



BOARD OF ADJUSTMENT VARIANCE APPLICATION

Case Number: C10- 19-06 Activity Number: T19SA00038 Date Accepted: _____

PROPERTY LOCATION INFORMATION

Property Address: 1035 N. Mountain Avenue

Project Description: Renovation and expansion to sorority house

Zoning: R-3 Property Size (sqft): 22,351 SF, 0.513 acres

Number of Existing Buildings: 1 Number of Stories: 2 Height: 25'-8"

Legal Description: PTN S170' N423.26' E130' NE4 NW4 LYG W OF MOUNTAIN AVE .49 AC SEC 7-14-14

Pima County Tax Parcel Number/s: 124-01-010A

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

APPLICANT: CDG Architects - Cindy Hogan

ADDRESS: 2102 N. Country Club Road #9 Tucson 85716

PHONE: (520) 891-1285 FAX: (520) 798-3341 EMAIL: cindy@cdg-architects.com

PROPERTY OWNER (If ownership in escrow, please note): ARIZONA ALPHA HOUSE CORPORATION OF PI BETA PHI

ADDRESS: PO BOX 68364 TUCSON AZ 85737-8364

PHONE: (520) 990-9797 FAX: () EMAIL: SREEDO77@COMCAST.NET

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): DP18-0264, T18CM09925

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


SIGNATURE OF OWNER/APPLICANT

1/22/18
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 proposed project is a two-story addition to an existing sorority house located on the University of Arizona (UA) campus at 1035 N. Mountain Avenue. The lot, owned by Arizona Alpha House Corporation of Pi Beta Phi (Pi Phi) is 22,351 SF or 0.513 acres and is bordered by Arizona Board of Regents properties to the east, south and west sides and by Alpha Lambda Chapter Building Fund Inc. to the north. The original building was designed by Josias Joesler and built in 1929 with later additions constructed in the late 1960s or early 1970s. The total existing area of the structure is 14,755 SF and the proposed addition is for 3,176 SF or 21.5% expansion of the existing building. Maximum lot coverage for this site is 70%; the proposed expansion will bring lot coverage to 65%, leaving existing mature landscape buffer plantings and as much open space as possible.

The campus sorority system has a recruitment policy which allows any potential new member who completes the Recruitment Process in good faith to be guaranteed an invitation to membership. UA affiliated sororities are now required to take a certain number of new members each year, based on a prescribed formula; this has led to increased membership requiring support by the Pi Phi house. The goal of the proposed expansion is not to provide housing for more members but to increase the dining, study and social spaces for the use and enjoyment of as many Pi Phi members as possible. Also, importantly, as part of this project, Pi Phi is eager to provide increased accessibility within the building for members with disabilities. The project will involve expansion of the existing dining room to accommodate more members. This larger dining room will also be used for study space, to hold chapter meetings (currently Pi Phi is renting space off site to hold these meetings) and to host sorority events. The existing kitchen will be re-configured and updated to meet Pi Phi's current needs. An ADA lift will be installed to allow access to the second floor and accessible restrooms will be added.

Pi Phi is fortunate to have available space on its property to enable them to accommodate the requirements of its growing membership. However, there are UDC development provisions that present significant challenges to this expansion. The decision was made to expand the building footprint as little as possible to meet Pi Phi's space needs while conforming with the UDC to the greatest extent possible. The original building façade and landscaped courtyard have historical significance as well as sentimental value to Pi Phi members; the placement of the addition was designed to minimize encroachment into those areas.

We do not anticipate phased construction for this project.



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.

Pi Phi will be requesting the City of Tucson Board of Adjustments to allow relief from the following variances from Unified Development Code requirements:

- 1. Per UDC Table 7.4.4-1 RESIDENTIAL USE GROUP, Dormitory, Fraternity, or Sorority: the required number of vehicle parking spaces for a building with 54 sleeping units is 38 spaces.**

Pi Phi is proposing to provide 12 spaces, two of them required HC accessible spaces (none provided presently), on site. An alternative parking plan based on the provisions of the UDC Individual Parking Plan will propose alternatives to on-site parking for the remaining 26 required spaces, such as reliance on campus parking facilities, adjacency of access to public and UA transportation, and bicycle transportation.

- 2. Per UDC Article 7.4.6.K: A street or alley cannot be used for maneuvering directly into or from any parking space located wholly or partially outside the public right-of-way.**

Pi Phi is requesting to be allowed to maneuver in the Board of Regents-owned "alley" to the west of the site in order to accommodate the proposed 12 spaces. This "alley" is the only maneuvering space available to this site. The current and long-term shared circulation of private vehicles, delivery and service vehicles, bicycles and pedestrians, etc. to and from this "alley" do not currently present a hazard.

