



BOARD OF ADJUSTMENT VARIANCE APPLICATION

T19SA00245
T190M1925

Case Number: C10- 19-11 Activity Number: T190M1925 Date Accepted: _____

PROPERTY LOCATION INFORMATION

Property Address: 2331 E. 8TH STREET

Project Description: DETACHED RESIDENCE ADDITION

Zoning: R-1 Property Size (sqft): 6,758 S.F.

Number of Existing Buildings: TWO Number of Stories: ONE Height: 10 FT / 14 FT

Legal Description: FARMOUNT LOT 16, BLK 32

Pima County Tax Parcel Number/s: 125-07-5290

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

APPLICANT: JOSEPH MAHER, OWNER'S AGENT

ADDRESS: 4849 E. GARLETT ST

PHONE: 520 318 4737 FAX: (218) 1372 EMAIL: JMAHERJRM@AZ.COM

PROPERTY OWNER (If ownership in escrow, please note): JEREMY BOWERS

ADDRESS: SAME

PHONE: (VIA AGENT) 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: Joseph Maher

Date: 4/11/19



BOARD OF ADJUSTMENT - PROJECT DESCRIPTION

Zoning Administration

6/14/19
BOWERS
VARIANCE
J. MAHER

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.

PLEASE REFER TO
SEPARATE MEMO

Lined area for project description, currently blank except for the handwritten note.

Case Number: C10-

Activity Number:

T190M01920



ARCHITECT
JOSEPH MAHER, JR. AIA

Commercial
Residential
Religious

Innovative Design
Creative Custom Homes
Sustainable Architecture

June 11, 2019

Page 1 of 3

Board of Adjustment:

Project Description

Jeremy Bowers Residence Variance

**Members of the Board of Adjustment
and**

**Mr. Mark Castro, Lead Planner
Planning Department
City of Tucson Planning & Development Services Dept.
201 North Stone Avenue, 2 Nd Floor
Tucson, AZ 85701
520-837-4979; Fax 520-791-5852
Email: mark.castro@tucsonaz.gov**

**Cc: Jeremy Bowers, Owner
Pete Zorilla, Tamarron Homes, Project General Contractor
And Designer**

**Project: Requesting "Variances from the City of Tucson
Board of Adjustment applicable for the construction of a
2-Story Detached New Accessory Building positioned at
the rear area of the parcel.**

Existing Zoning: R-1.

Owner: Mr. Jeremy G. Bowers.

**Location/Address: 2331 East 8 Th Street, Tucson, AZ 85719
Tax Code Information: Pima County APN 125-07-5290**

Neighborhood Site Meeting Information:

Meeting Date & Time: Tuesday, May 14, 2019 @ 5 PM to 6 PM

Meeting Place & Location:

**At the residence located at 2331 East 8 Th Street.
Our meeting was to be held in the front yard.**

Building Permit: T19CM01920

ATTENTION:

**Members of the Board of Adjustment and
Mark Castro, Lead Planner,**

**This correspondence is being attached to the Variance Application in lieu
of handwriting the PROJECT DESCRIPTION upon the application paperwork.**

Please Note:

A new, smaller design has been submitted with this application.

Continued

Board of Adjustment:

Project Description

Jeremy Bowers Residence Variance

Members of the Board of Adjustment

Mr. Mark Castro, Lead Planner

PROJECT DESCRIPTION:

Brief Synopsis:

Existing Buildings, Design, Site Conditions, Misc., & Possible Improvements per the UDC.

Code Comparisons of Allowed & Actual Square Footage of the Improvements.

The existing 2-bedroom, 1-bath residence is 1,150 SF with no carport or garage attached to the residence. The existing 1-car garage at the rear of the property is in poor, unsafe condition and will be demolished.

There is no space other than the front yard for a garage or an addition which would still be a variance situation and eliminate the front yard area.

The floor plan is poorly designed with the positioned 2-bedrooms at the rear wall of the residence with only a side yard door access to the rear yard.

A new central hall or door thru the residence to access the rear yard would eliminate a bedroom.

Hence, it is difficult to construct a new, rear addition also.

There is no washer/dryer or laundry within the residence at all.

There is storage space within this residence.

The Owner has a home office for his "traveling" veterinarian business occupying one bedroom, leaving one bedroom for sleep.

The Owner needs to relocate his Mother to live at this residence. In addition, his Brother is in hospice care in Wilcox, AZ. His Brother needs to move closer to medical care here in Tucson.

Hence, additional living area is needed for Family requirements.

Essentially, the new construction is to replace the garage, add a laundry, a third bedroom, storage & provide additional Family living area.

Briefly, the UDC allows for 70 % coverage of the site in constructed buildings and or driveway area.

Hence: 6,750 SF parcel x 70 % = 4,725 SF Allowable Area.

However, considering minimum perimeter setbacks deducted from the overall parcel area: 3.580 SF of site coverage is Allowable Area

For a One-Story building is possible.

Continued

June 11, 2019

Page 3 of 3

Board of Adjustment:

Project Description

Jeremy Bowers Residence Variance

Members of the Board of Adjustment

Mr. Mark Castro, Lead Planner

NOTE:

This amount of building coverage would eliminate any open space of a rear yard including the required removal of + 1,700 SF of brick pavers in the rear yard.

PROFESSIONAL OPINION:

A 2-bedroom, 1-bath residence is a "rental"—terribly insufficient for a family. This is the size of a (large) 2-bedroom apartment.

This proposed project:

Total Living Area including the 1,150 SF existing residence would total: 2,285 SF.

The total area including the 574 SF 2-car garage & short driveway from the alley to the garage: 2,859 SF ;

This total includes site coverage for both levels of the new 2-story building including the garage & vet's storage area.

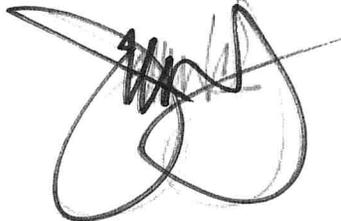
Please Note:

***The Total New Construction
at the first/main level: + 895 SF.***

Again, this new building would allow retaining 1,700 SF rear yard of open space.

If you have any questions, please contact me. Thank you again for your assistance.

Sincerely Yours,

A handwritten signature in black ink, appearing to read 'JM', with several large, sweeping loops and flourishes extending from the letters.

**Joseph Maher
Architect/Owner's Agent for the Variance
Cc: JMJ File**



Zoning Administration

APPLICANT'S REQUEST TO THE BOARD OF ADJUSTMENT

4/11/19

POWERS VARIANCE

Provide applicable UDC Section reference, what is required and what is proposed/provided for each variance requested.

J. MATHER

PLEASE REFER
TO ATTACHED MEMO.



Lined area for providing UDC Section reference and variance details.

Case Number: C10-

Activity Number: T19CM01920

Board of Adjustment:

Applicant's Request to BOA

Jeremy Bowers Residence Variance

Members of the Board of Adjustment

Mr. Mark Castro, Lead Planner

APPLICANT'S REQUEST TO THE BOARD OF ADJUSTMENT

Please refer to the Project Description for extensive information & a request listing in this application.

Please refer to the attached Zoning Review Transmittal for specific UDC criteria and specific, brief project description.

The Review Comments are listed later in this memorandum.

Briefly & simply,

Jeremy Bower's respectfully requests the following:

An opportunity to construct a family friendly residence which would include additional living space to accommodate current important family needs for a parent and brother.

An opportunity to construct omitted residence spaces such as a laundry room.

An opportunity to construct a 2-car garage to replace the existing, unsafe 1-car garage which requires demolition.

An opportunity to construct needed hobby & business related workshop & personal storage area.

An opportunity to accommodate a home office for his "traveling" veterinarian business.

An opportunity to retain a rear yard of open space.

An opportunity to retain a front yard of open space.

The Solution:

The solution is to construct a 2-story detached accessory building consisting of a 2-car garage & workshop/storage at the main floor level, and living space of sleeping area, restroom & great room at the upper floor level.

Due to the overly restrictive UDC regulations, site constraints & poorly positioned a designed plan of the existing residence, Jeremy requests the approval of the variances to address minimally reduced setbacks and to construct larger area beyond the 50% expansion allowed.

Continued

Board of Adjustment:

Applicant's Request to BOA
Jeremy Bowers Residence Variance
Members of the Board of Adjustment
Mr. Mark Castro, Lead Planner

Please Note:

Privacy concerns have been addressed in the design.
Retaining the mountain view described by Ms. Neufeld has been addressed.

APPLICANT'S REQUEST TO THE BOARD OF ADJUSTMENT
ZONING REVIEW TRANSMITTAL INFORMATION (see attached)

Comments:

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

This site is located in the R-1 Zone (UDC 4.7.0), Single-family residence 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 as 20'-0" tall detached garage/workshop and sleeping quarters in the rear of the property. The 20' two story structures does not meet the required 13'-3" setbacks so the east, west and north side of the property per table 6.3-2.A and exceeds the 12 foot height limit for an accessory structure.

The total gross area (gfa) all accessory structures shall not exceed 50 % of the gfa of the principal structure. Accessory structures less than 200 SF are except from this requirement. (UDC 6.6.3.D). The primary structure is 1,156 SF and the proposed structure is 1,709 SF which exceeds the 50 % maximum. Board of Adjustment is required.

Fin

APPLICANT'S REQUEST TO THE BOARD OF ADJUSTMENT

Per the UDC Comments above:

- Mr. Bowers requests approval of a variance to allow reduced setbacks for the 2-story structure which are closer to the property lines by the distances of 5'-9" to 6'-3" to 8'-3" respectfully for the west, north and east sides for the distance to the property lines.
- Mr. Bowers requests approval of a variance to allow the accessory structure to exceed the 50 % maximum size of the primary residence.
- Mr. Bower's requests approval of a variance to allow the accessory structure to exceed 12 feet in height.

