



BOARD OF ADJUSTMENT VARIANCE APPLICATION

Case Number: C10- 18-09 Activity Number: T18SA00237 Date Accepted: 6/11/18

PROPERTY LOCATION INFORMATION

Property Address: 2509 S. SAHUARA AVE TUCSON, AZ. 85711

Project Description: GARAGE ADDITION

Zoning: R-1 Property Size (sqft): 8400 SQ FT.

Number of Existing Buildings: 1 Number of Stories: 1 Height: _____

Legal Description: 131-13-1110 (GOLFLINKS LOT 111)

Pima County Tax Parcel Number/s: 1110

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

APPLICANT: LINDA LENTINI

ADDRESS: 2509 S. SAHUARA AVE TUCSON, AZ 85711

PHONE: (520) 404-4731 FAX: () EMAIL: LINDALENTINI@COX.NET

PROPERTY OWNER (If ownership in escrow, please note): LINDA LENTINI

ADDRESS: 2509 S. SAHUARA AVE TUCSON, AZ. 85711

PHONE: (520) 404-4731 FAX: () EMAIL: LINDALENTINI@COX.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): T18CM02655/T18DVO1829

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

Linda L Lentini
SIGNATURE OF OWNER/APPLICANT

June 11, 2018
Date



BOARD OF ADJUSTMENT - PROJECT DESCRIPTION

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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.

TO BEGIN WITH, I'D LIKE THE BOARD MEMBERS TO KNOW THAT I WAS A "PROJECT SUPERINTENDENT" FOR 34 YEARS, AND BUILT SEVERAL STRUCTURES IN TUCSON, PHOENIX AND SIERRA VISTA.

THE SIZE OF THE GARAGE ADDITION TO THE EXISTING STRUCTURE, MEASURES (INSIDE DIMENSIONS) 22'-7" ACROSS BY 16'-0" LONG (APPROX) THE SQUARE FOOTAGE OF THE NEW GARAGE STRUCTURE IS 360^{sq}. THE HEIGHT OF THE GARAGE IS 9'-6". THE STRUCTURE IS MADE WITH 2x4^s, 16" ON CENTER, WITH 5/8 T-111 SIDING WITH TRUSSES DESIGNED BY L+L MANUFACTURED COMPONENTS HERE IN TUCSON. ROOF COVERED WITH 5/8 x 4x8, 5 PLY PLYWOOD NAILED AT 4" AT JOINTS AND 8" ON CENTER IN THE FIELD OF THE PLYWOOD, WITH #8 GALVANIZED NAILS AS WAS THE T-111 SIDING. THE TRUSSES ARE FASTENED DOWN WITH H2.5 STRAPS AND THE BEAMS ARE FASTENED ON BOTH SIDES WITH HURRICANE STRAPS 18" LONG, HORIZONALLY & DIAGONALLY. WE FEEL THAT THE GARAGE STRUCTURE IS BUILT IN EXCESS OF WHAT THE CODE REQUIRES. I FORGOT TO MENTION THAT THE ENTIRE FRONT OF THE GARAGE STRUCTURE IS FRAMED UP OF 2x6 ACROSS THE ENTRY TO GARAGE.

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Activity Number: T185A00237



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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.

CODE REQUIRES THAT WE ARE TO BE 20'-0"
FROM FRONT PROPERTY LINE TO FACE OF GARAGE.
WE HAVE 16'-0" FROM FRONT PROPERTY LINE TO
GARAGE. NORTH SIDE DIMENSIONS ARE 6'-4" FROM
PROPERTY LINE TO SIDE OF GARAGE.

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Activity Number: T185A-00237



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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;

SPECIAL PHYSICAL ADJUSTMENTS ARE NEEDED
BECAUSE OF TRUCK LENGTH TOO LONG AND TOO
TALL TO ALLOW FOR GARAGE DOORS. GARAGE
WAS BUILT ON EXISTING DRIVEWAY

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

PHYSICAL CIRCUMSTANCES ARE NOT OUR FAULT.
LOCATION WAS WHERE THE DRIVEWAY WAS
POURED, BECAUSE OF WHERE THE HOME IS
LOCATED ON 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;

GARAGE IS ALLOTTED ON OUR PROPERTY BASED
ON THE NEIGHBORHOOD, AND IS NOT OUT OF
CHARACTER.

