

VARIANCE SUBMITTAL CHECKLIST - FOR STAFF USE ON FILING DAY

Date Filed: 4/16/18

Case Number: C10-~~18~~- 05

Reviewed by: Mart Castro

BA public hearing date: 5/23/18

Project Name: VEGA RESIDENCE NEW GARAGE

Project Address: 5027 E SCARLETT Zone: R-1

- BOARD OF ADJUSTMENT APPLICATION FORM**
(Signed by the Property Owner or Authorized Agent - include letter of authorization)
- BOARD OF ADJUSTMENT FINDINGS ATTACHMENT**
(All Findings "1" through "7" must be answered in full)
- APPLICANT'S VARIANCE LIST TO THE BOARD**
(Numbered list indicating UDC regulation - What this regulation requires - What is actually provided)
- PROJECT DESCRIPTION**
(Narrative description of project by the applicant)
- RELATED UDC PROCESS DECISION OR RECOMMENDATION LETTERS**
(ParkWise TEAM, Historic Plans Review Subcommittee, Special Exception, SCZ, Rezoning, etc.)
- FINAL UDC (zoning) COMPLIANCE REVIEW COMMENTS**
(Final UDC compliance review comments made on Permit card, CDRC Comments or by Memo)
- PROOF OF APPLICANT'S MAIL NOTICE AND MEETING**
(Proof of mailing - Copy of letter to neighbors - Summary of onsite meeting with sign-in sheet)
- 15 FOLDED COPIES OF PROJECT SITE PLAN***
(Detailed plan that was submitted to PDSO for final UDC compliance review comments)
- 15 FOLDED COPIES OF PROJECT BUILDING ELEVATION AND/OR FLOOR PLANS**
(If applicable to the project's variance request - Ask Zoning Admin staff at PDSO if unsure)
- 15 FOLDED COPIES OF PROJECT LANDSCAPE PLAN**
(If applicable to the project's variance request - Ask Zoning Admin staff at PDSO if unsure)
- IF FULL SIZE PLANS ARE PROVIDED ALSO INCLUDE ONE (1) EACH AT 11" x 17"**
- PIMA COUNTY ASSESSOR'S PROPERTY PRINTOUT(S)**
- PIMA COUNTY ASSESSOR'S LOT AND BLOCK MAP**
- OTHER:** _____
- BOARD OF ADJUSTMENT FILING FEES**

Applications to the B/A that include **LANDSCAPE, SCREEN or SCENIC ROUTE** variances or **APPEALS** must also submit an application for DRB review. Include the following:

DRB SUBMITTAL ITEMS (DRB- - for:).
Case Number Meeting Date

- DRB FILING FEES**
- DRB APPLICATION FORM**
- FINAL UDC COMPLIANCE REVIEW COMMENTS**
- APPLICANT'S VARIANCE/DDO LIST TO THE DRB**
- PROJECT INFORMATION ATTACHMENT**
- 8 SETS OF PROPERTY PHOTOS**
- 8 SETS OF PROJECT SITE AND/OR BUILDING ELEVATION PLANS**
- 8 SETS OF PROJECT LANDSCAPE PLANS**
- IF FULL SIZE PLANS ARE PROVIDED ALSO INCLUDE ONE (1) EACH AT 11" X 17"**
- PIMA COUNTY ASSESSOR'S PROPERTY PRINTOUT(S)**
- PIMA COUNTY ASSESSOR'S LOT AND BLOCK MAP**
- OTHER:** _____

SUBMITTAL COMMENTS BY STAFF: _____



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: 12-18-17

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: FRANK RENDON Phone: 520-790-6921

Applicant's Address: 7660 E. LAKESIDE DR, TUCSON, AZ 85730

To submit a Design Development Option (DDO) application on my behalf.

