



BOARD OF ADJUSTMENT VARIANCE APPLICATION

Case Number: C10- 19-09 Activity Number: T19SA00140 Date Accepted: 4/5/19

**PROPERTY LOCATION INFORMATION**

Property Address: 2103 E. Calle Alta Vista Tucson AZ 85719

Project Description: Garage Addition

Zoning: R1 Property Size (sqft): 9569 sqft lot area

Number of Existing Buildings: 2 Number of Stories: 1 Height: 12'

Legal Description: Lot 3, Block D, North Campbell Estates

Pima County Tax Parcel Number/s: 112-06-0360

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

APPLICANT: William Tyutk:

ADDRESS: 2103 E. Calle Alta Vista Tucson AZ 85719

PHONE: (520)323-5570 FAX: ( ) EMAIL: bill85716@yahoo.com

PROPERTY OWNER (If ownership in escrow, please note): William Tyutk

ADDRESS: 2103 E. Calle Alta Vista Tucson AZ 85719

PHONE: (520)323-5570 FAX: ( ) EMAIL: bill85716@yahoo.com

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): T19CM00960

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

William Tyutk  
SIGNATURE OF OWNER/APPLICANT Date 4/11/2019



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.

This project is a garage addition. Currently, I've a 1550 square foot house on a 9569 square foot lot. The project will be the construction of a 750 square foot garage on the north west quadrant of the property. The garage will be 30 feet wide and 25 feet deep. The depth of the garage will extend four and a half feet into the 10 foot set back mandated by City Code, on the west side of the structure bordering Olson Street.

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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.

This property is located in the R1 zone (UDC 4.7.9).  
Under (UDC 3.10.1) structures will not encroach  
within 10 feet of the property line. I'm proposing to  
build a garage that will extend four and a half  
feet into that 10 foot set back.

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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;

My electrical panel and a large shed prohibit me from moving the garage further east. Therefore, im requesting a reduction in the side street setback from 10 feet to 5 1/2 feet to accommodate the garage

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

I did not choose to place the electrical panel or shed in their respective locations; they were there when I bought the house and could not be relocated without considerable expense.

- 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;

My neighbor to my west has a garage which does not conform to the 10 foot set back, because he needed the additional space. I'm in the same position and therefore requesting the same setback allowance. Please extend the same consideration to me.

- 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;

I cannot complete the garage without the additional space, because the proximity and location of the shed and electrical panel.

Case Number: C10- 19-09

Activity Number: 779SA00140



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;

Granting my variance and allowing construction will in no way be detrimental to public welfare or other properties. On the contrary, it will be a beautiful extremely well built structure that will improve the neighborhood and property values.

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,

Extending the garage 4 1/2 feet into the setback will in no way negatively impact adjacent properties or increase congestion. It's construction and location will improve the aesthetics, security, and property values of the area.

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 requested variance is only for an additional 4 1/2 feet; (54 inches) it will allow me to build a large enough structure to accommodate my vehicles without undue economic hardship

Case Number: C10- 19-09

Activity Number: T195A000140



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ZONING REVIEW TRANSMITTAL

**FROM:** Nick Ross, Lead Planner *NR*

**PROJECT:** T19CM00960, 2103 E. Calle Alta Vista  
New attached garage

**TRANSMITTAL:** February 21, 2019

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

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

The applicant is proposing to construct a 12'0" tall attached garage on the side of the property. A variance is required to allow the garage to encroach into the minimum required 10' setback from the side street.

Board of Adjustment approval required.

**Parcel Number: 112-06-0360****Property Address**

Street Number	Street Direction	Street Name	Location
2103	E	CALLE ALTA VISTA	Tucson

**Contact Information****Property Owner Information:**

TYLUTKI WILLIAM M  
2103 E CALLE ALTA VIS  
TUCSON AZ

85719-3203

**Property Description:**

NORTH CAMPBELL ESTATES /L 3 BLK D/

**Valuation Data**

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2019	PRIM RESIDENCE (3)	10.0	\$205,336	\$192,294	\$19,229
2020	PRIM RESIDENCE (3)	10.0	\$216,795	\$201,909	\$20,191