- 3. Per UDC Article 7.4.1.C and TSM Section 7-01.4.3.C: asphalt paving is not an acceptable surface for a sidewalk. The proposed pedestrian refuge for the west side parking spaces, shown along the west side of the building is required to be a sidewalk meeting TSM Section 7-01.4.3.C.**

Pi Phi is requesting that the existing asphalt be allowed to remain and serve as the pedestrian refuge (sidewalk) based on current limitations of space and the presence of adjacent structures.

- 4. Per UDC Article 6.4.5.C.1: the required street perimeter yard is 20' or 1-1/2 the height of the proposed exterior wall. Based on a building height of 21'-5" the required street perimeter yard setback is 32'-2".**

Pi Phi is requesting relief from the street perimeter yard requirement of 32'-2" to 24'-2". This setback is not unreasonable relative to other developments in this vicinity. We also have an existing mature landscape buffer that will substantially screen the building addition from Mountain Avenue.



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;

Pi Phi sorority, located on the University of Arizona (UA) campus, was built in 1929 and is impacted by the special circumstances confronting most historic campus buildings - constraints of usable space on lots developed under earlier zoning codes, campus circulation approaches that have not kept pace with UDC standards, encroachments of new construction, the desire to preserve an historic structure while updating to accommodate new trends and increased volume of users, to name a few.

Number of Parking Spaces Required

Strict enforcement of UDC provisions would require 38 parking spaces on this property. This number of spaces would not fit on this site, even without the proposed addition. The UDC does not take into account the unique nature of a college campus to rely on pedestrian, bicycle and public modes of transportation as well as providing a network of options for student vehicle parking. Pi Phi is not unlike numerous other historic Greek houses on campus in facing these challenges with UDC parking requirements. The UA Parking & Transportation Services website states that their mission is "to support sustainable travel choices. Our programs and services provide a variety of options to get to and around campus." Students are encouraged to find alternatives to on-campus parking or to pay for parking permits; on-site parking is an essential rarity.

Maneuvering to and from an "Alley"

The only access to this building for vehicular traffic is from the "alley" to the west which is actually owned by the Board of Regents; strict enforcement of UDC provisions would preclude vehicular access. This "alley" is essentially a shared circulation space used by private vehicles, delivery and service vehicles, bicycles, pedestrians, etc. simultaneously at all times of day and night. There are numerous locations across campus where vehicular maneuvering does not conform to UDC provisions and yet do not present hazards.

Pedestrian Refuge Paving Material

The UDC Technical Standards Manual requires concrete as sidewalks material. The sidewalk proposed for pedestrian circulation separated from vehicular traffic, is located adjacent to existing structures that would preclude construction as well as create a potential trip hazard. We believe that asphalt in this area will be an acceptable material.



Setback Encroachment

Strict enforcement of UDC provisions for setbacks would impede the expansion of Pi Phi and their mandate to meet membership requirements. Design of the addition considered the least possible encroachment into setbacks on the site. Addition placement also minimizes impact to the historic portions of the house and to the sorority building to the north. The addition encroaches into the street setback along Mountain Avenue which we felt was the least obtrusive.

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

Sorority houses have been traditionally located on or adjacent to the college campus with which they are affiliated, for obvious reasons. College campuses present special circumstances by their tendency to continually grow and change within a constrained area. Accommodation of building expansions must be balanced with meeting building/site safety standards on a continuous basis. Pi Phi has not created the special circumstances presented by their site or location but would like to be able to continue to accommodate its members in a safe and functional building. And there are 28 other Greek houses on the UA campus that continuously work toward this same goal.

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;

Pi Phi does not believe that the adjustments requested will constitute special privileges inconsistent with the limitations upon other properties in the vicinity. There is not a unique situation - other Greek houses, privately-owned entities such as the Hillel Student Center, campus faith and religious community facilities, etc. experience constraints over parking, maneuverability and setbacks with every expansion or improvement.

Number of Parking Spaces Required

While requesting relief from the full number of parking spaces, we do plan to provide 12 spaces on the site; of this number two will be handicapped accessible spaces to meet all of the UDC requirements. There is no ADA parking on the site presently.

Maneuvering to and from an "Alley"

There are campus-wide examples of maneuvering to and from sites using "alleys" of this type, as well as other approaches to circulation that are not in substantial compliance with the UDC but do not present notable hazards.



Pedestrian Refuge Paving Material

There is a history of asphalt pavement being used as a walking surface on the campus that, on a case-by-case basis, can be a perfectly acceptable substitution for concrete and provide for safety of pedestrians, as in this case.

Setback Encroachment

There are examples throughout the UA campus of street setback encroachments. In our case there is a mature landscape border of a height that will obscure the addition from the street. The addition façade has been designed to substantially match the existing building, maintaining the “residential scale” and appearance of the original Pi Phi house and preserving the existing “feel” of the property along Mountain Avenue.