The subject property located at:	<u>5027 E SCARLETT, 85711</u>
Assessor's Parcel Number:	<u>128-11-0440</u>
Printed Name of Owner of Record:	<u>DORALIZ VEGA</u>
Address of Owner of Record:	<u>5027 E SCARLETT, 85711</u>
Phone Number of Owner of Record:	<u>977-4861</u>
Signature of Owner of Record: (must be original signature)	<u>Doraliz Vega</u>

Activity Number: _____ DDO Case Number: DDO - _____



BOARD OF ADJUSTMENT VARIANCE APPLICATION

Case Number: C10-_____ Activity Number: _____ Date Accepted: _____

PROPERTY LOCATION INFORMATION

Property Address: 5027 E. SCARLETT, TUCSON, AZ 85711

Project Description: ADDITION OF TWO CAR GARAGE

Zoning: R-1 Property Size (sqft): 7,835 S.F.

Number of Existing Buildings: 1 Number of Stories: 1 Height: 11'3"

Legal Description: SAMBEE GARDENS RESUB LOT 44

Pima County Tax Parcel Number/s: 128-11-0440

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

APPLICANT: FRANK RENDON, 3D ARCHITECTURAL DESIGNS

ADDRESS: 7660 E. LAKESIDE DR., TUCSON, AZ 85730

PHONE: (520) 790-6922/FAX: (520) 748-2470 EMAIL: 3darch@cox.net

PROPERTY OWNER (If ownership in escrow, please note): DORALIZ VEGA

ADDRESS: 5027 E. SCARLETT, TUCSON, AZ 85711

PHONE: (520) 977-4861/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): _____

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


SIGNATURE OF OWNER/APPLICANT

4.16.18
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 owner of this property Ms. Doraliz Vega wants to build a two car garage at the front of home. There is not sufficient area to the west side of the property, we are proposing reducing the setback to 11" on that side with a firewall in place to address fire code issues. The required setback from the front property line to the garage 20'-0", we are proposing encroaching by 2' for a setback of 18'-0".

The option to build a carport was declined as she lives alone and wanted to have the garage for security reasons.

Case Number: C10-_____ Activity Number: _____

3D Architectural Designs

7660 E. Lakeside Drive

Tucson, Arizona 85730

(520) 790-6921 phone

(520) 748-2470 fax

3darch2@cox.net

April 16, 2018

Response letter to UDC section reference

Comments from zoning review

1. The minimum setback is the greater of 6'-0" or 2/3 the height of the structure's wall facing each interior property line (table 6.3-2,A).
We are proposing an attached garage and patio. The proposed setback is 11" from west property line. The height of the garage and patio is 9'-5". The required setback is 6'-3" and have a fire wall in place to address fire code with in the 3'0" property line
2. The minimum setback from the front street property line is 20'-0" or 1.5 times the height of the structure, whoever is greater (UDC 6.4.5.C.1)
The proposed setback from the front street property line to the garage is 18'-0". The height of the garage is 11'-4", the required setback would be 20'-0"

Thank you,



Frank Rendon

If you have any question please call or email to the above contact numbers and email.



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;

OTHER PROPERTIES IN THE NEIGHBORHOOD WILL NOT BE DEPRIVED OF THEIR PRIVILEGES DUE TO HAVING A 2 CAR GARAGE WHEN A CARPORT IS ALLOWED ON THE SAME POSITION WE ALSO INCLUDED A PORCH ON THE WEST PROPERTY LINE BEHIND GARAGE FOR AFTERNOON SHADE TO BEDROOM

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

THIS PROPOSAL WAS CAREFULLY DESIGNED TO ACCOMMODATE PROPERTY OWNERS NEEDS AND TO FOLLOW PROPERTY EXISTING DESIGN

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;

THIS WILL NOT CONSTITUTE A GRANT OF SPECIAL PRIVILEGES INCONSISTENT WITH THE LIMITATIONS UPON OTHER PROPERTIES SINCE THIS IS A COMMON PRACTICE TO HAVE A GARAGE ON THE FRONT OF A HOME. ALSO ADDED A PORCH ON WEST SIDE FOR SHADE FOR BEDROOM

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;