Fin

Continued

Final
June 11, 2019

Page 4 of 4

Board of Adjustment:
Applicant's Request to BOA
Jeremy Bowers Residence Variance
Members of the Board of Adjustment
Mr. Mark Castro, Lead Planner

Please review the following square footage information/proposed project listing as also noted on the project description information.

APPLICANT'S REQUEST TO THE BOARD OF ADJUSTMENT

Please review the following square footage information/proposed project listing as also noted on the project description information.

This proposed project:

Total Living Area including the 1,150 SF existing residence would total: 2,125 SF.

The total area including the 574 SF 2-car garage & short driveway from the alley to the garage: 2,701 SF;

This total includes site coverage for both levels of the new 2-story building including the garage & vet's storage area.

Please Note:

***The Total New Construction
at the first/main level: + 835 SF.***

Again, this new building would allow retaining 1,700 SF rear yard of open space.

If you have any questions, please contact me. Thank you again for your assistance.

Sincerely Yours,



Joseph Maher
Architect/Owner's Agent for the Variance
Cc: JMJ File



BOARD OF ADJUSTMENT - REQUIRED FINDINGS

6/17/19

BOYDERS VARIANCE
J. MAHER

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".

(Handwritten initials in a circle)

- 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;

PLEASE REFER TO SEPARATE MEMO

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

- 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;

- 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;

✓

Case Number: C10-

Activity Number:

T9CM01920 1/2



6/19/19
Zoning Administration

BOARD OF ADJUSTMENT - REQUIRED FINDINGS (CONTINUED)

BOWERS
VARIANCE

J. MAHER

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;

PLEASE REFER TO
SEPARATE MEMO

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,

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.

Case Number: C10-

Activity Number:

TRC 1101920 2/2



ARCHITECT
JOSEPH MAHER, JR. AIA

Commercial
Residential
Religious

Innovative Design
Creative Custom Homes
Sustainable Architecture

June 11, 2019

Page 1 of 5

Board of Adjustment:
Required Findings
Jeremy Bowers Residence Variance

**Members of the Board of Adjustment
and**

**Mr. Mark Castro, Lead Planner
Planning Department
City of Tucson Planning & Development Services Dept.
201 North Stone Avenue, 2 Nd Floor
Tucson, AZ 85701
520-837-4979; Fax 520-791-5852
Email: mark.castro@tucsonaz.gov**

**Cc: Jeremy Bowers, Owner
Pete Zorilla, Tamarron Homes, Project General Contractor & Designer**

**Project: Requesting "Variances from the City of Tucson
Board of Adjustment applicable for the construction of a
2-Story Detached New Accessory Building positioned at
the rear area of the parcel.**

**Existing Zoning: R-1.
Owner: Mr. Jeremy G. Bowers.**

**Location/Address: 2331 East 8 Th Street, Tucson, AZ 85719
Tax Code Information: Pima County APN 125-07-5290**

**Neighborhood Site Meeting Information:
Meeting Date & Time: Tuesday, May 14, 2019 @ 5 PM to 6 PM
Meeting Place & Location:
At the residence located at 2331 East 8 Th Street.
Our meeting was to be held in the front yard.**

Building Permit: T19CM01920

ATTENTION:

**Members of the Board of Adjustment and
Mark Castro, Lead Planner,**

**This correspondence is be attached to the Variance Application in lieu of
handwriting these FINDINGS upon the application paperwork.**

Please Note:

A new, smaller design has been submitted with this application.

Continued

Board of Adjustment:

Required Findings

Jeremy Bowers Residence Variance

Members of the Board of Adjustment

Mr. Mark Castro, Lead Planner

REQUIRED FINDINGS

Please reference the Brief Synopsis in nearly all the Findings.

Finding No. 1:

The special circumstances for this property relate specifically to the fact this small, narrow parcel and small residence size limiting what can be constructed on the site without elimination of all open space for a rear yard.

There is no space for a carport or garage along the sides of the Home. Any construction in the front yard would be a variance situation, and eliminate open space in the front yard.

There is no rear porch due to the bad design layout of the Home.

Several neighbors have detached garages and/or guest quarters at the rear of their properties. These structures occupy similar footprints of area or larger in square footage than this proposed project at the main, first floor level.

The hardship caused by the UDC regulation allowing only 50 % expansion based on this very small, existing 2-bedroom residence of 1,150 SF. (I believe this is a new regulation. Other properties have larger rear area construction beyond the 50 % rule it appears.)

This 50 % max. square footage is barely enough area for a 2-car garage—WHICH IS NOT AIR CONDITIONED, LIVING AREA. (Living area should be different from a garage in the code.)

The UDC does allow 2-story construction and there exists a few in the area.

Finding No. 2:

This small, badly designed residence was not constructed by this Owner. Mr. Bowers is not a designer to know in advance prior to purchase that there would be a problem in constructing a new addition to the residence.

The small, narrow parcel was not subdivided by the Owner.

City of Tucson zoning regulations restricting construction are not advised to a property purchaser as would be, for example, a submitted title report denoting easements or CC & R's regulations from a HOA for a buyer to be notified.

This zoning information for a Home purchaser is not required.

Continued

Board of Adjustment:

Required Findings

Jeremy Bowers Residence Variance

Members of the Board of Adjustment

Mr. Mark Castro, Lead Planner

Finding No. 3:

The variance granted is not a special privilege but required due to the hardships created for typical Family residence in an overly restrictive “legal-ease” written code that disregards good design privileges for an extremely small badly designed residence and narrow parcel.

These regulations are stifling to the needs of a Neighborhood meant for Families.

If a typical Family residence is not 3-bedrooms with 2-baths or more, typically it becomes a “rental”—is too small. The adjacent residence to the east of Mr. Bower’s Home is an “unofficial” rental.

Expansion for growing Family needs is a hardship is not recognized nor welcomed at all in this code.

Please Note:

I have experienced several circumstances of discrimination against family related improvements where the false assumption is the improvements will be rented to UA students or illegal immigrants.

Finding No. 4:

That is correct—all as listed except topo are applicable and discussed previously in this document.

The size & shape of the lot and existing residence is not an asset to this Family’s needs.

The location and surroundings within a smaller than normal R-1 parcel is then affected with extreme UDC code restrictions.

The surroundings of nearly all other property owners possess detached garages and accessory structures at the rear of their parcels. With no space in the front or side yard, access thru the drivable alley is the preferred and essentially, the ONLY location for new construction.

Finding No. 5:

Extensive efforts of accommodation & sensitivity to our Neighbors have been made to comply by eliminating visibility from the 2-story windows, upper level porch & stairwell to all east, west & north residing neighbors per the code. Sincere efforts to ensure no mountain views have been blocked also by the west residing Neighbor.

Continued

Board of Adjustment:

Required Findings

Jeremy Bowers Residence Variance

Members of the Board of Adjustment

Mr. Mark Castro, Lead Planner

Finding No. 6:

This new building is positioned at the rear of the property and in no way does it block sunlight or air from adjacent properties. Much of the vehicular traffic are to garages positioned on the alley as this project is now with an existing garage to be demoed and the proposed new garage. This actually assists with fewer cars on the main road.

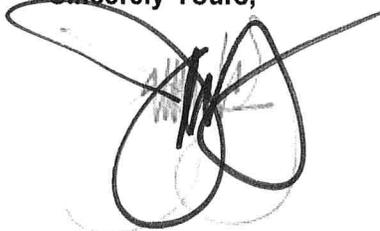
New construction should add to the property values in the area.

Finding No. 7:

This is minimum variance to afford relief with the least modification possible per UDC provisions. The addition of a new garage, new laundry room, and addition of a third bedroom and living area for Family is sorely needed.
Fin

If you have any questions, please contact me. Thank you again for your assistance.

Sincerely Yours,

A handwritten signature in black ink, appearing to be 'JM', with large, sweeping loops extending to the left and right.

Joseph Maher, Jr. AIA
Architect/Owner's Agent for the Variance
Cc: JMJ File



ZONING REVIEW TRANSMITTAL

FROM: Nick Ross, Lead Planner

*NR
6/14/19*

PROJECT: T19CM01920, 2331 E. 8th Street
New detached garage/workshop and sleeping quarters

TRANSMITTAL: June 14, 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 20'0" tall detached garage/workshop and sleeping quarters in the rear of the property. The 20' two story structure does not meet the required 13'3" setbacks on the east, west and north side of the property per table 6.3-2.A and exceeds the 12' height limit as an accessory structure.

The total gross floor area (gfa) of all accessory structures shall not exceed 50% of the gfa of the principal structure. Accessory structures less than 200 square feet gfa are exempt from this requirement. (UDC 6.6.3.D). The primary structure is 1,156sf and the proposed structure is 1,589sf which exceeds the 50% maximum. Board of adjustment is required.



ZONING REVIEW TRANSMITTAL

FROM: Nick Ross, Lead Planner

PROJECT: T19CM01920, 2331 E. 8th Street

New detached garage/workshop and sleeping quarters

TRANSMITTAL: March 18, 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 20'0" tall detached garage/workshop and sleeping quarters in the rear of the property. The 20' two story structure does not meet the required 13'3" setbacks on the east, west and north side of the property per table 6.3-2.A and exceeds the 12' height limit as an accessory structure.