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, shape, topography, location and surroundings of the Pi Phi property presented significant challenges to the design of this project, including conformance with the provisions of the UDC. This sorority house was designed and built at a time when personal automobiles were the exception in college life rather than the rule. As a result, the house size and placement did not anticipate our contemporary parking dimensional standards and maneuverability requirements. UDC compliant parking in the required numbers or dimensions cannot be accommodated on this site, whether from Mountain Avenue or the “alley”. Access from Mountain Avenue was not considered for this project, we believe it would have presented a greater array of UDC compliance issues.

Number of Parking Spaces Required

The UDC does allow for Individual Parking Plans (IPP) to be developed to demonstrate how public transportation, bicycles, access to off-site parking facilities, etc. may be factored with the intent of the UDC provisions. We believe this development would meet the requirements of the IPP provisions based on the following:

- Pi Phi is providing, on site, the required number of short- and long-term parking facilities required by the UDC.
- There are campus transportation stops within walking distance on and near Mountain Avenue.
- There are Modern Street Car stops within blocks of the house.
- Students can obtain parking permits for private vehicles through the UA Parking & Transportation Services.

Maneuvering to and from an “Alley”

UDC compliant maneuverability to and from this site cannot be reasonably accommodated except at the west “alley”; we believe we have provided the greatest number of safe spaces possible on this site.



Pedestrian Refuge Paving Material

The sidewalk proposed for pedestrian circulation separated from vehicular traffic, is located adjacent to existing structures that would preclude construction as well as create a potential trip hazard. We believe that asphalt in this area will be an acceptable material.

Setback Encroachment

While we are requesting relief from the street setback requirement, we have been able to meet the lot coverage limit and the maximum building/wall height requirements for the zone through careful planning. We selected the location of the addition to preserve the historic portions of the house as well as the open space that is most useful and valuable to Pi Phi members.

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;**

We do not believe that our variance requests will be detrimental to the public welfare or injurious to other property or improvements in the neighborhood.

Number of Parking Spaces Required

We believe that this minimal number of parking spaces will actually be less detrimental to the neighborhood vs. the UDC requirements

Maneuvering to and from an "Alley"

Maneuvering to and from the "alley" is practiced frequently on the UA campus with few incidents. It is common knowledge that "shared spaces" like this, used simultaneously by private vehicles, delivery and service vehicles, bicycles and pedestrians, etc. are treated with caution by those who utilize it – this shared nature acting like a traffic-calming device.

Pedestrian Refuge Paving Material

We do not believe that the use of asphalt pavement as sidewalk surface will negatively impact the safety of pedestrians in the location we propose.

Setback Encroachment

The setback encroachment does not constitute a safety issue.

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,**

The Pi Phi addition, maintaining 35% open space on the site, meets the UDC lot coverage requirement for this zone. The addition façade will substantially match the existing building, maintaining the "residential scale" and appearance of the original Pi Phi house and preserving the existing "feel" of the property along Mountain Avenue and will not diminish or impair property values within the neighborhood



Number of Parking Spaces Required

We believe that this minimal number of parking spaces will actually be less detrimental to the neighborhood vs. the UDC requirements

Maneuvering to and from an "Alley"

We do not believe that proposed maneuvering into the "alley" will substantially increase congestion or diminish property values.

Pedestrian Refuge Paving Material

We do not believe that the asphalt surface proposed for the sidewalk, since it is ubiquitous across campus, will in any way diminish property values.

Setback Encroachment

Pi Phi elected to expand to the east rather than to the north to maintain separation between their building and the sorority property to the north. The addition was designed to minimize its effects on the supply of light and air to adjacent properties.

- 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.**

We believe that with the expansion requested by Pi Phi in response to the membership mandates, we have requested the minimum variance to afford relief and the least modification of the UDC provisions possible based on our answers above.

CDRC TRANSMITTAL

TO: Development Services Department
Plans Coordination Office

FROM: Steve Shields
Section Manager

PROJECT: PI BETA PHI Sorority House - Group Dwelling (Residential Use)
Development Package (2nd Review) - 1035 N. Mountain Avenue
DP18-0264 - R-3 Zoning

TRANSMITTAL DATE: January 14, 2019 (Revised)

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.

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 October 25, 2019.

SECTION 2-06.0.0: DEVELOPMENT PACKAGE (TENTATIVE PLATS AND SITE PLANS)
Section

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

Identify 2-06.4.7.A.4 - Identify the existing and proposed use of the property as classified per the UDC. List all UDC sections applicable to the proposed uses.

1. This comment was not addressed correctly. The Use Specific Standard reference should be 4.9.7.B.6 not 4.9.7.B.9 as shown on the plan. COMMENT: Identify the existing and proposed as "Group Dwelling: Sorority House" subject to UDC Use Specific Standards 4.9.7.B.6.