DUE TO THE SIZE & DISTANCE FROM HOUSE TO RIGHT A WAY FRONT YARD CAN ONLY FUNCTION IN THE LOCATION PROPOSED DUE TO ITS EXISTANCE ON WEST SIDE. PORCH FOR BEDROOM NEEDED PROTECTION FROM

Case Number: C10- Activity Number: _____



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;

A GARAGE WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTIES OR IMPROVEMENTS IN THE NEIGHBORHOOD. THERE IS PLENTY OF ROOM FOR ACCESS TO STREETS. GARAGE SERVES AS A SAFETY BARRIER PORCH LOCATION IS BEING ADDRESSED BY EXISTING PATIO WALL

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,

A GARAGE WILL NOT IMPAIR ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY OR WILL IT INCREASE CONGESTION, WHEN BUILT IN THE SAME LOCATION IS ALLOWED. WITH A PATIO WALL IN EXISTANCE BETWEEN PROPERTIES LIGHT & VENTILATION WILL NOT BE AFFECTED MUCH

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.

IT IS THE MINIMUM THAT WILL AFFORD RELIEF TO ALLOW CARS TO FIT IN ~~THE~~ GARAGE. VIA EXISTING DRIVEWAY PORCH FOR MASTER BEDROOM HEAT BAIN.

Case Number: C10- _____ Activity Number: _____

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(520) 748-2470 fax

3darch2@cox.net

March 20, 2018

REZONING NOTIFICATION

Dear Neighbor,

Your neighbor, Ms. Doraliz Vega has contracted 3D Architectural Designs, to obtain a Variance at her property at 5027 E. Scarlett St.

Ms. Vega wishes to build an attached garage and patio to her home. Because of some constraints to the property and code requirements we must apply for a Variance to build within setbacks from the property line. We are proposing a setback of 11" from the west property line. The minimum setback is the greater of 6' or 2/3 the height of the structures wall. The height of the garage on the west side is 9'5" so, the required setback would be 6'3". From the front property line the required setback is 20' we are proposing a setback of 18', a matter of 2'.

