



BOARD OF ADJUSTMENT VARIANCE APPLICATION

T18SA00311

7/23/18

Case Number: C10-18-14 Activity Number: T18CM04452 Date Accepted: 06.11.18

PROPERTY LOCATION INFORMATION

Property Address: 3630 E 3rd St

Project Description: Parking Structure / Shade Canopies

Zoning: R-3 Property Size (sqft): 39,896 sqft

Number of Existing Buildings: 4 Number of Stories: 1 Height: 14'-0"

Legal Description: EL RANCHO BUNGALOWS BLOCK 1 SQ20161450609

Pima County Tax Parcel Number/s: 125-11-5610

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

APPLICANT: Jose Gonzalez

ADDRESS: 2102 N Country Club Ste. #9 Tucson, AZ 85719

PHONE: (520) 499-0240 FAX: () EMAIL: jose@rahwork.com

PROPERTY OWNER (If ownership in escrow, please note): Rebecca Block

ADDRESS: 203 E Helen St Tucson, AZ 85705

PHONE: ((520) 622-2711 FAX: () EMAIL: rblock@bufex.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 Detached Accessory Structure

Related Permitted Activity Number(s): T17-M0011, T17CM01896

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

Rebecca Block

6/12/18

SIGNATURE OF OWNER/APPLICANT

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 project consists of two (2) new metal structure parking canopies to be placed in the front of the property.
The canopies will not have any electrical components. The intent of the parking canopies is to provide plenty of shade for the twelve (12) existing parking spaces and to follow the same rhythm of the existing architecture.

Multiple horizontal lines for project description input.

Case Number: C10- 18-14

Activity Number: T18SA00311
T18CM04452



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.

Detached accessory structures are not permitted in the buildable area extending the full width of the lot between the principal building and the front street lot line (UDC 6.6.3.B.) WE ARE REQUESTING A VARIANCE TO HAVE A DETACHED ACCESSORY STRUCTURE IN FRONT OF PROPERTY.

The minimum setback to the front street perimeter property line is the greater of twenty (20) feet, or one and one-half (1-1/2) the height of the proposed wall ((UDC 6.4.5.C.1.a). Based on a height on 10'6" the required street perimeter yard setback is 20'. The proposal is for a street perimeter yard setback of 8'8".

Case Number: C10- 18-14 Activity Number: T18SA00311



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;

Adherence to the UDC would limit the owner's capability to provide a competitive, safe, and attractive product to residence who typically require protection for their vehicles. Because of the depth and width of the parcel the parking spaces were placed at front similar to the front neighbor. No new parking.

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

The cause for these variances was not self imposed but a constraint of the governing code. The physical context was not created by owner or person 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;

The granting of the variance would not provide this property with a special circumstance. In fact, the variance will allow the property to provide similar amenities afforded to other surrounding properties.

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 code constraints of the UDC, the site could only have been developed in its current physical form with front setback restrictions, limits the ability for parking canopies. Due to the properties depth, width, and financial requirements from the client to make this feasible, the parking was required up front.

Case Number: C10- 18-14 Activity Number: T18SA00311 F18CM04452



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;

The variance would not be detrimental to the public and would actually be a positive to the site and its users.

No impact on neighboring properties would be felt.

6. That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood; and,

The parking structures would not impose shadows or restrict views from other properties.

7. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the UDC provisions that are in question.

In order to provide equality for those renting from the property, this variance would be the minimum required for relief.

Case Number: C10- 18-14 Activity Number: T18SA00311



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: 06/11/18

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:
 Jose Gonzalez _____ Phone: (520) 499-0240

Applicant's Address:
2102 N Country Club Ste. #9 Tucson, AZ 85719

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

| | |
|---|--------------------------------|
| The subject property located at: | 3630 E 3rd St |
| Assessor's Parcel Number: | 125-11-5610 |
| Printed Name of Owner of Record: | EI Rancho Bungalows LLC |
| Address of Owner of Record: | 307 N RIDGE DR TUCSON AZ 85716 |
| Phone Number of Owner of Record: | 520-838-3772 |
| Signature of Owner of Record: (must be original signature) | <i>Neven Brown</i> |

Case Number: C10- 18-14 Activity Number: T18SA00311
T18CM04452



CDRC TRANSMITTAL

FROM: Elisa Hamblin, AICP
Lead Planner 

PROJECT: El Rancho Bungalows Parking Canopies
3630 E. 3rd St.
T18CM04452

TRANSMITTAL: June 14, 2018

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-3 zone (UDC 4.7.13). Multi-family residences are a permitted use in this zone (Table 4.8-2). See Use-Specific Standards 4.9.7.B.6.

Detached accessory structures are not permitted in the buildable area extending the full width of the lot between the principal building and the front street lot line (UDC 6.6.3.B.).