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Zoning Administration

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: 3/25/19

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: JOSEPH MAHER Phone: 520 248 9569

Applicant's Address: 4849 E. SCARLET ST, TUCSON, AZ 85711

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

The subject property located at:	<u>2331 E. 8TH ST, TUCSON 85719</u>
Assessor's Parcel Number:	<u>125-075290</u>
Printed Name of Owner of Record:	<u>JEREMY G. POWERS</u>
Address of Owner of Record:	<u>2331 E. 8TH ST, TUCSON 85719</u>
Phone Number of Owner of Record:	<u>520 465 5074</u>
Signature of Owner of Record: (must be original signature)	<u>[Handwritten Signature]</u>

Case Number: C10- Activity Number: T19C M01910

Parcel Number: 125-07-5290

Property Address

Street Number	Street Direction	Street Name	Location
2331	E	8TH ST	Tucson

Contact Information

Property Owner Information:

BOWERS JEREMY G
2331 E 8TH ST
TUCSON AZ

85719-5622

Property Description:

FAIRMOUNT LOT 16 BLK 32

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2019	HISTORIC/ENTPRS (6)	5.0	\$246,943	\$227,652	\$11,383
2020	HISTORIC/ENTPRS (6)	5.0	\$250,828	\$239,035	\$11,952

Property Information

Township:	14.0	Section:	8	Range:	14.0E
Map:	4	Plat:	32	Block:	032
Tract:		Land Measure:	6,750.00F	Lot:	00016
Census Tract:	600	File Id:	1	Group Code:	000
Use Code:	0131 (SFR GRADE 010-3 URBAN SUBDIVIDED)			Date of Last Change:	10/2/2012

Sales Information (1)

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20030602035	1	3/2003	Single Family	\$185,000	\$185,000	N	W1 KJ DEED: Warranty Deed

Valuation Area

District Supervisor: RICHARD ELIAS District No: 5

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
6	1111044 DEL	05005001	04032 DEL	13

Recording Information (3)

Sequence No.	Docket	Page	Date Recorded	Type
20030602035	12017	11582	3/28/2003	WTDEED
20030602034	12017	11579	3/28/2003	QCDEED
96133595	10351	2807	8/5/1996	

Residential Characteristics

Property Appraiser: Stephen Hamner Phone: (520) 724-3061

Main Structure:

Appraisal Date:	11/7/2002	Property Type:	Single Family Residence	Area ID:	Ed 13-050050-01-3
Processed:	12/31/1969	Building Class:	3	Physical Condition:	Fair
Total Living Area:	1,182	Garage Type:	Garage	Effective Construction Year:	1946
Garage Capacity:	1	Stories:	1	Patio Type:	None
Rooms:	6	Patio Number:	0	Quality:	Fair
Pool Area:	0	Exterior Walls:	Brick	Valuation Type:	00
Roof Type:	Asphalt	Total Main:	\$241,181	Heating:	Forced
Total Control:	\$241,181	Cooling:	Refrigeration	Total Actual:	\$250,828
Bath Fixtures:	3	FCV Adjustment Factor:	1.000	Enhancement:	\$0
Last Calc:	0125				

Notes (1)

Created: 8/14/2009 2010 SUPP: HISTORICAL RESIDENTIAL CLASSIFICATION GRANTED -> CL8(6)5% RULE B
 Modified: 8/14/2009



Real Property Tax Inquiry

STATE CODE:	125075290	TAX YEAR:	2018	TOTAL TAX:	\$ 1,707.68	AS OF DATE:	03/25/2019	TRC NO:	
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CURRENT STATUS AND SUMMARY			
	FIRST INSTALLMENT	SECOND INSTALLMENT	TOTALS
TAX DUE:	\$ 853.84	\$ 853.84	\$ 1,707.68
INTEREST DUE:			
TAX PAID:	(\$ 853.84)		(\$ 853.84)
PAID DATE:	10/29/2018		
REMAINING AMOUNT:	\$0.00	\$ 853.84	\$ 853.84
TOTAL DUE:			\$ 853.84

HISTORY	
TAX YEAR	TAX AMOUNT
2017	\$ 1,732.68
2016	\$ 1,746.01
2015	\$ 1,692.04
2014	\$ 1,592.71

PROPERTY INFORMATION	
PROPERTY TYPE:	Real Property
TAX AREA:	0150
TAXPAYER NAME/ADDRESS	
BOWERS JEREMY G 2331 E 8TH ST TUCSON AZ 85719-5622	
PROPERTY ADDRESS	
2331 E 8TH ST	
LEGAL DESCRIPTION	
FAIRMOUNT LOT 16 BLK 32	
PAID BY	
Lereta	
ON BEHALF OF	
MR COOPER	

PAY NOW

If you have any questions, please call our office at (520) 724-8341.

ASSESSOR'S RECORD MAP

FAIRMOUNT ADDITION

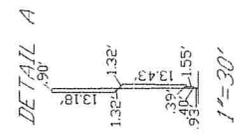
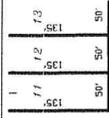
BLOCKS 1-36

DETAIL 3

ALTA VISTA ADDITION
BOOK 03 PAGE 097 M&P

INT. 1/4 COR.
CENTER OF
S08, T14S, R14E

125-07



SEE BOOK 04 PAGE 032 M&P
2018-1
SUB. T14S, R14E
NMP04.04032_03-02/21/18

FEET



Pima County Geographic Information Systems

Parcel 125-07-5290

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

Mail name and address	Legal description
125-07-5290 BOWERS JEREMY G 2331 E 8TH ST TUCSON AZ 85719-5622	FAIRMOUNT LOT 16 BLK 32

Situs (property) address

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

Street Address	Jurisdiction	Postal City	Zip Code	ZIP+4 Lookup
2331 E 8TH ST	TUCSON	TUCSON	85719	<input type="text"/>

Information for this parcel

- **For Assessor parcel details**, copy and paste Parcel ID **125075290** 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 Docket 12017, Page 11582, Sequence Number 20030602035.
 - [Voter Precinct and Districts](#)
- [Subdivision Plat Map](#) for Book 4, Page 32.
- 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 8.
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](#)
 - [Parcel Floodplain Information](#). See [FEMA Digital Flood Insurance Rate Maps \(DFIRMs\)](#) for more.
 - 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 RFCFD 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
---	---	--

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 32.225562 degrees latitude, -110.937095 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 0.16 acres or 6,758 square feet.

Zoom to maps of the parcel's area

<p>PimaMaps</p> <ul style="list-style-type: none"> Main map Survey map <p>Autodesk MapGuide</p> <ul style="list-style-type: none"> Main map Orthophoto map <p>City of Tucson</p> <ul style="list-style-type: none"> 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 <small>INTELLIGENT IMAGERY</small> Pictometry Photos</p> <p>(Legacy Internet Explorer Viewer) Learn more</p> <p> Bing Maps Photos</p>	<p> Area Map</p> <p> Area Map</p> <p> Area Map</p>
---	---	--

STARS 885F 1156
 885
 30.3% 2251

Address Search: 2331 E 8 TH ST

Search

Address

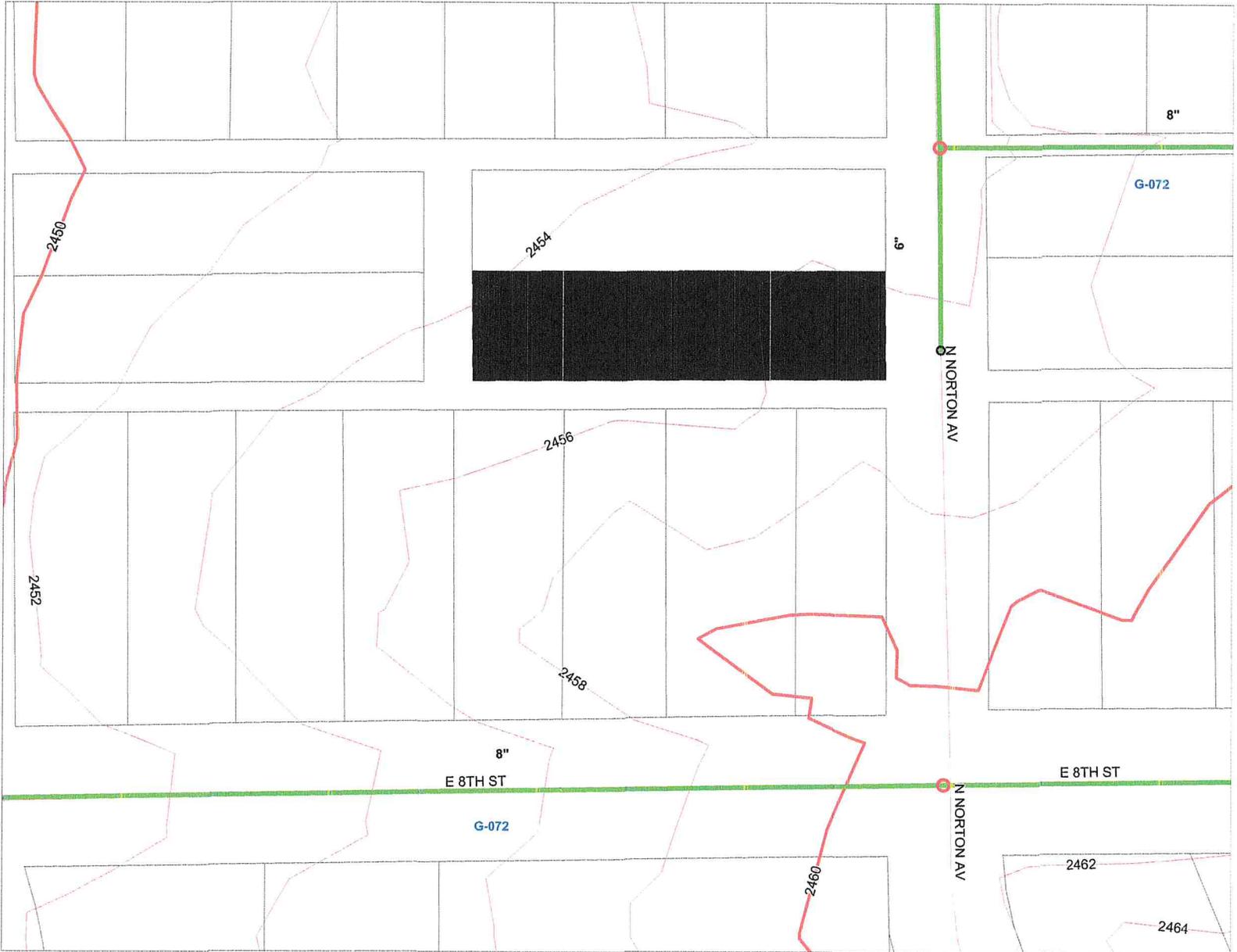
Parcel Attributes

Parcel	125075290
Jurisdiction	Tucson
City of Tucson Zoning	R-1
Tucson Ward	Ward 6
Tucson Impact Fee Benefit Area	Central Impact Fee Benefit Area
Tucson Registered Neighborhood	Sam Hughes
National Register Historic District	Sam Hughes Residential Historic District
Structure on National Register of Historic Places	Contributing
Pima County Data	Assessor, Recorder, Treasurer, ...
Parcel Map	Map