- 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;

GARAGE HAD TO BE BUILT ON EXISTING
DRIVEWAY ACCORDING TO THE LOCATION OF THE
HOME THAT WAS AS BUILT, WHEN PURCHASED
IN 1971.

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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;

WE BELIEVE THIS IS IN NO WAY A PUBLIC NUISANCE AND IS NOT A SAFETY ISSUE, AS FAR AS PEOPLE WALKING OR DRIVING BY - THE GARAGE IS BUILT BEYOND WHAT CODE CALLS FOR, AND IS A VERY ATTRACTIVE STRUCTURE -

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,

THERE IS NOT A PROBLEM WITH THE NEIGHBORS AS FAR AS VISIBILITY GOES, AND WILL NOT IMPACT THE NEIGHBORS IN ANY WAY BY ITS LOCATION OR APPEARANCE. IF ANYTHING, IT WILL GREATLY INCREASE THE PROPERTY VALUE.

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 ARE ASKING FOR THE GARAGE STRUCTURE TO REMAIN WITHOUT ANY MAJOR CHANGES. WE ARE ASKING FOR THE MINIMUM DISTANCE FROM THE FRONT PROPERTY LINE BECAUSE OF THE GMC CREW CAB DUALY, LONG BED BARELY FITS INSIDE THE GARAGE BY ROUGHLY 8 INCHES, AFTER THE DOORS ARE INSTALLED.

Case Number: C10-18-09

Activity Number: T18SA00237



CDRC TRANSMITTAL

FROM: Mark Castro 
Lead Planner

PROJECT: T18CM02655
2509 S Sahuara Ave.
Garage Addition

TRANSMITTAL: 4/11/18

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

The applicant has constructed a garage, 15'-5" ^{16'-0"} as measured from the front street lot line. A variance is required for the reduced building setback as measured to the front street lot line.

Parcel Number: 131-13-1110**Property Address**

Street Number	Street Direction	Street Name	Location
2509	S	SAHUARA AV	Tucson

Contact Information

Property Owner Information:	Property Description:
LENTINI LINDA L 2509 S SAHUARA AVE TUCSON AZ 85711-6741	GOLF LINKS LOT 111

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	PRIM RESIDENCE (3)	10.0	\$113,935	\$112,860	\$11,286
2019	PRIM RESIDENCE (3)	10.0	\$128,983	\$118,503	\$11,850

Property Information

Township:	14.0	Section:	24	Range:	14.0E
Map & Plat:	14/22	Block:	0	Tract:	
Rule B District:	11	Land Measure:	1.00S	Lot:	00111
Census Tract:	3504	File Id:	1	Group Code:	
Use Code:	0131 (SFR GRADE 010-3 URBAN SUBDIVIDED)			Date of Last Change:	4/1/2009

Valuation Area**District Supervisor:** RAMON VALADEZ **District No:** 2

Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
70	10	SC_PETER_HOWELL	08015401	14

Recording Information (2)

Sequence No.	Docket	Page	Date Recorded	Type
20090380236	13503	589	2/26/2009	CTFDTH
0	3983	22	4/27/1971	

Residential Characteristics

Property Appraiser: Michele Holland Phone: (520) 724-3067

Main Structure:

Appraisal Date:	9/1/1976	Property Type:	Single Family Residence	Area ID:	Ed 14-080154-01-3
Processed:	12/31/1969	Building Class:	3	Physical Condition:	Fair
Total Living Area:	1,144	Garage Type:	Carport	Effective Construction Year:	1961
Garage Capacity:	1	Stories:	1	Patio Type:	Covered
Rooms:	5	Patio Number:	2	Quality:	Fair
Pool Area:	450	Exterior Walls:	8in Painted	Valuation Type:	00
Roof Type:	Built Up	Total Main:	\$107,486	Heating:	Forced
Total Control:	\$107,486	Cooling:	Evaporative	Total Actual:	\$128,983
Bath Fixtures:	6	FCV Adjustment Factor:	1.000	Enhancement:	\$0
Last Calc:	0222				

Permits (1)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T07BU01533	PRES ~ FINAL	07/18/2007	10/19/2007	TUC	\$9,447	0	*/*			12/19/2008	100
Description: POOL:TD#16-22-49 T04-M0335											