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). Based on a height on 10'6" the required street perimeter yard setback is 20'. The proposal is for a street perimeter yard setback of 8'8".

TO: Board of Adjustment

SUBJECT: Certification of Mailout for 3030 E 3RD ST
Project Address

I, José González, certify that on 06.25.2018, mailed notice of
Name *date notices mailed*

the neighborhood meeting a minimum of (10) days prior to the meeting date to the parties shown on the attached mailing label list.

Signature: _____



Date: 06.26.2018

Attachments: Copy of mailing label list and receipt from post office

**El Rancho Bungalows Parking Canopies
Neighborhood Meeting**

Date: July 12, 2018

Attendees: Ryan Repucci, RAHarchitects
Jose Gonzalez, RAHarchitects
Linda Dobbyn, Neighbor
Ruth Beeker, Neighbor
Bryan Pereira, Tenant

Start Time: 5:30 p.m.

Finish Time: 6:30 p.m.

- 1) Ryan opened the meeting, introducing himself. Ryan further explained the variance process to achieve these parking canopies.
- 2) Two members of the neighborhood attended the meeting. They were very complimentary of the project and had some minor suggestions.
- 3) While addressing the parking canopies, the attendants toured the rest of the site to understand the necessity of the parking structures.
- 4) Once again, they really appreciated the architecture by mentioning that it will all tie together once the parking canopies are built.

June 22, 2018

Re: Variance T18PRE0073 | El Rancho Bungalows | Neighborhood meeting

Time and Date: July 12 2018 at 5:30pm

Location: 3630 E 3rd St, Tucson Arizona 85716

Subject: Neighborhood Meeting for our Board of Adjustment Variance Application

Dear Neighbor,

We are proposing two (2) metal structure parking canopies at the front of the property. The canopies will not have any electrical components. The intent of the parking canopies is to provide plenty of shade for the twelve (12) existing parking spaces and to follow the same rhythm of the existing architecture.

Per the City of Tucson Unified Development Code detached accessory structures are not permitted in the buildable area extending the full width of the lot between the principal building and the front street lot line (UDC 6.6.3.B.).

The minimum setback to the front street perimeter property line is 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). Based on a height of 10'-6" the required street perimeter yard setback is 20'-0". The proposal is for a street perimeter yard setback of 8'-8".

Therefore this project will require a variance to the code requirements. The variances we are seeking are for a detached accessory structure to be allowed in the front of the property within the R-3 zone, and for a reduced setback of 8'-8" from the front street perimeter property line.

Prior to submitting our variance application to the City of Tucson Planning & Development Services Department, we are required to offer to meet with our neighbors to discuss our project and answer any questions and/or concerns, feel free to contact me at the number below.

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 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 from that you may fill out regarding our project.

Thank you and we look forward to meeting you.

Sincerely,
RAHarchitects



Jose Gonzalez
AIT
(520)499-0240
jose@rahwork.com



Pima County Geographic Information Systems

Parcel 125-11-5610

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

Mail name and address

125-11-5610
EL RANCHO BUNGALOWS LLC
307 N RIDGE DR
TUCSON AZ 85716-5141

Legal description

EL RANCHO BUNGALOWS BLOCK 1
SQ20161450609

Situs (property) address

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

| Street Address | Jurisdiction | Postal City | Zip Code |
|----------------|--------------|-------------|-----------------------|
| 3630 E 3RD ST | TUCSON | TUCSON | 85716 |

[ZIP+4 Lookup](#)

Information for this parcel

- For **Assessor parcel details**, copy and paste Parcel ID **125115610** 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 Sequence Number 20161740325.
 - [Voter Precinct and Districts](#)
- [Subdivision Plat Map](#) for Book 61, Page 60, Sequence Number 20161450609.
- 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 9.
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 RFC 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](#).

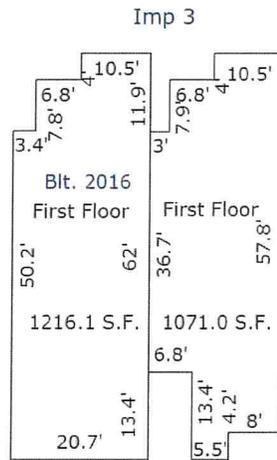
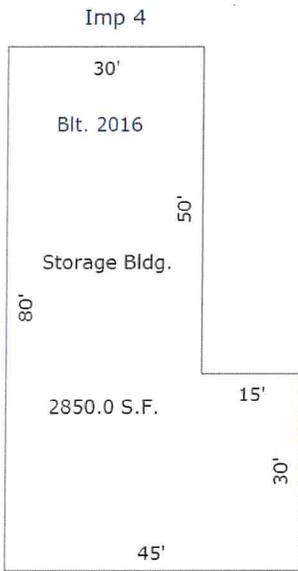
| | |
|------------------------------------|---|
| Parcel centroid coordinates | Approximately 32.232029 degrees latitude, -110.915282 degrees longitude. |
| Parcel area | <p>This is only an estimate from GIS data. The Subdivision Plat Map may also specify parcel area. See Finding Parcel Areas.</p> <hr/> Approximately 0.91 acres or 39,454 square feet. |