Permits

Show entries

Search:



2450

2454

2456

2458

2452

8"

E 8TH ST

G-072

2460

2462

2464

6"

N NORTON AV

N NORTON AV

E 8TH ST

G-072

8"

Joseph Maher, Jr. AIA

Owner's Agent

4849 East Scarlett Street, Tucson, AZ 85711

(520) 318-4757; fax 318-1372 Cell 248-9569

E-mail Address: JMAHERJRAIA@AOL.COM; Website: www.imaherarchitect.com

April 24, 2019

**NEIGHBORHOOD NOTIFICATION &
NOTIFICATION OF OUR NEIGHBORHOOD SITE MEETING**

Dear Property Owner and Council Member, Mr. Steve Kozachik:

On behalf of Mr. Jeremy Bowers, the Owner of the existing residence located at 2331 East 8 Th Street, **this correspondence is to notify you** of our intent is to request a **Variances from the Board of Adjustment (BOA)** for construction of a new **Detached, 2-Story Accessory Building** at the rear area of Mr. Bower's property. The new building will consist of a 2-car garage, laundry room & storage at the main level with a sleeping room, bathroom, closet & covered porch at the upper level. The property is zoned R-1.

Our request for approval of the Variances is required due to the size of the new building, the 2-story request aspect, and the proximity of the building to the two sides and rear property lines.

Please note that you may submit written comments to Mr. Mark Castro, City Planner, City of Tucson: Address: PO Box 27210, Tucson, AZ 85726 prior to the Board of Adjustment public hearing and/or speak at the BOA public hearing.

The Unified Development (zoning) Code or "UDC" code sections applicable to this request: R-1 Zone: UDC 4.7.9, use permitted in zone: Table 4.8.2; Specific Standards 4.9.7.B.6, 9 & 10; the building height does meet the required building setbacks: table 6.3-2.A; & the addition's floor area exceeds the maximum 50 % of the primary residence, UDC 6.6.3.D. The maximum allowable height for the detached accessory structure is per UDC Sec.6.6.3.C.

The purpose of noted on-site meeting below is to explain this project, listen to concerns of the neighbors, and respond to your concerns and questions as possible.

In addition to this notice, as stated, we are holding a meeting at the residence, and respectfully request your attendance and input concerning this new building addition.

Meeting Date & Time:

Tuesday, May 14, 2019 @ 5 PM to 6 PM

Meeting Place & Location:

At the residence located at 2331 East 8 Th Street.

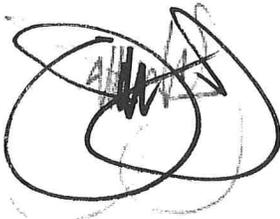
Our meeting will be held in the front yard.

Please do not disturb the owner of the residence.

Please review attached 3-pages of 8-1/2" x 11" exhibits: A) site & floor plans; B) Exterior elevations; & C) Plot Plan informational page of proposed new accessory building is enclosed.

If you have any questions and/or are unable to attend and would like more information concerning this matter, please contact my office.

Sincerely Yours,



**Joseph Maher, Jr. AIA /
Owner's Agent**

Cc; Jeremy Bowers, Owner; JMaher File

PLOT PLAN
A PLOT PLAN IS A BIRD'S EYE VIEW OF THE ENTIRE PROPERTY. THIS PLAN IS REQUIRED FOR MOST PERMITS.

LEGAL DESCRIPTION
SECTION 10, T19S, R10E, S12E, P12, P13, P14, P15, P16, P17, P18, P19, P20, P21, P22, P23, P24, P25, P26, P27, P28, P29, P30, P31, P32, P33, P34, P35, P36, P37, P38, P39, P40, P41, P42, P43, P44, P45, P46, P47, P48, P49, P50, P51, P52, P53, P54, P55, P56, P57, P58, P59, P60, P61, P62, P63, P64, P65, P66, P67, P68, P69, P70, P71, P72, P73, P74, P75, P76, P77, P78, P79, P80, P81, P82, P83, P84, P85, P86, P87, P88, P89, P90, P91, P92, P93, P94, P95, P96, P97, P98, P99, P100

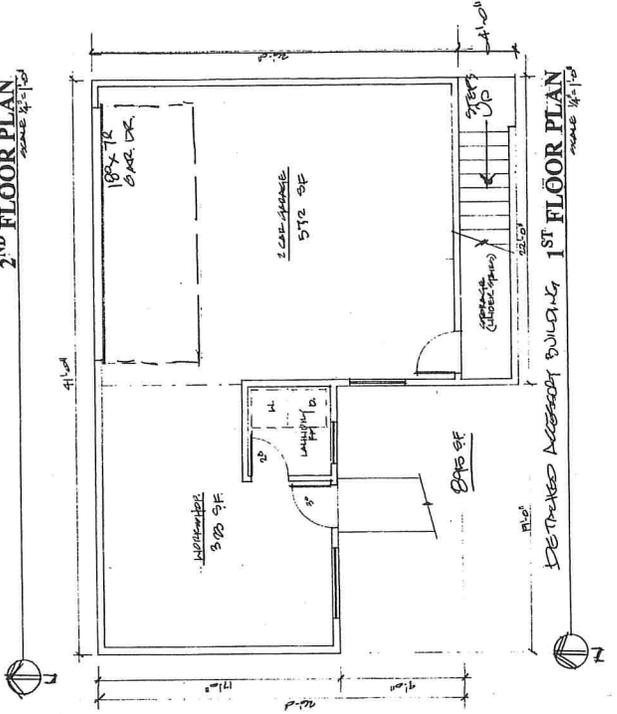
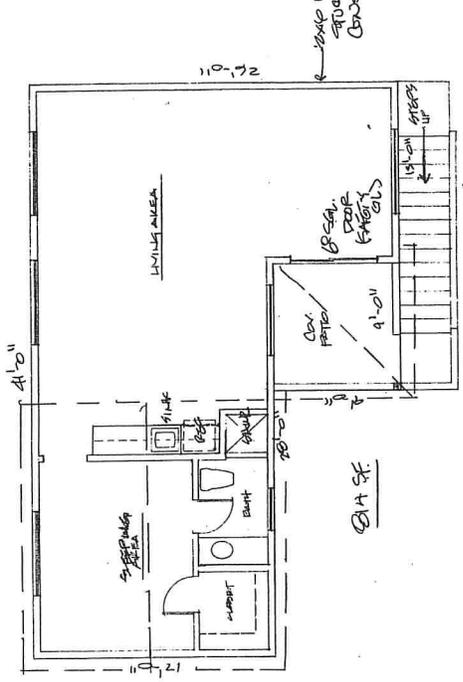
OWNER NAME _____
PROJECT DESCRIPTION _____
DESIGNED BY _____
CHECKED BY _____
DATE _____

LOT COVERAGE CALCULATIONS
TOTAL LOT AREA _____
TOTAL COVERED AREA _____
TOTAL UNCOVERED AREA _____
TOTAL PERCENT COVERED _____
TOTAL PERCENT UNCOVERED _____

BUILDING ELEVATIONS - _____
FIRST FLOOR _____
SECOND FLOOR _____
ROOF _____
BASE _____

DENSITY CALCULATIONS _____
LOT AREA _____
TOTAL PERCENT COVERED _____
TOTAL PERCENT UNCOVERED _____

UNITS PROPOSED _____ (MULTI-FAMILY ONLY)

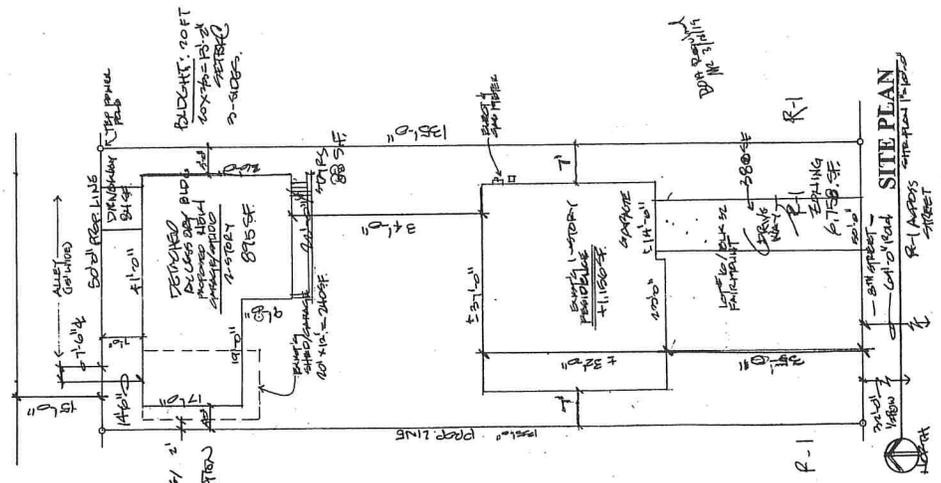


TAMARRON HOMES, INC.
DESIGN DEVELOPMENT CONSTRUCTION MANAGEMENT
4020 NORTH ROMA ROAD
TUCSON, ARIZONA 85705
(520) 283-3370, FAX 283-3375