Notes (1)

Created: 12/19/2008 PER AERIAL/PERMIT, P/U POOL FOR 2010N.
 Modified: 12/19/2008

ASSESSOR'S RECORD MAP
 131-13
 GOLF LINKS ADDITION
 LOTS 049-131

CRAYCROFT ANNEX ADDITION
 BOOK 08, PAGE 036 M&P
 CAVALIER ESTATES
 BOOK 12, PAGE 028 M&P

CURVE TABLE

NO.	R	L
1	25.00'	90-04-30
2	25.00'	89-55-30
3	25.00'	90-00-00
4	25.00'	79-55-53
5	231.78'	88-32-51
6	231.00'	90-00-00

MARYVALE MANOR
 BOOK 11, PAGE 020

GOLF LINK ADDITION
 LOTS 1-48
 BOOK 13, PAGE 039 M&P

GOLF LINKS ADDITION
 LOTS 132-170
 BOOK 15, PAGE 096 M&P



S. 1/4 COR. SEC. 24
 SET 1/2" DP

GOLF LINKS ROAD

SEE BOOK 14 PAGE 022 M&P
 1960-2
 S24.114SR14E
 \MPL\14\022- 09/23/15
 0 75 150 225 300
 FEET

GOLF LINKS ADDITION AMENDED
 BOOK 16, PAGE 084 M&P



COMPILED BY
 ASSessor

DATE: May 11, 2018

City of Tucson
Planning & Development Services
~~Rezoning Section~~
201 North Stone Avenue
PO Box 27210
Tucson, AZ 85726-7210

SUBJECT: Neighborhood Mailing Certification

ACTIVITY NUMBER: T18PRE0051

PROJECT LOCATION: 2509 S. Sahuara Ave

This serves to place on record the fact that on 5-11-18, Linda Lentini
^{June 2, 2018} (date) (name)
mailed notice of the 6-2-18 neighborhood meeting such that the notice was
(date of meeting)

received at least ten (10) days prior to the date of the meeting.

Signature: Linda L Lentini Date: May 11, 2018

Attachment: copy of mailing labels

Linda Lentini & Ron Timbush
2509 S Sahuara Ave.
Tucson, Az. 85711

Dear Neighbor,

We constructed a new garage attached to the front of our home, in order to protect our vehicles. It is approximately 355 square feet in size and 9'6" tall, and constructed of wood materials. Per the City of Tucson Unified Development Code a 20' setback is required from the front of the garage to our property line and a 6'-5" setback is required from the garage to the north property line. Therefore this project requires a variance to the code requirements. The variances(s) we are seeking are to allow a 15'-5" setback to the front property line and a 6' setback to the north property line. Prior to submitting our variance application to the City of Tucson Planning & Development services Department, we are required to give our neighbors the opportunity to come to our house on Sat. June 2, 2018 from 11am until noon, to ask questions you might have with our garage, which is near completion. We are waiting for the doors. If you cannot attend the meeting, but have questions, you can reach (Ron) at 520-241-0074, or myself (Linda) at 520-404-4731. A formal application for the variances will be submitted to the City of Tucson Planning & development Services Department. Once our application is processed, we will be scheduled for a board of Adjustment public hearing in which you may attend and speak at it if so desired. You will receive an official notice from the City as to the date, time and place of the Board of Adjustment public hearing as well as a comment form that you may fill out regarding our project.

Thank You, Ron Timbush and Linda Lentini

Ron Timbush Linda Lentini

LINDA LENTINI
RON TIMBUSH
2509 S. SAHUARA AVE
TUCSON. 85711

SIGN IN SHEET

SAT.
JUNE 2, 2018

(PLEASE PRINT)

	<u>NAME:</u>	<u>ADDRESS:</u>
1)	Mike Burns	5725 E 36th ST
2)		
3)		
4)		
5)		
6)		
7)		
8)		
9)		
10)		
11)		
12)		
13)		
14)		
15)		

1) NOTES: MIKE BURNS IS A CONTRACTOR, MADE A LOT OF GOOD COMPLIMENTS ON THE CONSTRUCTION OF OUR GARAGE. HAD NO COMPLAINTS TO SPEAK OF.

MEETING STARTED AT 10:45 TO 12 NOON.