2-06.4.7.A.6 - If a plan or plat is prepared in conjunction with other applications or overlays or the parcel being developed is subject to conditions of an application processed previously, additional information

must be added to the plan. Such applications and overlays include, but are not limited to: annexations; rezonings; special exceptions; Board of Adjustment variances; Design Development Options; Technical Standard Modification Request; overlays (Airport Environs Zone, Environmental Resource Zone, Gateway Corridor Zone, Hillside Development Zone, Historic Preservation Zone, Major Streets and Routes, Rio Nuevo District, Scenic Corridor Zone, WASH); Modification of Development Regulations through the Downtown Area Infill Incentive District or Rio Nuevo District; Downtown Heritage Incentive Zone; or, Design Review Board. Provide the following information on the plan.

2. COMMENT: Remove the note referencing UDC Section 5.4 MS&R Setback requirements.

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

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.

2-06.4.9.H.5.a - Show all motor vehicle off-street parking spaces provided, fully dimensioned. As a note, provide calculations on the number of spaces required (include the ratio used) and the number provided, including the number of spaces required and provided for the physically disabled. The drawing should indicate parking space locations for the physically disabled. A typical parking space detail shall be provided for both standard parking spaces and those for the physically disabled. For information on parking requirements for the physically disabled, refer to adopted building and accessibility codes of the City of Tucson. Design criteria for parking spaces and access are located in Section 7.4.6, Motor Vehicle Use Area Design Criteria, of the UDC.

3. COMMENT: Per UDC Table 7.4.4-1 RESIDENTIAL USE GROUP, Dormitory, Fraternity, or Sorority the required number of vehicle parking spaces is 38 spaces the provided is 12.
4. COMMENT: Per UDC Article 7.4.6.K A street or alley cannot be used for maneuvering directly into or from any parking space located wholly or partially outside the public right-of-way
5. COMMENT: The southernmost vehicle parking space cannot back out across the neighbor's property unless some type of easement or agreements is in place. Provide a copy of a recorded easement or agreement or revise plan so that the southernmost vehicle parking space will not back out on to the neighbor's property.

2-06.4.9.H.5.d - Show bicycle parking facilities fully dimensioned. For specifics, refer to Section 7.4.9, Bicycle Parking Design Criteria, of the UDC. Provide, as a note, calculations for short and long term bicycle spaces required and provided.

6. COMMENT: Zoning was able to find the location of what appears to short term bicycle parking but not long term. Label the short term bicycle parking and show the long term on the plan.
7. COMMENT: Provide a detail for the proposed short and long term bicycle parking.

2-06.4.9.O - All applicable building setback lines, such as erosion hazard, floodplain detention/retention basins, and zoning, including sight visibility triangles, will be shown.

8. COMMENT: Per UDC Article 6.4.5.C.1 the required street perimeter yard is 20' or 1-1/2 the height of the proposed exterior wall. Based on a building height of 21'-5" the required street perimeter yard setback is 32'-2", proposed is 24'-2".

2-06.4.9.R - Show on-site pedestrian circulation and refuge utilizing location and the design criteria in Section 7-01.0.0, Pedestrian Access, of the Technical Standards Manual.

9. COMMENT: Per UDC Article 7.4.1.C and TSM Section 7-01.4.3.C asphalt paving is not an acceptable surface for a sidewalk. That said the new pedestrian refuge shown along the west side of the building is required to be a sidewalk meeting TSM Section 7-01.4.3.C
10. COMMENT: Label the cross and longitudinal slopes for the accessible route shown along north side of the building.

Comments 3, 4, 8, 9 & 10 will require a Board of Adjustment for variance.

If you have any questions about this transmittal, Contact Steve Shields any time during the week at (520) 837-4956 or email Steve.Shields@tucsonaz.gov

RESUBMITTAL OF THE FOLLOWING IS REQUIRED: Revised development package



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: JANUARY 22, 2019

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:
CDG ARCHITECTS - CINDY HOGAN Phone: 520-891-1285

Applicant's Address:
2102 N. COUNTRY CLUB ROAD #9 TUCSON, ARIZONA 85716

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

The subject property located at:	1035 N. MOUNTAIN AVENUE
Assessor's Parcel Number:	124-01-010
Printed Name of Owner of Record:	ARIZONA ALPHA HOUSE CORPORATION OF PI BETA PHI
Address of Owner of Record:	PO BOX 68364 TUCSON AZ 85737-8364
Phone Number of Owner of Record:	(520) 990-9797
Signature of Owner of Record: (must be original signature)	

Case Number: C10- Activity Number: _____

Parcel Number: 124-01-010A

Property Address

Street Number	Street Direction	Street Name	Location
1035	N	MOUNTAIN AV	Tucson

Contact Information

Property Owner Information:	Property Description:
ARIZONA ALPHA HOUSE CORPORATION OF PI BETA PHI ATTN: TREASURER PO BOX 68364 85737-8364	PTN S170' N423.26' E130' NE4 NW4 LYG W OF MOUNTAIN AVE .49 AC SEC 7-14-14

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2018	RES OTHER (4)	10.0	\$128,094	\$664,131	\$792,225	\$755,988	\$75,599
2019	RES OTHER (4)	10.0	\$128,094	\$687,823	\$815,917	\$793,787	\$79,379