DATE 3/4/17
REV'S

PROJECT TAMARRON HOMES
TUCSON, ARIZONA
SITE TITLE TAMARRON HOMES / PLOT PLAN

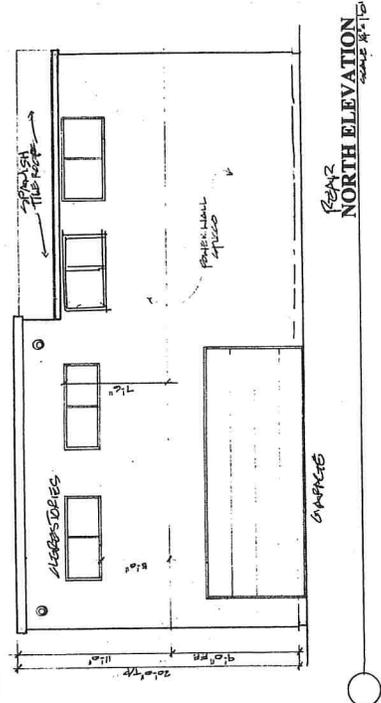
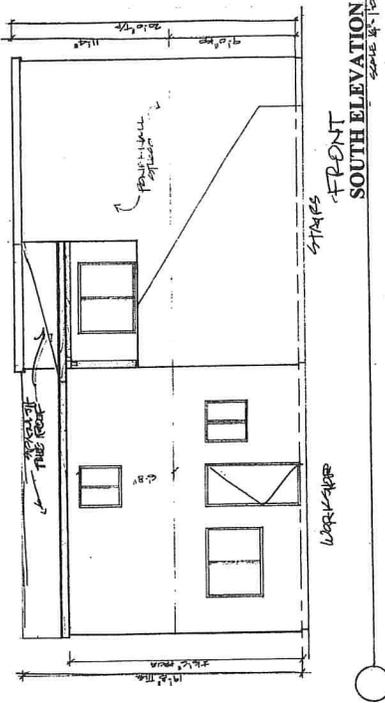
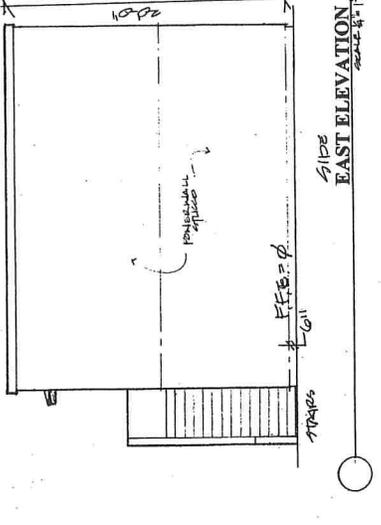
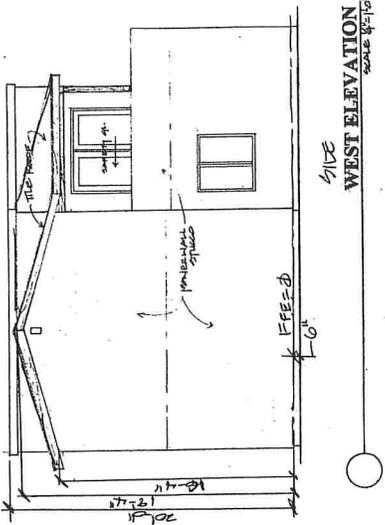
SHEET TITLE
PROJECT
DATE



DATE	3/4/19
REVS	3/6/19

PROJECT: **FRANKS GARAGE/GUESTHOUSE**
 1221 E. 28th STREET
 TUCSON, ARIZONA
 SHEET TITLE: **ELEVATIONS**

PROJECT #	4-11
SHEET	2
DATE	3/4/19



15 APR 2019 10:48 AM

PLOT PLAN

A PLOT PLAN IS A BIRD'S EYE VIEW OF THE ENTIRE PROPERTY.
THIS PLAN IS REQUIRED FOR MOST PERMITS.

LEGAL DESCRIPTION

FAIRMOUNT LOT 16 BLK 32
TAX CODE: 125 07 5290

OWNER'S NAME JEREMY BOWERS

PROJECT ADDRESS 231 E 8TH ST

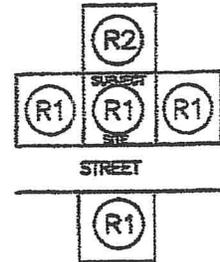
PROJECT DISCIPTION NEW 2 STORY
DETACHED ADDITION/ACCESSORY BLDG.

ZONING R-1 SECTION 8 T. 14S, R. 14E

OVERLAY ZONES NO 21E

LOT COVERAGE CALCULATIONS

EXISTING DWELLING = 1156 sq ft
 ADDITIONS = 0 sq ft
 ACCESSORY STRUCTURES NEW = 983 sq ft
 GARAGE/CARPORT INCLUDED = 0 sq ft
 TOTAL UNDER ROOF = 2139 sq ft
 DRIVEWAY/VEHICULAR USE AREA = 44 sq ft
 TOTAL LOT COVERAGE = 2183 sq ft
 LOT AREA (LOT SIZE) = 568 sq ft
 TOTAL LOT COVERAGE ÷ BY LOT AREA = 38.5 %



ZONING

BUILDING ELEVATIONS - ADDITIONAL
 EXTERIOR WALL HEIGHT NORTH SIDE = 20 FT
 EXTERIOR WALL HEIGHT SOUTH SIDE = ↓
 EXTERIOR WALL HEIGHT WEST SIDE = ↓
 EXTERIOR WALL HEIGHT EAST SIDE = ↓

DENSITY CALCULATIONS

LOT AREA 568 ÷ 43,560 = N/A ACRES
 _____ ACRES X _____ UNITS PER ACRE = _____ UNITS ALLOWED
 UNITS PROPOSED _____ (MULTI-FAMILY ONLY)



ARCHITECT
JOSEPH MAHER, JR. AIA

Commercial
Residential
Religious

Innovative Design
Creative Custom Homes
Sustainable Architecture

June 3, 2019

Page 1 of 4

Memorandum/Transmittal
Jeremy Bowers Residence Variance
Neighborhood Site Meeting Report

Mr. Mark Castro, Lead Planner
Planning Department
City of Tucson Planning & Development Services Dept.
201 North Stone Avenue, 2 Nd Floor
Tucson, AZ 85701
520-837-4979; Fax 520-791-5852
Email: mark.castro@tucsonaz.gov

Cc: Jeremy Bowers, Owner
Pete Zorilla, Tamarron Homes, Project General Contractor
And Designer

Project: Requesting "Variances from the City of Tucson
Board of Adjustment applicable for the construction of a
2-Story Detached New Accessory Building positioned at
the rear area of the parcel.

Existing Zoning: R-1.
Owner: Mr. Jeremy G. Bowers.

Location/Address: 2331 East 8 Th Street, Tucson, AZ 85719
Tax Code Information: Pima County APN 125-07-5290

Neighborhood Site Meeting Information:
Meeting Date & Time: Tuesday, May 14, 2019 @ 5 PM to 6 PM
Meeting Place & Location:
At the residence located at 2331 East 8 Th Street.
Our meeting was to be held in the front yard.

Dear Mark Castro, Lead Planner,

Thank you for your assistance in this matter.

Included with this correspondence are the required items for such a
meeting notice as instructed in the Neighborhood Meeting Requirements for
Variance Processing and are listed in this correspondence within the Transmittal
section.

Please note there are additional items added to the required listing noted
within the Transmittal listing.

Continued

Memorandum/Transmittal
Jeremy Bowers Residence Variance
Neighborhood Site Meeting Report
Mr. Mark Castro, Lead Planner

Meeting Summary Notes/ Report

Briefly, I arrived early about 4:35 PM prior to the meeting to set up with full size drawings (24x36) and handouts if needed (8-1/2x11) of the Preliminary Drawings of Site Plan, Floor Plan and Exterior Elevations of the detached accessory building as drawn by the Owner's General Contractor, Tamarron Homes.

A copy of these plans was also mailed with the Meeting Notice. I included a page of site plan calculations to ensure understanding for all parties. Hence, the Mailed Notice is comprised of 4-pages.

The meeting was attended by nine (9) individuals as noted on the sign in sheet in addition to this architect/Owner's Agent for the variance and the Owner's General Contractor, Pete Zorilla who also arrived early at 4:45 PM. Mr. Zorilla assisted with questions concerning the construction and design of the new detached building.

Those in attendance included: Mr. Rick Loving, Jean Neufeld, Greg Yares, Mr. (?) Craig, Sandy Roberts, Nancy Defee, Mr. Wilder and Krtz Nielsen.

Though I requested those attending to fill out the sign in sheet, not everyone did so and several did not print their names very clearly.

Ms. Jean Neufeld was the first to arrive, the adjacent west side neighbor. Several others arrived at the same time so it was difficult to keep straight who spoke and what questions were asked by whom and what information was desired.

Mr. Craig also arrived as one of the first to arrive who resides just to the north across the alley.

All others who attended the meeting DID NOT LIVE NEAR Mr. Bower's residence.

Both Ms. Neufeld and Mr. Craig were curious of windows on the building which faced their Homes. This aspect was answered and, if needed, a new design solution was suggested to remove this concern for individuals.

The new detached building either has no windows or clerestory windows which are high placed windows to all sides facing neighbors.

Any stairs or porches are to be constructed to be "walled off" facing the neighbors.

Continued

Memorandum/Transmittal
Jeremy Bowers Residence Variance
Neighborhood Site Meeting Report
Mr. Mark Castro, Lead Planner

Ms. Neufeld discussed whether the second level would block her view of the mountains to the north of her rear yard.

Ms. Neufeld's direct north view is not blocked as you view over the roofs to her rear yard detached guest home and garage buildings.

These buildings cover the entire rear yard area of her property.

It does appear Ms Neufeld's view is blocked by large trees by neighbors residing across the alley to the northeast direction.

I discussed with Ms. Neufeld if the upper level of Mr. Bower's new building affected her view. It was difficult actually to determine if there is a problem.

However, the upper level is now redesigned to address this concern and not interfere with her view of the mountains until it is blocked by the trees across the alley.

Mr. Craig's concern was eliminated by the knowledge provided later that there are clerestory windows facing north towards his Home.