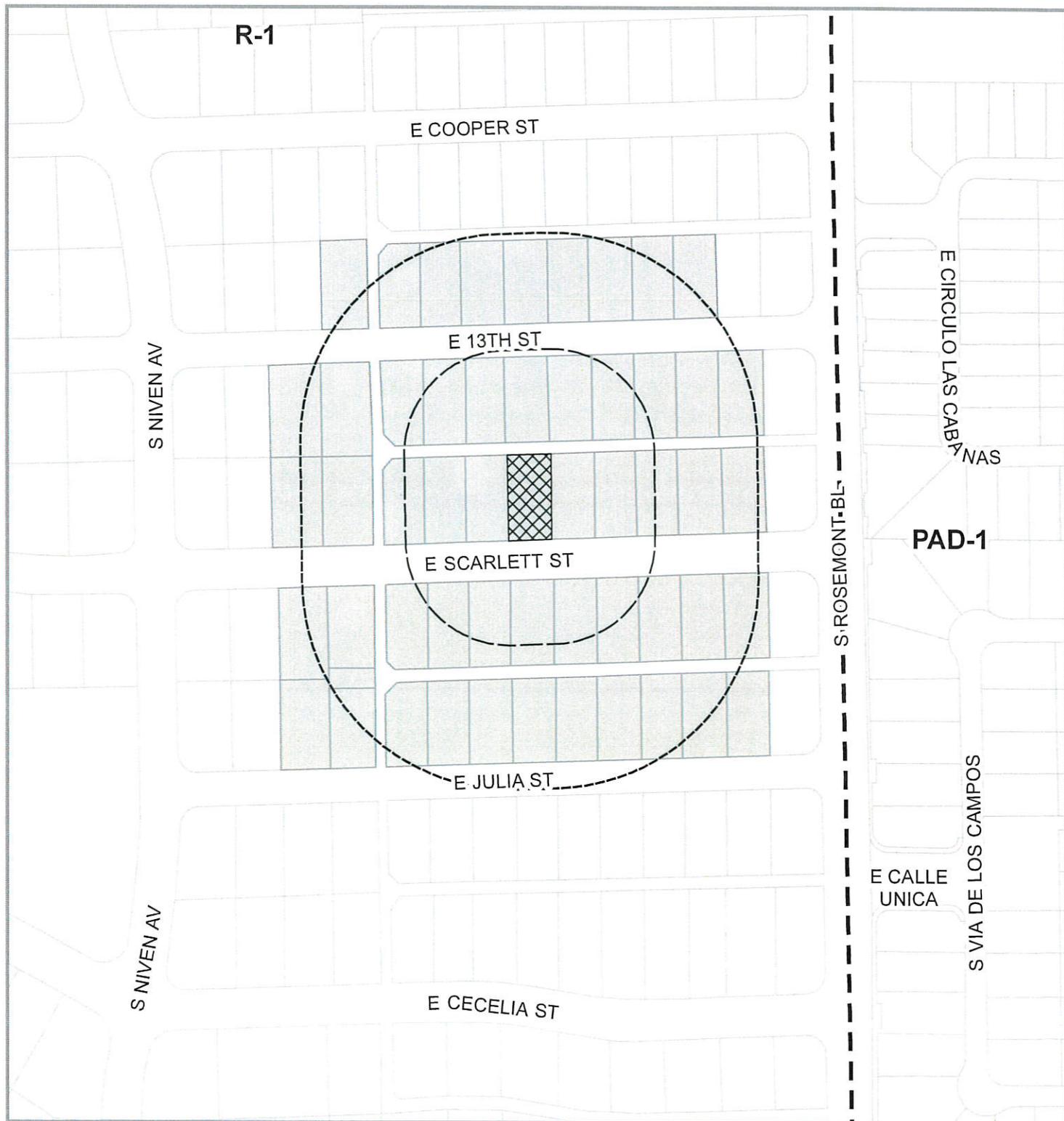
Should you as his neighbor have any questions, please do not hesitate to call Frank Rendon at 520-790-6921, please leave a message if we are out in the field, he will return your call. We will be on site at 5027 E. Scarlett St, on Wednesday, April 4, 2018 at 6:00 pm to 7:00 pm. A proposed site plan will be available to view and we will be on hand to discuss any issues you may have.

Adjacent property owners and neighborhood associations may submit written comments to the City of Tucson Development Services, Planning & Development Services Director, 201 N. Stone Ave, Tucson, AZ 85701, prior to the public hearing and/or speak at the public hearing. Please include the Variance activity number T18PRE0035 and the address 5027 E. Scarlett St.

Sincerely,

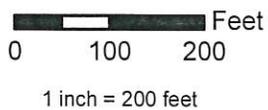


Frank Rendon



-  Subject Property
-  Notification Area (300-foot Radius)
-  Protest Area (150-foot Radius)
-  Zone Boundaries
-  Properties Notified

Address: 5027 E. Scarlett St.
Base Maps: Twp. 14 R. 14 Sec. 14
Ward: 6



3D Architectural Designs

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Tucson, Arizona 85730

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3darch2@cox.net

April 15, 2018

MEETING SUMMARY

The meeting was scheduled for 6:00 p.m. to 7:00 p.m. on Wednesday, April 4. We arrived at 6:04 p.m. and left at 6:55 p.m. One person attended, Mr. Jeff Rosenberg of 1721 N. McKinley Avenue.

We showed Mr. Rosenberg the plans, explained why we needed the Variance. He stated he has absolutely no problem with the plans for the property, that this was a beautiful home and yard that is kept up nicely, he is just keeping an eye on the neighborhood.

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April 15, 2018

PHONE LOG - Received one call



Blanca Zapata 312-1275
5043 E. 13th St.
Tucson, Az 85711

Blanca Zapata was curious of what this was about, explained that the home owner wants to build an enclosed garage and that it would encroach into the setbacks of the property.

She stated she has no problem with any of this and would like to build an enclosed garage herself.