Zoom to maps of the parcel's area

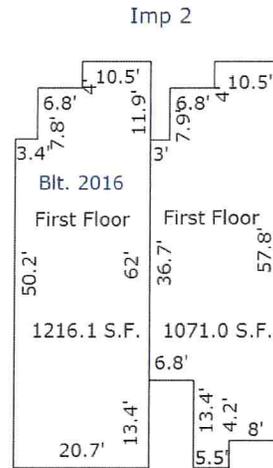
| | | |
|--|--|--|
| <p>PimaMaps</p> <ul style="list-style-type: none"> ◦ Main map ◦ Survey map <p><small>Autodesk</small> MapGuide</p> <ul style="list-style-type: none"> ◦ Main map ◦ Orthophoto map <p>City of Tucson</p> <ul style="list-style-type: none"> ◦ MapTucson | <p>Oblique Aerial Photos</p> <p>You 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 IMAGES</small> Pictometry Photos</p> <p><small>(Legacy Internet Explorer Viewer)</small> Learn more</p> <hr/> <p> Bing Maps Photos If you don't see the oblique photo, pick "Bird's Eye".</p> | <p> Area Map</p> <p> Area Map</p> <p> Area Map</p> |
|--|--|--|

125-11-5610

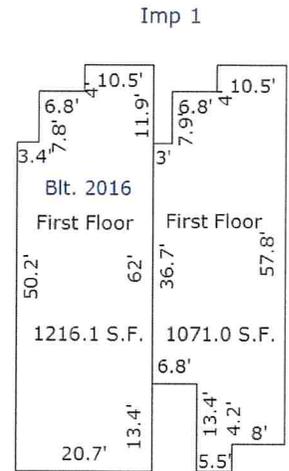
3630 E. 3rd St.



Duplex
2287.1 S.F.



Duplex
2287.1 S.F.



Duplex
2287.1 S.F.

D. Shryock #483
Drawn from Plans
2-1-2017

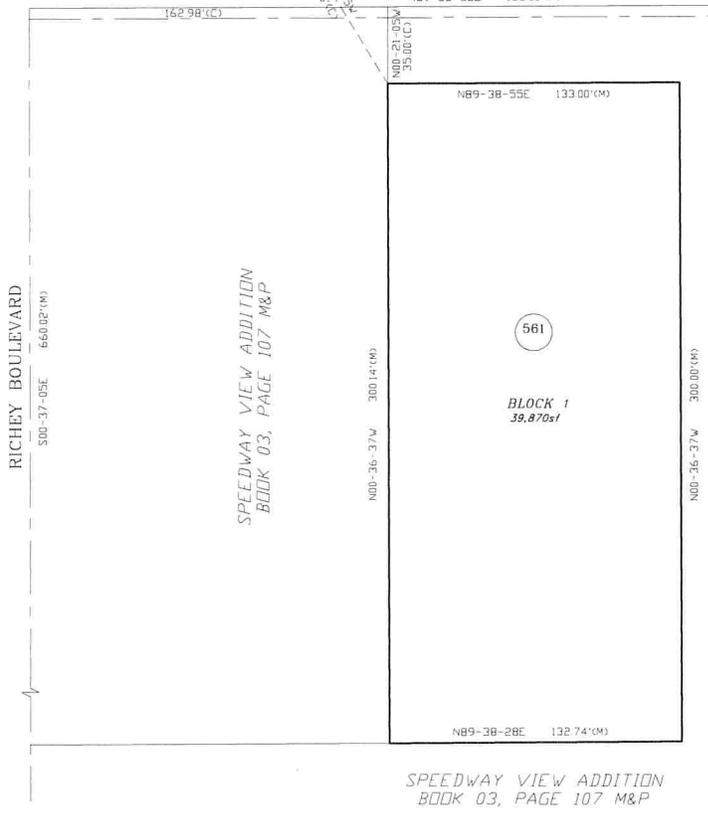
ASSESSOR'S RECORD MAP
125-11
EL RANCHO BUNGALOW
BLOCK 001

(RESUB 61/060 M&P)

N 1/4 COR SEC 09
FND 2" BRASS CAP

INDIGO MODERN
BOOK 61, PAGE 060 M&P

(BASIS OF BEARING)
NB9-38-55E 133.00'(M)
THIRD STREET



SEE SEQUENCE 20161450609
2017-1

S09.114S.R14E

\\SD2015\20161450609-06/20/16



DNA
COUNTY
ASSESSOR