It is my understanding a renter resides at the adjacent residence to the east side of Mr. Bowers Home. This individual did not appear.

A discussion of the size of the new building and its location on the property among the others in attendance occurred for 45 minutes as discussed by others who apparently did not reside near Mr. Bower's Home.

Though efforts by this architect & the owner's contractor to try to illustrate the size of the detached addition, there appears to be sincere confusion about the size of the building.

I concluded our site meeting at 6:05 PM.

Fin

Prior the last day before the meeting:

Lastly, I did not directly receive any phone calls or emails to discuss this project prior to the event.

Mr. Mark Castro did forward a letter from Ms. Neufeld just prior to the

Fin

Continued

June 3, 2019

Page 4 of 4

Memorandum/Transmittal
Jeremy Bowers Residence Variance
Neighborhood Site Meeting Report
Mr. Mark Castro, Lead Planner

Transmittal:

These Items were on display and discussed at our meeting and attached, included for your review:

Sign-In Sheet for the Meeting

1-each, 24 x 36 size plots of the most recent Preliminary Site Plan, Floor Plan & Exterior Elevations which was mailed with the Notice.

Copies of the Neighborhood Notice and attachments as mailed to per mailing listing provided by City of Tucson Staff.

Copy of the Neighborhood Certification, Mailing Labels/address listing as stamped by US Postal Office with date of mailing.

Please note that this mailing listing includes an additional page of added parties listed were also noticed including Tamarron Homes, project contractor, this architect/Owner's variance agent and Mark Castro, Lead City of Tucson Planner.

Fin

If you have any questions, please contact me. Thank you again for your assistance.

Sincerely Yours,



Joseph Maher
Architect/Owner's Agent for the Variance
Cc: JMJ File

Joseph Maher, Jr. AIA

/Owner's Agent

4849 East Scarlett Street, Tucson, AZ 85711

(520) 318-4757; fax 318-1372; CELL 520-248-9569

E-mail Address: JMAHERJRAIA@AOL.COM Website: www.jmaherarchitect.com

May 14, 2019: Meeting Date/ Meeting Time: 5 PM

Neighborhood Site Meeting
SIGN IN SHEET

Project: Requesting "Variances from the City of Tucson Board of Adjustment applicable for the construction of a 2-Story Detached New Accessory Building positioned at the rear area of the parcel.

Existing Zoning: R-1.

Owner: Mr. Jeremy G. Bowers.

Location/Address: 2331 East 8 Th Street, Tucson, AZ 85719

Tax Code Information: Pima County APN 125-07-5290

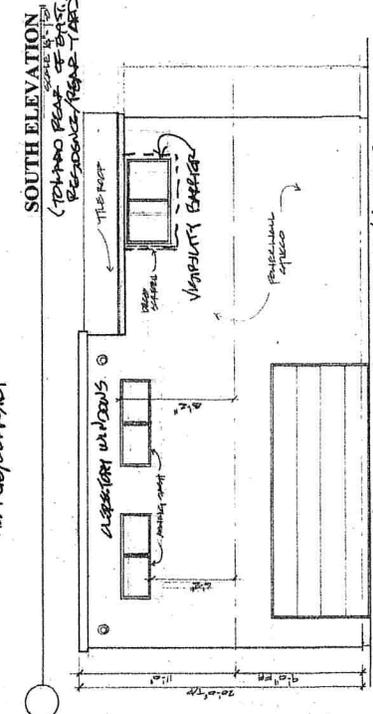
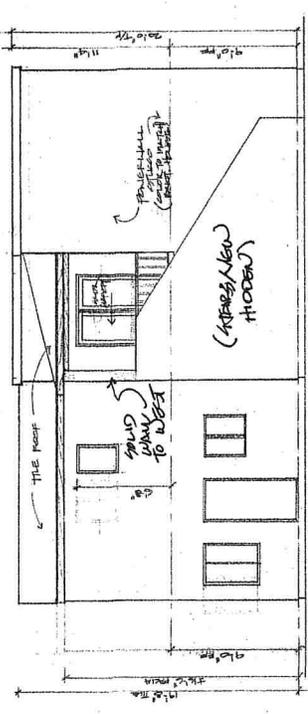
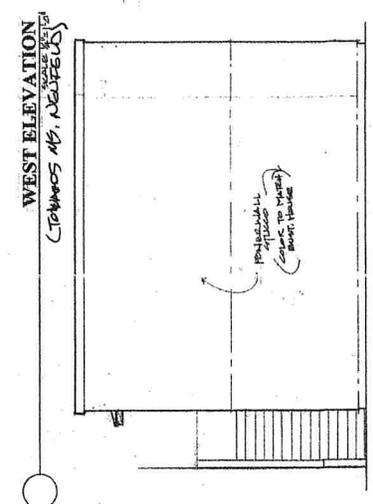
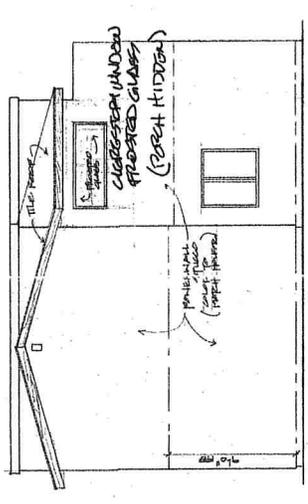
Thank you for attending.

Joseph Maher, Jr. AIA: Owner's Agent

PLEASE SIGN IN:

Name	Address	telephone	approve Y/N
JOSEPH MAHER		AGENT	4:56 PM
PETER ZORILLA		G.C.	4:45 PM
Rick Louing	2327 E 8th St	271-1600	
Jean Neufeld	2327 E 8 th St	271-3888	
GREG YARES	321 N. NORTON	323 9020	
CRAIG SHNA			3:50 PM
Sandy Roberts			
Nancy DeFoe	SHNA	798-1265	

6/11/19
 BOWERS
 VASARAKIS



EXH. #2

REVISED DESIGN
 J. MATHER

6/11/19
BOWERS
VARIANCE

ALLEY (15' WIDE)

* AT REAR YARD
INCREASED SETBACK 7'-0"

LINE OF SIGHT TO MOUNTAIN VIEW.

* 1.1 METER
* AT REAR YARD

+ 3 FT.

EXIST'G 5'-0" MASSOIT WALL

EXIST'G ELECT & GAS METER

* UTILITIES!

NARROW SIDE YARD

NARROW SIDE YARD

FRONT YARD

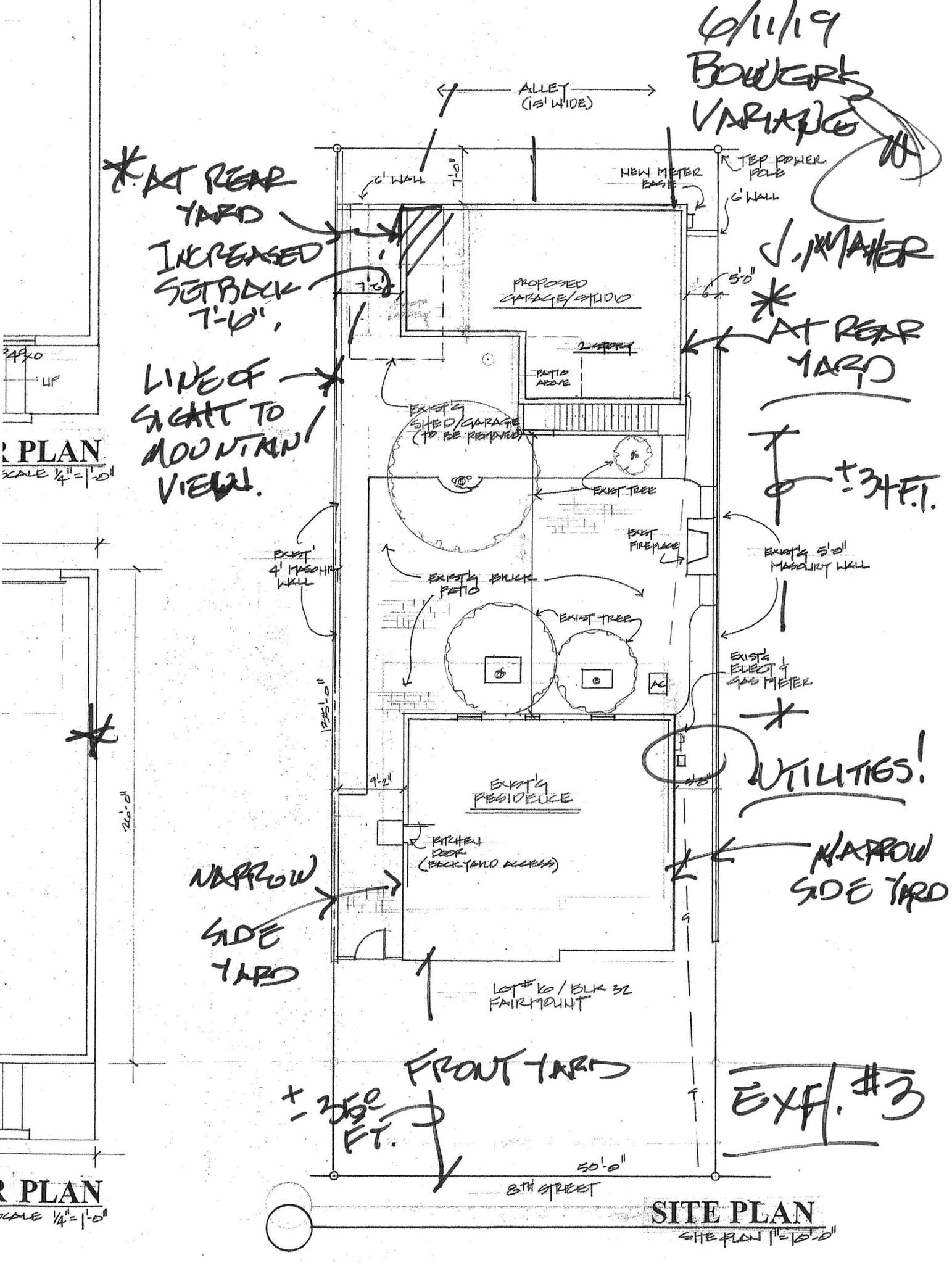
+ 250 FT.

