



BOARD OF ADJUSTMENT VARIANCE APPLICATION

T18SA00370

Case Number: C10- 18-17 Activity Number: T18CM00716 Date Accepted: _____

PROPERTY LOCATION INFORMATION

Property Address: 1250 E Blacklidge Dr. Tucson, AZ 85719

Project Description: Convert existing garage into sleeping quarters and add bathroom

Zoning: R-2 Property Size (sqft): 7409

Number of Existing Buildings: 2 Number of Stories: 1 Height: 11'-6"

Legal Description: Catalina Poultry Acres Unit NO2 PTN N97.90' E77.2' Lot 20

Pima County Tax Parcel Number/s: 113-08-115B

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

APPLICANT: Andrew Lutz

ADDRESS: 1250 E Blacklidge Dr. Tucson, AZ 85719

PHONE: (520) 909-0742 FAX: () EMAIL: adlutz@gmail.com

PROPERTY OWNER (If ownership in escrow, please note): Andrew David & Kacie Danielle Lutz

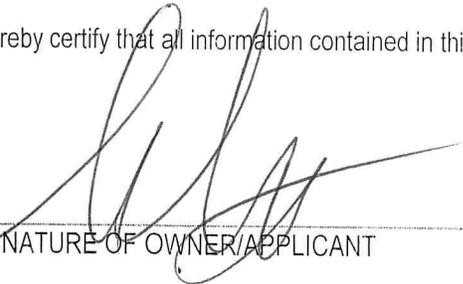
ADDRESS: 1250 E Blacklidge Dr. Tucson, AZ 85719

PHONE: ((520) 909-0742 FAX: () EMAIL: adlutz@gmail.com

- PROJECT TYPE (check all that apply):
- New building on vacant land
 - New addition to existing building
 - Existing building needs permits
 - Landscaping / Screening substitution
 - Change of use to existing building
 - New building on developed land
 - Modification to wall/fence height
 - Other _____

Related Permitted Activity Number(s): T18CM00716

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


SIGNATURE OF OWNER/APPLICANT

7/31/18
Date



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;

Due to the location of the existing garage built in the 1940's we are constrained to the current location. We are only asking for varaince from set backs not an increase in density.

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

This is the original location of the garage when we purchased it in 2006 as built in 1940

- 3. That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;

This is an approve use in our zone and is currently permitted for the size of my lot

- 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;

We are proposing to modify the existing garage in it's current location, and we have positioned the new bathroom as far a possible from the lot line at 3'-5".

Case Number: C10- Activity Number: T18CM00716



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 existing garage has been in it's current place since 1940 and the proposed bathroom is within our fenced yard.

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 existing height of the garage will be unchanged and the new bathroom will be at lower height than the garage. All water run-off from the project will be directed to existing rainwater harvesting.

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 constrained with the existing location of the garage and positioned the new addition as far from the property line a possible.

Case Number: C10- Activity Number: T18CM00716



CDRC TRANSMITTAL

FROM: Mark Castro, Lead Planner 

PROJECT: T18CM00716 – 1250 E Blacklidge Dr
Convert garage to sleeping quarters and add bathroom

TRANSMITTAL: January 29, 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-2 zone (UDC 4.7.9). A single-family residence (SFR) is a permitted use in this zone (Table 4.8-2). See Use-Specific Standards 4.9.7.B.5 - 9.

The minimum setback required to the south lot line as measured from the garage conversion is 6'. The applicant is proposing a 0' setback and a 3'-5" setback from the conversion and new bathroom addition.

DATE:

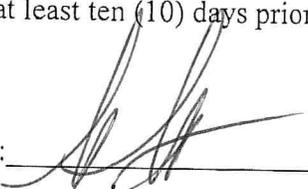
City of Tucson
Planning & Development Services
Rezoning Section
201 North Stone Avenue
PO Box 27210
Tucson, AZ 85726-7210

SUBJECT: Neighborhood Mailing Certification

ACTIVITY NUMBER:

PROJECT LOCATION:

This serves to place on record the fact that on 8/1/18, Andrew Lutz,
mailed notice of the 8/20/18 neighborhood meeting such that the notice was
(date) (name)
(date of meeting)
received at least ten (10) days prior to the date of the meeting.