**Property Information**

<b>Township:</b>	13.0	<b>Section:</b>	32	<b>Range:</b>	14.0E
<b>Map:</b>	9	<b>Plat:</b>	12	<b>Block:</b>	00D
<b>Tract:</b>		<b>Land Measure:</b>	1.00S	<b>Lot:</b>	00003
<b>Census Tract:</b>	1600	<b>File Id:</b>	1	<b>Group Code:</b>	000
<b>Use Code:</b>	0131 (SFR GRADE 010-3 URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	8/12/2013

**Sales Information (1)**

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20001360405	1	7/2000	Single Family	\$123,000	\$123,000	N	X JAC DEED: Warranty Deed

**Valuation Area**

District Supervisor: SHARON BRONSON District No: 3

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
6	1111044 DEL	01009401	09012 DEL	13

**Recording Information (2)**

Sequence No.	Docket	Page	Date Recorded	Type
20001360405	11340	1600	7/14/2000	
0	8165	570	11/19/1987	

## Residential Characteristics

Property Appraiser: Sonya Tran Phone: (520) 724-4394

### Main Structure:

Appraisal Date:	2/28/2013	Property Type:	Single Family Residence	Area ID:	Ed 13-010094-01-3
Processed:	12/31/1969	Building Class:	3	Physical Condition:	Fair
Total Living Area:	1,702	Garage Type:	None	Effective Construction Year:	1957
Garage Capacity:	0	Stories:	1	Patio Type:	Covered
Rooms:	6	Patio Number:	1	Quality:	Fair
Pool Area:	0	Exterior Walls:	Brick	Valuation Type:	00
Roof Type:	Built Up	Total Main:	\$204,524	Heating:	Forced
Total Control:	\$204,524	Cooling:	Refrigeration	Total Actual:	\$216,795
Bath Fixtures:	6	FCV Adjustment Factor:	1.000	Enhancement:	\$0
Last Calc:	0125				

## Notes (2)

Created: 2/12/2013 Modified: 2/12/2013	1338S.F.>1702S.F.,ROOMS5>6,CARPORT1>NO PARKING.APEXED,UPDATED FOR 2015 TAX ROLL,PERMIT CLOSED.
Created: 12/1/2011 Modified: 12/1/2011	Remove slab,terrace,deck from listing and update porch count