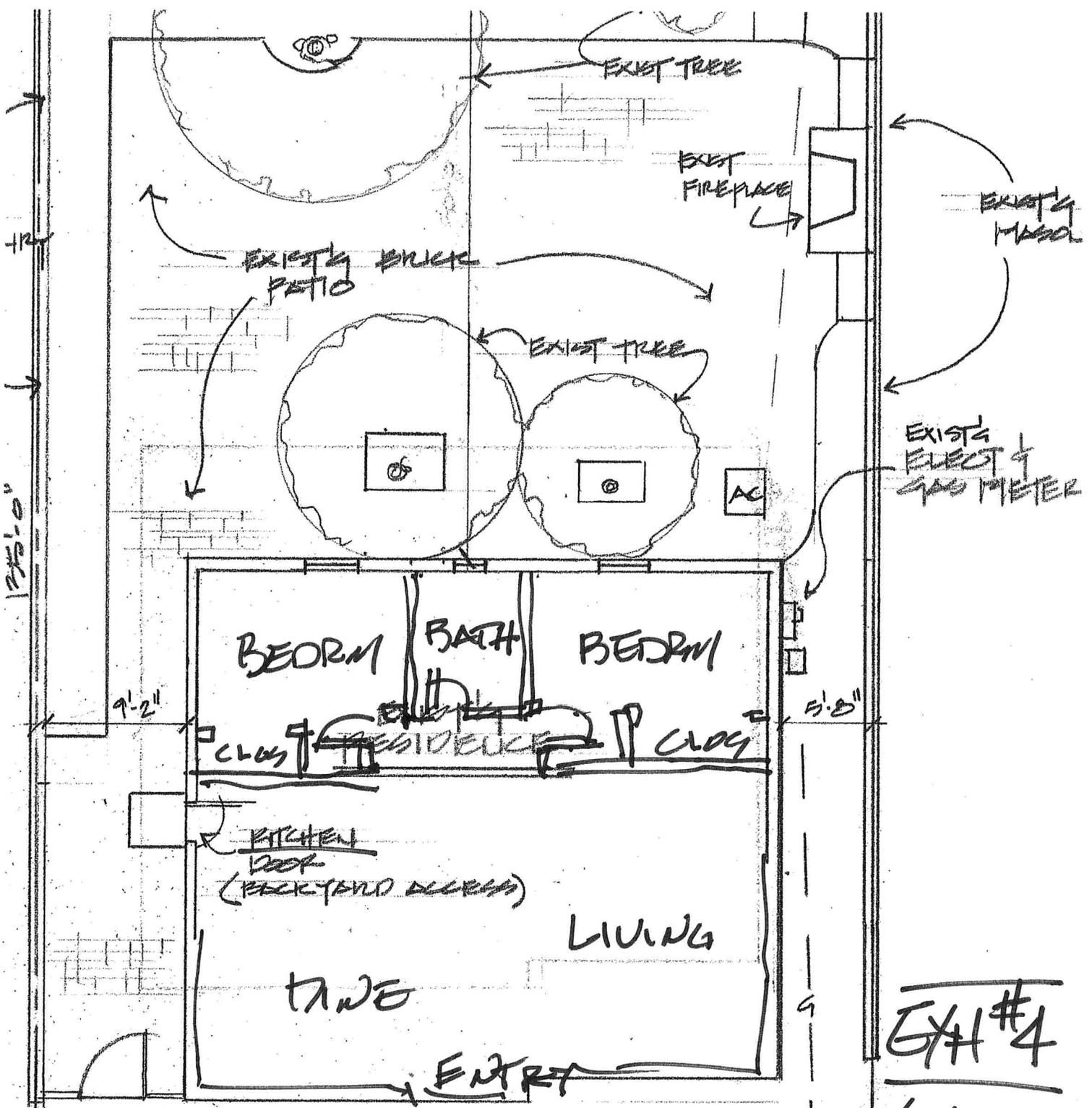
EXH. #3

PLAN
SCALE 1/4" = 1'-0"

PLAN
SCALE 1/4" = 1'-0"

SITE PLAN
SITE PLAN 1" = 15'-0"





LOT # 16 / BLK 32
FAIRMOUNT

EXIST. RESIDENCE
FLOOR PLAN

SCHEMATIC/
NOT SCALE

6/11/19

BOWERS
VARIANCE

J. MATHER

6/11/19
✓ BOWER'S VARIANCE

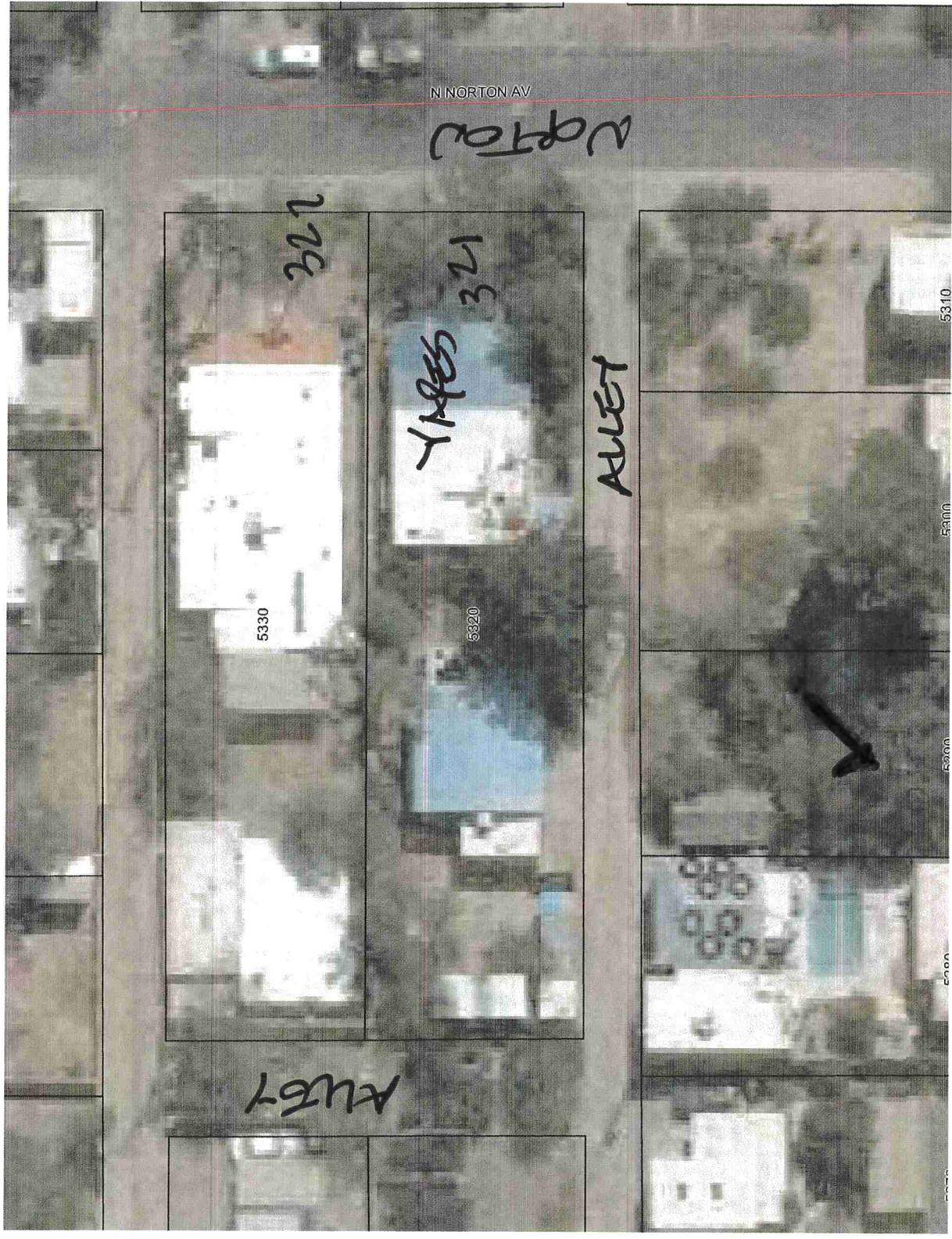
[Handwritten signature]



EXH. #15

↑ AREA OVERALL AERIAL NORTH

✓ BOWERS VASARE
C/M/A
[Signature]



↑ NORTH

NE AREA AERIAL

EXH. #7



Wilson

N WILSON AV

328

5220

322

NIELSEN

5230

AUSTY

AUSTY

5240

5250

5260

5270

5280

(Bauer's) ✓

2327

Brower's
VARIABLE



NORTH



NEW AERIAL AREA

EXH.# 8

CITY OF TUCSON DEVELOPMENT SERVICES PERMIT APPLICATION

201 N STONE AV , 1ST FLOOR TUCSON AZ 85701 (520) 791-5550

T19CM01920

PROJECT ADDRESS: 2331 E 8TH ST TUC

PARCEL NUMBER: 125-07-5290

LEGAL DESCRIPTION: FAIRMOUNT LOT 16 BLK 32 - 04032

TOWNSHIP-RANGE-SECTION: 14-14E-08

ZONING:

DESCRIPTION OF WORK: NEW ACCESSORY 2 STORY ADDITION

VALUATION: \$ 0.00 PLAN NUMBER (if applies): T19CM01920

APPLICANT INFORMATION: MAHER, JOSEPH SAID JR

PHONE #: 520-318-4757

**

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS & ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. ISSUANCE OF A PERMIT DOES NOT CERTIFY COMPLIANCE WITH DEED OR PRIVATE RESTRICTION. PERMIT BELONGS TO THE PROPERTY OWNERS.