Property Information

Township:	14.0	Section:	7	Range:	14.0E
Map & Plat:	/	Block:		Tract:	
Rule B District:	2	Land Measure:	21,349.00F	Lot:	
Census Tract:	500	File Id:	1	Group Code:	
Use Code:	2723 (CLUB LODGE FRATERNAL/SORORITY)			Date of Last Change:	6/6/2013

Valuation Area

District Supervisor: RICHARD ELIAS District No: 5

Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
60	6	UN_RINCON_HTS	01009301	13

Recording Information (2)

Sequence No.	Docket	Page	Date Recorded	Type
89156037	8686	1190	12/18/1989	
0	1028	292	1/1/1753	

Commercial Characteristics

Property Appraiser: Dustin Walters Phone: (520) 724-7444

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	14,666	\$687,823	\$0	\$0

Commercial Detail

SEQ-SECT	Const Year	Model / Grade	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1937	042/3	0000000	14,666	\$1,805,728	\$671,731	DORMITORY
001-002	1937	042/3	0000000	0	\$43,258	\$16,092	DORMITORY

Permits (5)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T99PL02214	COTH ~ FINAL	10/18/1999	10/19/1999	TUC	\$0	0		05/09/2005	05/09/2005		0
	Description: SEWER LINE:REPLACEMENT										
CSPEC13078	SPEC ~	09/03/2013	09/23/2013	ASR							
	Description: Please review CCS and total square footage. Looks to be missing square footage. Thanks!										
T09CM00848	CALT ~ FINAL	04/16/2009	09/25/2009	TUC	\$20,000	217					0
	Description: TI:SORORITY HOUSE										
T00BU02168	COTH ~ FINAL	05/25/2007	06/05/2007	TUC	\$27,830	0					0
	Description: FIRE:SPKR:NEW 253										
T07CM02163	COTH ~ FINAL	05/25/2007	07/31/2007	TUC	\$7,500	56					0
	Description: ADDT MOP SINK AND 3 CRAWL SPACE VENTS										

Notes (7)

Created: 6/26/2017 Modified: 6/26/2017	TRCNo 1704185: 2017 Adjustment for change in assessed Secured value(s) - includes 10% non-filer penalty
Created: 6/15/2016 Modified: 6/15/2016	TRCNo 1607530: 2016 ADJUSTMENT FOR CHANGE IN ASSESSED SECURED VALUE-INCLUDES 10 PERCENT NON-FILER PENALTY
Created: 7/7/2015 Modified: 7/7/2015	TRCNo 1503942: 2015 ADD TEN PERCENT PENALTY TO ASSESSMENT.
Created: 9/6/2013 Modified: 9/6/2013	2015N - No change to Use Code @ 2723. No change to Land/Imp class @ 4/0. APEX & CCS to change from 12767sf to 14666sf after Field Check. Updated BookMap photos.
Created: 6/6/2013 Modified: 6/6/2013	CHANGE USE CODE FROM 2720 TO 2723
Created: 3/8/2007 Modified: 3/8/2007	RD: 8686/1190
Created: 12/9/2003 Modified: 12/9/2003	CHG INVALID USE 2710 TO VALID USE 2720



Pi Beta Phi Chapter House Expansion

Date: January 18, 2019

Re: Neighborhood Meeting for Board of Adjustment Site Variances

CDG Job: 16034

CDG Architects and the Pi Phi Chapter House Building Committee would like to invite you to attend a Neighborhood Meeting as follows:

Date Wednesday, January 23, 2019

Time 7:00 PM

Location 1035 N. Mountain Avenue (enter off Mountain Avenue)

The purpose of this meeting is to explain the project, listen to the concerns of neighbors, and respond to those concerns as appropriate. Plans of the project will be available at the meeting for review.

PROJECT DESCRIPTION

Arizona Alpha House Corporation of Pi Beta Phi (Pi Phi) is planning a 2-story addition to their existing sorority house, located at 1035 N. Mountain Avenue. The original building was constructed in the late 1920's or early 1930's with later additions probably in the 1960's. The lot, owned by Arizona Alpha House Corporation of Pi Beta Phi is 22,351 SF or 0.513 acres and is bordered by Arizona Board of Regents properties to the east, south and west sides and by Alpha Lambda Chapter Building Fund Inc. to the north. The area of existing structure is 14,755 SF; the proposed addition is for 3,176 SF or 21.5% expansion of the existing building. The goals of the project are to expand the capacity of the sorority house to accommodate more on-site dining and meetings, create two additional sleeping units, provide increased accessibility by providing a lift to different inaccessible areas in the house as well as accessible restroom facilities. We do not anticipate phased construction for this project.

Arizona Alpha House Corporation of Pi Beta Phi (Pi Phi) has available space on its property to enable them to accommodate the requirements of its growing membership. A decision was made to expand the building as little as possible to meet their space needs and to retain the existing mature landscape buffer plantings and as much open space as possible.