ASSessor's RECORD MAP  
 112-06  
 NORTH CAMPBELL ESTATES  
 BLOCKS A-H & J

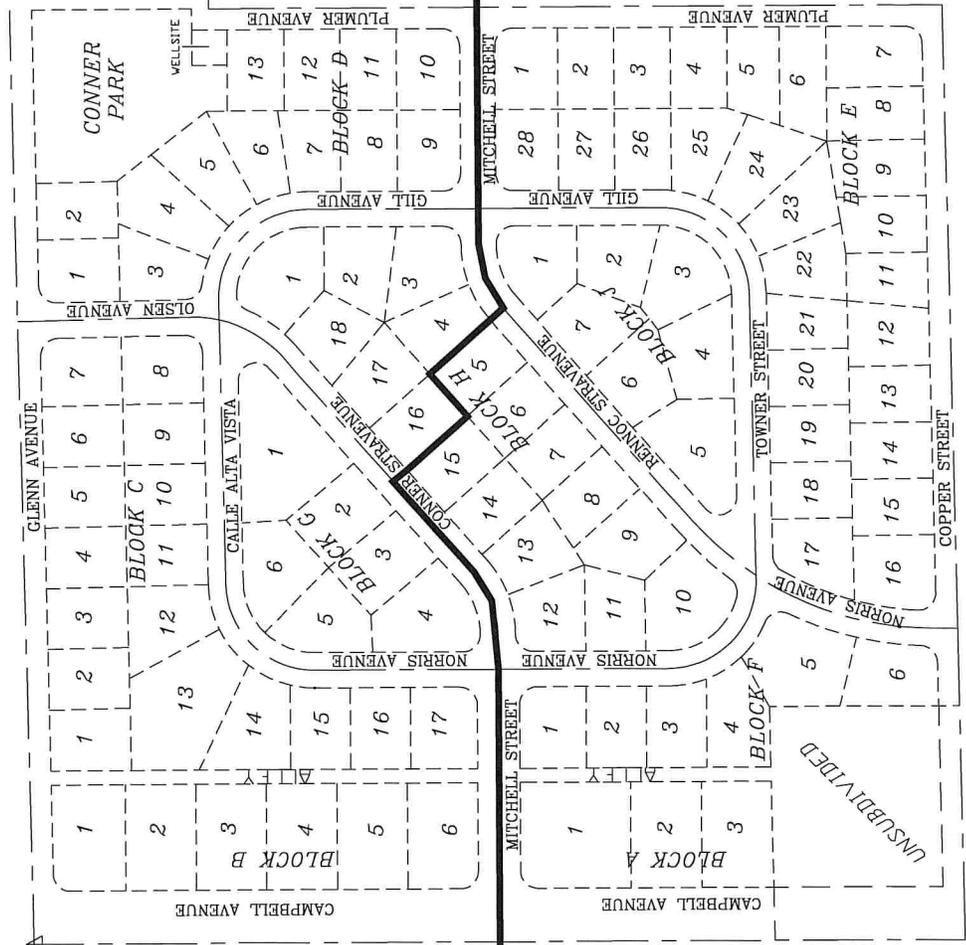
LAYOUT

ALL IN CITY OF TUCSON  
 ALL IN TUSD NO. 1

UNSUBDIVIDED

UNSUBDIVIDED

1/4 1/4 COR. SEC 32  
 FWD. RMB. HEAD SPIKE



CASAS LINDAS ESTATES  
 BOOK 10 PAGE 028 M&P

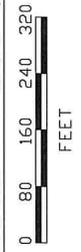
RIDGEVIEW ESTATES  
 BOOK 29 PAGE 039 M&P

SAMOS AMENDED  
 BOOK 05 PAGE 041 M&P

CURVE TABLE

NO.	R	L
1	125.00'	88-56-15
2	125.00'	91-02-15
3	125.00'	89-01-15
4	125.00'	91-00-15
5	133.32'	41-23-28
6	167.78'	49-40-17
7	137.89'	41-21-38
8	433.69'	47-35-32
9	53.00'	96-06-15
10	53.00'	96-06-15
11	25.00'	81-15-42
12	25.00'	93-54-15
13	25.00'	59-04-16
14	25.00'	91-29-22
15	25.00'	86-55-44
16	25.00'	139-40-17
17	25.00'	109-39-22
18	25.00'	67-07-08
19	25.00'	139-36-47
20	25.00'	89-01-15

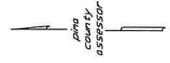
SEE BOOK 09 PAGE 012 M&P  
 2009-2  
 S32.T13S.R14E  
 SD02/19/19  
 NMP05\09012-02/19/19



WOODLAND PARK  
 BOOK 06 PAGE 070 M&P

OLIVE PARK  
 BOOK 04 PAGE 024 M&P

SEE DETAIL #2  
 SEE DETAIL #1



Hello

My name is Bill Tylutki and I live at 2103 E. Calle Alta Vista, in the North Campbell Estates neighborhood. I've distributed this letter to all my immediate neighbors, and adjacent neighborhood associations, to inform you of my intent to construct a garage on my property. Of course, this garage will be built solely on my property, and will not inhibit any views or cause any problem; however, the city has informed me that the size of the garage would be encroaching on a 10 foot setback mandated by the city building code; that is to say, I'm not to build/intrude within ten feet of my property line. As it's currently designed, the garage will encroach 54 inches into that 10 foot setback. The property line in question is on the west side of my lot bordering Olson Street. My problem is that I can't move the garage further east, because I've a large shed that already occupies that space; and, I can't shorten the depth because that would make the garage too small to except one of my vehicles. So, I'm applying to the city for a variance which will allow me to continue construction of the garage. Part of the variance application process involves informing my neighbors of my intentions so that, if you're interested, you may come to my house and view the potential project sight and property line, and comment if you've any concerns. I'll be holding an open house on March 30 from 8 in the morning to 3 in the afternoon to review my plans with you, or answer any questions you may have. I invite any and all to attend. If you're not able to attend but have any questions or concerns, you may email me at [bill85716@yahoo.com](mailto:bill85716@yahoo.com).

Sincerely

Bill Tylutki

Sign in Sheet

2103 E. Calle Alta Vista Open House

Nobody Attended