SIGNATURE: _____

DATE: 03-18-2019

Division/Sect	Req'd	Approval/Signature	Date	Comments
ZONING	✓			<i>DOT Required Mr 3/18/19</i>
LANDSCAPE				
WASTEWATER				
ENGINEERING	✓			
FLOODPLAIN				
SANITATION				
FIRE				
WATER				
RESIDENTIAL	✓			
STRUCTURAL				
PLUMBING				
MECHANICAL				
ELECTRICAL				
HANDICAP				
SIGNS				
NPDES				
CIFEE (Impact)				

Permit Application

UPDATED 08/08/2018

Date: 3/18/19



For Zoning and Subdivision review, the Unified Development Code (UDC) applies to this application. Applicable timeframes can be provided at your request or found in the Administrative Manual Sec.3-02.

For additional information please email PDSInquiries@tucsonaz.gov

To submit this application, please email COTDSDPermits@tucsonaz.gov

INCENTIVES & SPECIAL PROCESSES (PLEASE MAKE SURE TO CHECK ALL THAT APPLY):

- Annexation/Rezoning
- AEZ - Airport Environs Zone
- Board of Adjustment
- DDO - Development Design Option
- Demolition of a 50+ year-old building
- ERZ - Environmental Resource Zone
- FLD - Flexible Lot Development

- HL - Historic Landmark
- HPZ - Historic Preservation Zone
- IPP - Individual Parking Plan
- IID - Infill Incentive District
- Master Sign Program
- NPZ - Neighborhood Preservation Zone
- RNA - Rio Nuevo Area

- SE - Special Exception
- UOD - Urban Overlay District
- WASH - Watercourse
- Amenities, Safety and Habitat
- Other: _____

DETACHED ACCESSORY RESIDENCE ADULTITION / VARIANCE

CASE #: _____ PROJECT NAME: BOWERS RESIDENCE ADULTITION / VARIANCE

Project Address: 2331 E. 9TH ST. Building or Unit # _____

Description of Work: NEW ACCESSORY 2-STORY ADULTITION / VARIANCE
Commercial Residential

Associated Addresses: _____

Your Name (Applicant): JOHN MATHER JR Phone: 248 9569 CELL

Applicant Email: JMATHERARCHITECT@GMAIL.COM

Applicant Address: 4349 E. SKYWAY ST

City: TUCSON State: AZ Zip: 85711 APA # _____

Contractor (if different): TAMARON HOMES ROC# _____

Contractor Email: TAMARONHOMES@GMAIL.COM Phone: 631-6710 CELL

Owner/Client Name: JEREMY BOWERS Phone: C/O TAMARON HOMES

Owner Email: C/O TAMARONHOMES

Architect/Engineer: TAMARON HOMES

Architect/Engineer Email: _____ Phone: _____

Architect/Engineer Seal#: _____

EXPIRATIONS:
 BUILDING PLAN REVIEW: 180 DAYS FROM ORIGINAL SUBMITTAL DATE
 BUILDING PERMIT: 180 DAYS FROM DATE ISSUED, PAID REVISION or LAST INSPECTION (not including canceled inspections)

I understand that any application, plans and/or related documents submitted to Planning and Development Services for review may be viewed as a Public Record per Planning and Development Services Department Records Policy 2011-05.

I further understand that they may also be subject to review and approval by Pima County including but not limited to Wastewater, DEQ, ADEQ, Addressing and/or Health Department and that I am responsible for paying any separate fees incurred as a result of these reviews prior to a permit being issued or a Development Package being approved by the City of Tucson Planning and Development Services Department. It is the responsibility of the Licensed Contractor or Architect to provide a letter to PDS verifying their affiliation with the project for which this application is made. Failure to do so may result in revocation of this permit and all penalties incurred.

John Mather Jr 3/18/19
 Signature of Applicant Representative of Project Owner Date

The above signature attests that to the best of my knowledge, the information contained in this application is complete and correct.

By state law, we cannot initiate a discussion with you about your rights and options, but we are happy to answer any questions you might have.

REQUEST FOR MAILING LABELS & ADDRESS VERIFICATION

Project Address 2331 E. 8TH ST., TULSON 05719

Project Location (cross streets): _____

Applicant/Agent Name JOSEPH MAIER, JR.

Mailing Address 4849 E. SCARLETT ST., TULSON 05711

Phone 510 2489569

Applicant/Agent Signature [Signature] Date 3/25/19

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: _____ Cash
- Charge Account: _____

Date Received: _____ Date Due: _____

Requested By: _____ Due To: _____

Request to Staff: _____ JR Processing Staff: SM _____

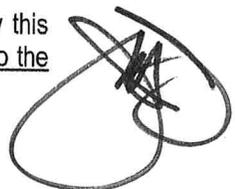
Comments: _____



SUBMITTAL REQUIREMENTS

6/11/19
BOWER'S
VARIANCE

A complete Board of Adjustment Variance submittal must contain all of the items listed below. Please review this checklist to make sure your submittal is complete. Incomplete and poorly prepared submittals will be returned to the applicant.



PLEASE PROVIDE THE FOLLOWING MATERIALS IN THIS ORDER:

✓	1. Application form (signed by the Property Owner or Authorized Agent – include letter of authorization).
N/A	2. Related UDC process decision or recommendation letters (Historic Plans Review Subcommittee, Special Exception, SCZ, Rezoning, etc.)
✓	3. Final UDC compliance review comments (obtained at the 1 st floor).
✓	4. Proof of applicant's mail notice and meeting (Proof of mailing – Copy of letter to neighbors – Summary of onsite meeting with sign-in sheet)
* ✓	5. 3 folded copies* of project site plan (Detailed plan that was submitted to PDSD for final UDC compliance review comments)
* ✓	6. 3 folded copies* of project building elevation and/or floorplans (If applicable to the project's variance request – Ask Zoning Admin staff at PDSD if unsure)
N/A	7. 3 folded copies* of project landscape plan (If applicable to the project's variance request – Ask Zoning Admin staff at PDSD if unsure)
✓	8. If full size (24"x36") plans are provided, then also include one each at 11"x17"
✓	9. Pima County Assessor Parcel Detail (http://www.asr.pima.gov/index.aspx)
✓	10. Pima County Assessor Record Map
✓	11. (Other)
✓	12. Board of Adjustment Filing Fees <i>OK # 5633 J. MATHER</i>

Applications to the B/A that include **LANDSCAPE, SCREEN or SCENIC ROUTE** variances or **APPEALS** must also submit an application for Design Review Board (DRB) review.

* **ADDITIONAL ITEMS: REVISED DESIGN EXHIBITS: 8**

Additional application materials may be required at the time of your meeting with staff.

Refer to Supplemental Information per review process for material instructions, etc.

For Zoning and Subdivision review, the Unified Development Code (UDC) applies to this application. Applicable timeframes can be provided at your request or found in Administrative Manual Sec. 3-02 or found on our website at <http://cms3.tucsonaz.gov/pdsd>. For information about applications or applicable policies and ordinance, please contact us at (520) 791-5550.

By state law, we cannot initiate a discussion with you about your rights and options, but we are happy to answer any questions you might have.

J. MATHER



4/11/19
BOWERS

ZONING REVIEW TRANSMITTAL

VARIANCE
[Signature]

NR 3/15/19

FROM: Nick Ross, Lead Planner
PROJECT: T19CM01920, 2331 E. 8th Street
New detached garage/workshop and sleeping quarters

TRANSMITTAL: March 18, 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 20'0" tall detached garage/workshop and sleeping quarters in the rear of the property. The 20' two story structure does not meet the required 13'3" setbacks on the east, west and north side of the property per table 6.3-2.A and exceeds the 12' height limit as an accessory structure.

The total gross floor area (gfa) of all accessory structures shall not exceed 50% of the gfa of the principal structure. Accessory structures less than 200 square feet gfa are exempt from this requirement. (UDC 6.6.3.D). The primary structure is 1,156sf and the proposed structure is 1,709sf which exceeds the 50% maximum. Board of adjustment is required.

PLOT PLAN

A PLOT PLAN IS A BIRD'S EYE VIEW OF THE ENTIRE PROPERTY.
THIS PLAN IS REQUIRED FOR MOST PERMITS.

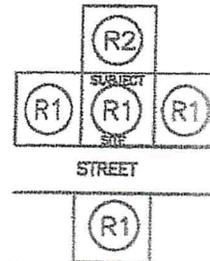
LEGAL DESCRIPTION

FARMOUNT LA 16 BLK 32
TAX CODE: 125-07-5290

OWNER'S NAME JEREMY BOWERS
PROJECT ADDRESS 2331 E. 8TH ST.
PROJECT DESCRIPTION NEW 2-5007
DETACHED ADDITION/ACCESSORY BLDG.
ZONING R-1 SECTION 8 T. 14S, R. 14E
OVERLAY ZONES NONE

LOT COVERAGE CALCULATIONS

EXISTING DWELLING	=	1156	✓
ADDITIONS	=	-	✓
ACCESSORY STRUCTURES	=	935	✓
GARAGE/CARPORT	=	-	✓
TOTAL UNDER ROOF	=	2091	✓
DRIVEWAY/VEHICULAR USE AREA	=	98	✓
TOTAL LOT COVERAGE	=	2167	✓
LOT AREA (LOT SIZE)	=	6750	✓
TOTAL LOT COVERAGE + BY LOT AREA	=	32	%



BUILDING ELEVATIONS ^{ADDITION}
EXTERIOR WALL HEIGHT NORTH SIDE = 20 FT ZONING
EXTERIOR WALL HEIGHT SOUTH SIDE = ↓
EXTERIOR WALL HEIGHT WEST SIDE = ↓
EXTERIOR WALL HEIGHT EAST SIDE = ↓

DENSITY CALCULATIONS

LOT AREA 6750 ÷ 43,560 = 1.4 ACRES
ACRES X 1 UNITS PER ACRE = 1 UNITS ALLOWED
UNITS PROPOSED 1 (MULTI-FAMILY ONLY)