sign in. if you are not able to attend to the meeting and have questions and or concerns feel free to contact me at 520-904-2424 Abram Andraux.

A formal application for the various will be submitted to the city of Tucson Panning And development service Department .Once our application is process, we will be schedule 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 of Tucson as to the date,Time and place of the board of adjustment public hearing as well as comment form that you made fill out regarding our project.

Thank you and will look forward to meet with you.

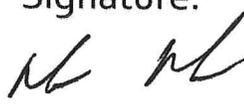
Signature

A handwritten signature in blue ink, appearing to read 'Abram Andraux', written over a horizontal line.

Historic Pres. Office: Jonathan Mabry, City of Tucson

Neighborhood meeting

4150 E Cooper st.

Print Name:	Signature:	Address
MARTIN MENDOZA		1303 W SONORA ST
JOSH HAMILTON		225 S. CALLE DE MADRID 4202 E COOPER
CHRIS CUNNINGHAM		4201 E. Cooper St.
Blake Masters		4114 E. Calle El Centro
Bina Breithner		4202 E Cooper St.
Tina Lee		219 S. El Volador
Carol Falk		4220 E. Cielo azul
Bill Hammond		4135 E Cooper St
Eileen Haney		

Summary of On-Sight Meeting

The meeting took place on November 3, 2018 at 4150 E Cooper St. The meeting began at approximately 9 am and ended at 11 am. There was approximately 9 neighbors in attendance. I began by explaining what the board of adjustment required; Arizona code required a 10-foot setback from the property line. I explained the proposition of a 3-foot setback from the property line and gave my reasons. Some attendees agreed with my plans, while others focused on what changes I was making to the house esthetically. No questions were asked about the plans or what the project entailed. Most of the attendees were focused on asking questions about what type of materials I was going to use on the house. They wanted to know if I planned to use stucco on the house and if I was going to use the original materials of which the house were built with. They wanted to know how many trees I planned to remove and if the house was going to stray away from the esthetic the other residences had. One of the attendees was worried that I was going to fence my property. I explained that I planned to fence my property because of the desert wildlife and an experience I had when a javelina charged one of my kids. Upon arrival, one of the attendees refused to listen to any plans or explanations I gave regarding the property. She was very upset and proceeded to ask me why I decided to come to this neighborhood and change everything. She had no intention of listening to any of my plans or explanations. I had to ask her to not touch me when she became overly aggressive and pointed at me. After this happened, she left the meeting and stormed off. After this exchange, I explained to the rest of the attendees that I did plan to stucco my house as well as my plan to remove two palm trees. I explained that I planned to move them and replant them. After this, most of the attendees began to leave, one after another. At no point during the meeting did any of the attendees raise any concerns over my plans to construct the garage 3 feet from my property line. They were more concerned with esthetics and materials that were going to be used during the renovation.