VARIANCES FROM UDC BEING SOUGHT

Pi Phi will be requesting the City of Tucson Board of Adjustments to allow relief from the following variances from Unified Development Code requirements:

1. Per UDC Table 7.4.4-1 RESIDENTIAL USE GROUP, Dormitory, Fraternity, or Sorority: the required number of vehicle parking spaces for a building with 54 sleeping units is 38 spaces.

Pi Phi is proposing to provide 12 spaces, two of them required HC accessible spaces on site. A parking plan will be presented proposing alternatives to on-site parking for the remaining required spaces such as reliance on campus parking structures, use of public and UA transportation, and bicycle transportation.

2. Per UDC Article 7.4.6.K: A street or alley cannot be used for maneuvering directly into or from any parking space located wholly or partially outside the public right-of-way.

Pi Phi is requesting to be allowed to maneuver in the alley to the west of the site in order to accommodate the proposed 12 spaces, based on the nature of existing, long-term vehicular circulation in this alley.

3. Per UDC Article 7.4.1.C and TSM Section 7-01.4.3.C: asphalt paving is not an acceptable surface for a sidewalk. The proposed pedestrian refuge for the west side parking spaces, shown along the west side of the building is required to be a sidewalk meeting TSM Section 7-01.4.3.C.

Pi Phi is requesting that the existing asphalt be allowed to remain and serve as the pedestrian refuge.

4. Per UDC Article 6.4.5.C.1: the required street perimeter yard is 20' or 1-1/2 the height of the proposed exterior wall. Based on a building height of 21'-5" the required street perimeter yard setback is 32'-2".

Pi Phi is requesting a street perimeter yard of 24'-2", taking into account the existing mature oleander hedge that will substantially screen the building addition from Mountain Avenue.

NOTE TO INVITED PROPERTY OWNERS AND NEIGHBORHOOD ASSOCIATIONS

Property Owners and Neighborhood Associations may submit written comments to the Planning & Development Services Department Director prior to the public hearing for the project and/or speak at the public hearing which is anticipated to be held on February 27, 2019.
CH contact info

CONTACT INFORMATION

For more information please contact:

Cindy Hogan
CDG Architects
2102 N. Country Club Road #9
Tucson 85716
(520) 629-9752
cindy@cdg-architects.com

Respectfully,



Cindy Hogan
Project Manager

REQUEST FOR MAILING LABELS & ADDRESS VERIFICATION

Project Address 1035 N. Mountain Avenue
Project Location (cross streets): Speedway and Mountain
Applicant/Agent Name CDG Architects - Cindy Hogan
Mailing Address 2102 N. Country Club #9 Tucson 85716
Phone 520-891-1285
Applicant/Agent Signature  Date 12/27/18

Please attach the following. Printouts and maps must be generated from the Pima County Assessor's Database. Department of Transportation information **will not** be accepted.

- | | |
|--|--|
| <input checked="" type="checkbox"/> Assessor's Property Inquiry Printout (APIQ)
(one printout for each lot included in the project) | <input checked="" type="checkbox"/> Assessor's Block & Lot Map |
| <input checked="" type="checkbox"/> Legal Description | <input checked="" type="checkbox"/> Aerial with boundaries highlighted |

LABELS ARE REQUESTED FOR THE FOLLOWING PROCESS:

- | | |
|---|---|
| <input type="checkbox"/> Environment Resource Zone | <input type="checkbox"/> WASH Ordinance |
| <input type="checkbox"/> Hillside Development Zone | <input type="checkbox"/> Scenic Corridor Zone |
| <input type="checkbox"/> Design Development Option | <input checked="" type="checkbox"/> Board of Adjustment |
| <input type="checkbox"/> Design Development Option (Full Notice) | <input type="checkbox"/> MDR Limited Notice |
| <input type="checkbox"/> Rezoning/SE | <input type="checkbox"/> Other: _____ |

THE FOLLOWING SECTIONS TO BE COMPLETED BY STAFF

PROCESSING FEE

- \$220.00 Check Number: 1048 Cash
 Charge Account: _____

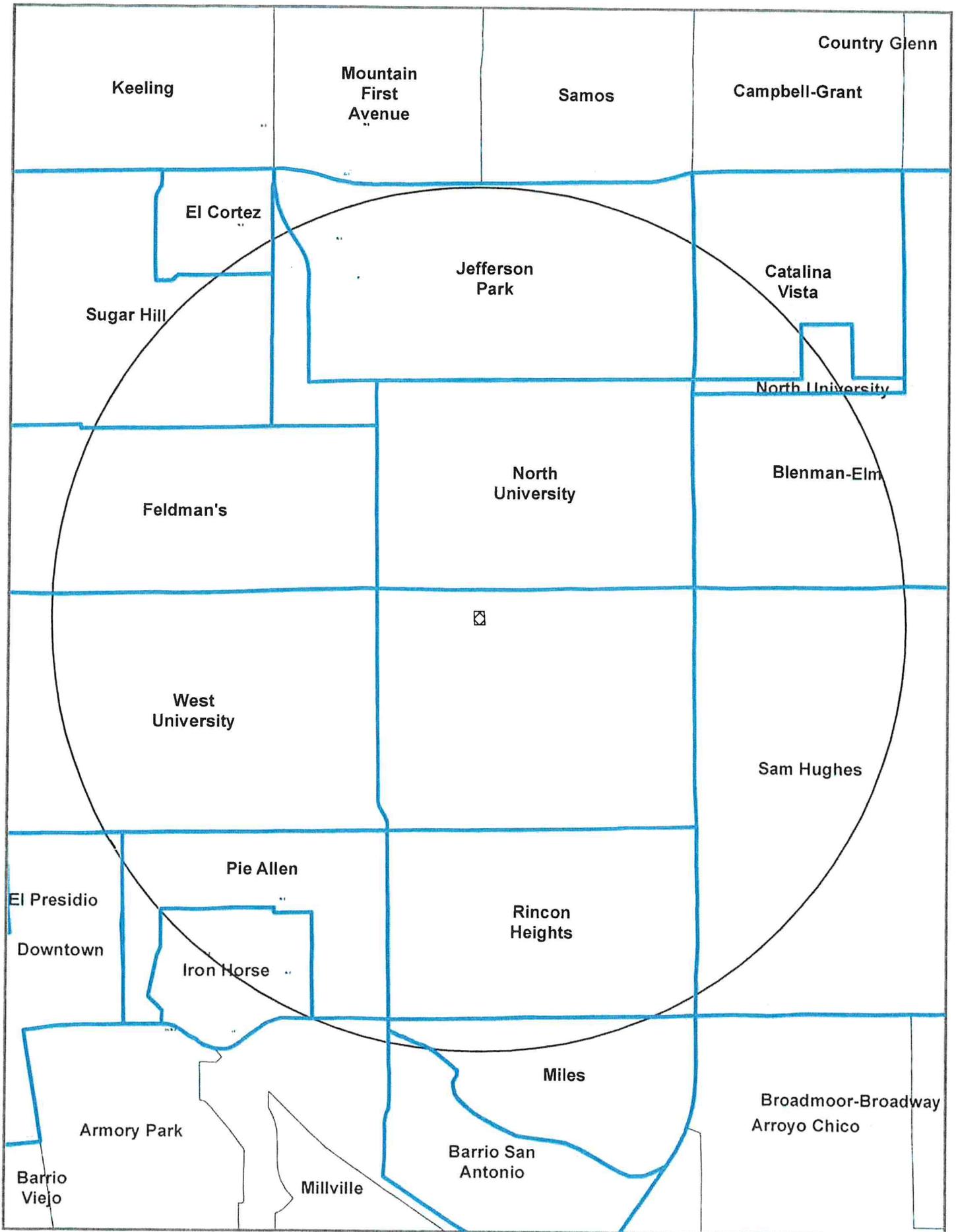
Date Received: _____ Date Due: _____

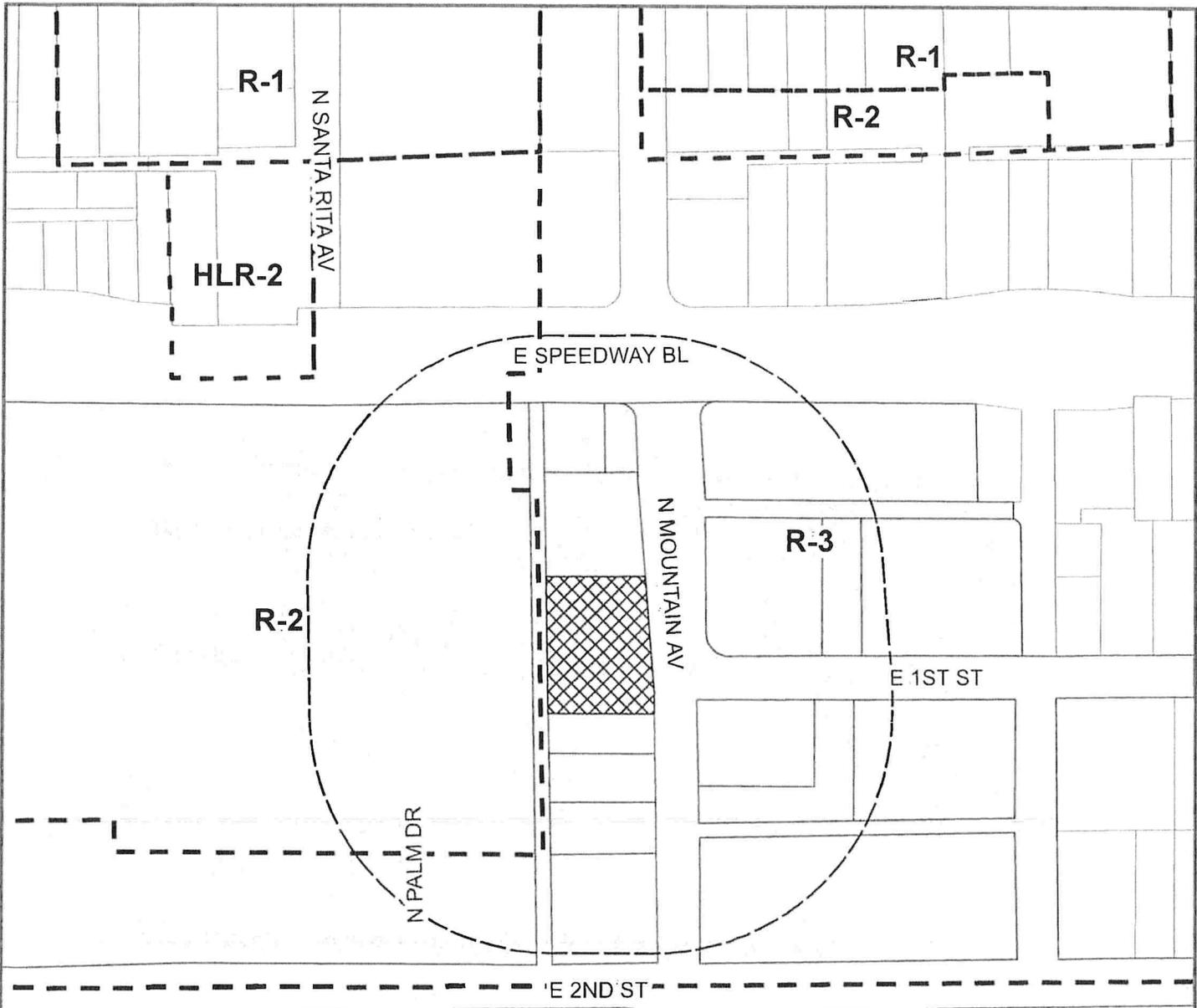
Requested By: _____ Due To: _____

Request to Staff: ___ JR Processing Staff: SM _____

Comments: _____

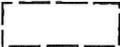
TT8PRE0142



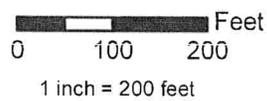


E JAMES E ROGERS WY

R-2

-  Subject Property
-  Notification Area (300 ft. Radius)
-  Zone Boundaries
-  Properties Notified

Address: 1035 N Mountain Ave.
Base Maps: Twp.14S Range 14E Sec. 7
Ward: 6



NEIGHBORHOOD MEETING

C-10-1906

PI PHI ADDITION

JAN 23, 2019 7:00 PM

1035 N. MOUNTAIN

<u>NAME</u>	<u>ORGANIZATION</u>	<u>EMAIL</u>
Andy Hogan	CDG Architects	andy@cdg-architects.com
Rick Harbaugh	PARKING & Trans/UA	harbaugh@email.arizona.edu
Sharon Reed	Pi Beta Phi CHC	sreed077@comcast.net
Connie Yazzie	UA Planning Design & Const.	cyazzie@email.arizona.edu
NORMA WALL	AEPhi H.D.	ncwall@aol.com
Elizabeth Traficanti	Alpha Epsilon Phi House Corp	etraf@hotmail.com
MARK NOVAK	UA Planning, Design & Const.	novakm@email.arizona.edu
Esther Agredano	PBP House Director	staragredano@dyerco.com
Julie Katsel	UA-Govt & Comm Relations	jkatsel@email.arizona.edu



ARCHITECTS

Pi Beta Phi Chapter House Expansion

Date: January 25, 2019

Re: Neighborhood Meeting for Board of Adjustment Site Variances
Held Wed. January 23, 2019 at 7:00 PM

CDG Job: 16034

The meeting was attended by U of A Staff and by stakeholders from the sorority next door to the north – Alpha Epsilon Phi. Below find a summary of comments:

- 1) U of A staff requested that project construction schedule be communicated to them so that they can coordinate with other activities going on in the area.
- 2) U of A staff requested advance communication when traffic in the vicinity will be impacted by construction.
- 3) U of A staff reminded us that the emergency vehicles will need to be able to get through the “alley” during construction.
- 4) U of A staff let us know that the engineering building across the street will need to get deliveries from the “alley”.
- 5) U of A staff also requested that we be cognizant of neighbors during construction re: noise and any other disruptions.
- 6) Alpha Epsilon Phi offered to share parking spaces to the extent possible when needed during the construction project.
- 7) Attendees asked about staging location(s) for the project, which have not yet been determined.
- 8) Attendees reminded us that summer is a very busy season for construction on campus.
- 9) Attendees requested to have the site plans emailed to them.

Respectfully,

Cindy Hogan
Project Manager