Signature: 

Date: 8/21/18

Attachment: copy of mailing labels

August, 8 2018

Subject: Neighborhood Meeting for our Board of Adjustment Variance Application

Dear Neighbor,

We are proposing to convert our existing detached garage into a "mother-in-law suite". We will also be building a new bathroom.

Per the City Of Tucson Unified Development Code a single-family residence located in the R-2 zone (UDC 4.7.9) requires a minimum setback of 6 feet measured from the south lot line to the building. Therefore this project will require a variance to the code requirements the variances that we are seeking are a 0' setback to the existing garage and a 3'-5" set back to the new bathroom addition.

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 address any concerns you might have.

The meeting will be held on Monday, August 20th at 6:00 PM at our property. The address is 1250 E. Blacklidge Dr. Tucson, AZ 85719. Please come around to the side gate on the Mountain Ave. There will be an attendance sheet at the meeting, please be sure to sign it. If you are not able to attend the meeting and have questions and/or concerns, feel free to contact me at:

520-909-0742
adlutz@gmail.com

A formal application for the variance will be submitted to the City of Tucson Planning and 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 form that you may fill out regarding our project.

Thank you and we look forward to meeting with you.

Andrew Lutz

Meeting Notes 8/20

We waited until 6:30 no one showed up

Only my parents were present and we went over the plan of the building and how it would be laid out, they had no concerns .

Parcel Number: 113-08-115B

Property Address

Street Number	Street Direction	Street Name	Location
1250	E	BLACKLIDGE DR	Tucson

Contact Information

Property Owner Information:

LUTZ ANDREW DAVID & KACIE DANIELLE JT/RS
1250 E BLACKLIDGE DR
TUCSON AZ

85719-2602

Property Description:

CATALINA POULTRY ACRES UNIT NO 2
PTN N97.90' E77.2' LOT 20

Valuation Data

Valuation Year	Legal Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2017	RES OWNER OCC (3)	10.0	\$170,714	\$170,714	\$17,071
2018	RES OWNER OCC (3)	10.0	\$179,140	\$179,140	\$17,914

Property Information

Township:	13.0	Section:	31	Range:	14.0E
Map & Plat:	6/13	Block:	0	Tract:	
Rule B District:	10	Land Measure:	7,420.00F	Lot:	00020
Census Tract:	2701	File Id:	1	Group Code:	000
Use Code:	0131 (SFR GRADE 010-3 URBAN SUBDIVIDED)			Date of Last Change:	3/2/2015

Sales Information (2)

Affidavit of Fee No.	Sale Date	Property Type	Sale	Validation
20061141771	5/2006	Single Family	\$260,000	X RJK
19990980522	5/1999	Single Family	\$138,000	X JAC DEED: Warranty Deed

Valuation Area

District Supervisor: SHARON BRONSON District No: 3

Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
40	3	FW_CAMPUS_FARM	01009410	13

Recording Information (9)

Sequence No.	Docket	Page	Date Recorded	Type
20150480544	0	0	2/17/2015	QCDEED
20101140502	13830	1893	6/15/2010	DEED
20081770348	13389	929	9/11/2008	JTDEED
20081700390	13382	1083	9/2/2008	JTDEED
20071580090	13119	149	8/15/2007	QCDEED
20071220027	13083	91	6/25/2007	
20061141771	12825	6262	6/14/2006	
20021221128	11828	4926	6/25/2002	
19990980522	11052	1419	5/21/1999	

Residential Characteristics

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

Main Structure:

Appraisal Date:	9/1/2009	Property Type:	Single Family Residence	Area ID:	Ed 13-010094-10-3
Processed:	12/31/1969	Building Class:	3	Physical Condition:	Fair
Total Living Area:	1,743	Garage Type:	Garage\Carport	Effective Construction Year:	1966
Garage Capacity:	2	Stories:	1	Patio Type:	Covered
Rooms:	7	Patio Number:	1	Quality:	Good
Pool Area:	0	Exterior Walls:	Brick	Valuation Type:	00
Roof Type:	Built Up	Total Main:	\$179,140	Heating:	Forced
Total Control:	\$179,140	Cooling:	Refrigeration	Total Actual:	\$179,140
Bath Fixtures:	7	FCV Adjustment Factor:	1.000	Enhancement:	\$0
Last Calc:	0830				

Petition Information (1)

Tax Year	Owner's Estimate	Petition	Work Up
2013	\$150,901		

Permits (2)

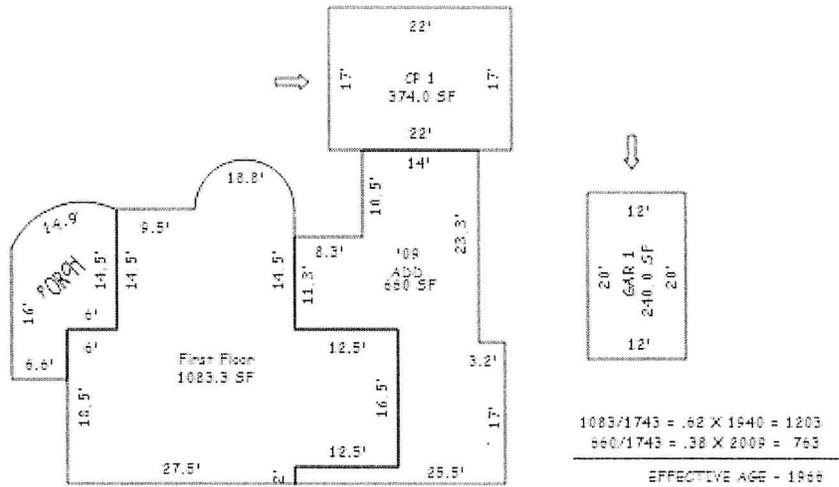
Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
RSPEC8435	SPEC ~	08/28/2009	10/15/2009	ASR						09/22/2009	100
Description: Pick up addition to SFR finalized in '09											
107CM02935	SADD ~ FINAL	09/14/2007	05/22/2009	TUC	\$92,824	944		09/21/2009	09/21/2009	09/22/2009	100
Description: REMODEL AND ADDT: MASTER BEDRM, BREAKFAST NOOK, LAUNDRY RM AND GARAGE R1 Truss Review											

Notes (6)

Created: 3/27/2012 Modified: 3/27/2012	TIC-TRC-PETITION 2013 A LEVEL TO CLASS 5(3) (2012-2009) PRIMARY RESIDENCE
Created: 3/16/2012 Modified: 3/16/2012	TIC-TRC-PETITION 2013 A LEVEL TO CLASS 5(3) (2012-2009) PRIMARY RESIDENCE
Created: 9/21/2009 Modified: 9/21/2009	P/U 09 ADD. APEX FROM PRC & PLANS. 1146>1743 SF. EFF AGE 1966. RMS5>7 R3F>R3G. EVAP>A/C. ROLLED>B/U. FIX3>7. GAR1>BTH2. SLAB2>CO1. UPDATE FOR 2011.
Created: 11/19/2007 Modified: 11/19/2007	Update U/C from 0181 to 0131
Created: 8/10/2007 Modified: 8/10/2007	2008 SPLIT: NO CHANGE IN LOCATION OF IMPS
Created: 7/17/2007 Modified: 7/18/2007	2008 RESIDUE OF 113-08-115A AFTER 13083-89 6/25/2007 & TRANSFERRED BY 13083-91. AREA CALC PER APIQ (12707SF)MINUS SPLIT (97.90x54=5287SF)= 7420SF.NO AFFIDAVIT. IMPS ON THIS PCL PER AERIAL.

113-08-115B
1250 E BLACKLIDGE DR

TOTAL - 1743 SF



UPDATED 05/09 #802
FROM FSP AND PLANS

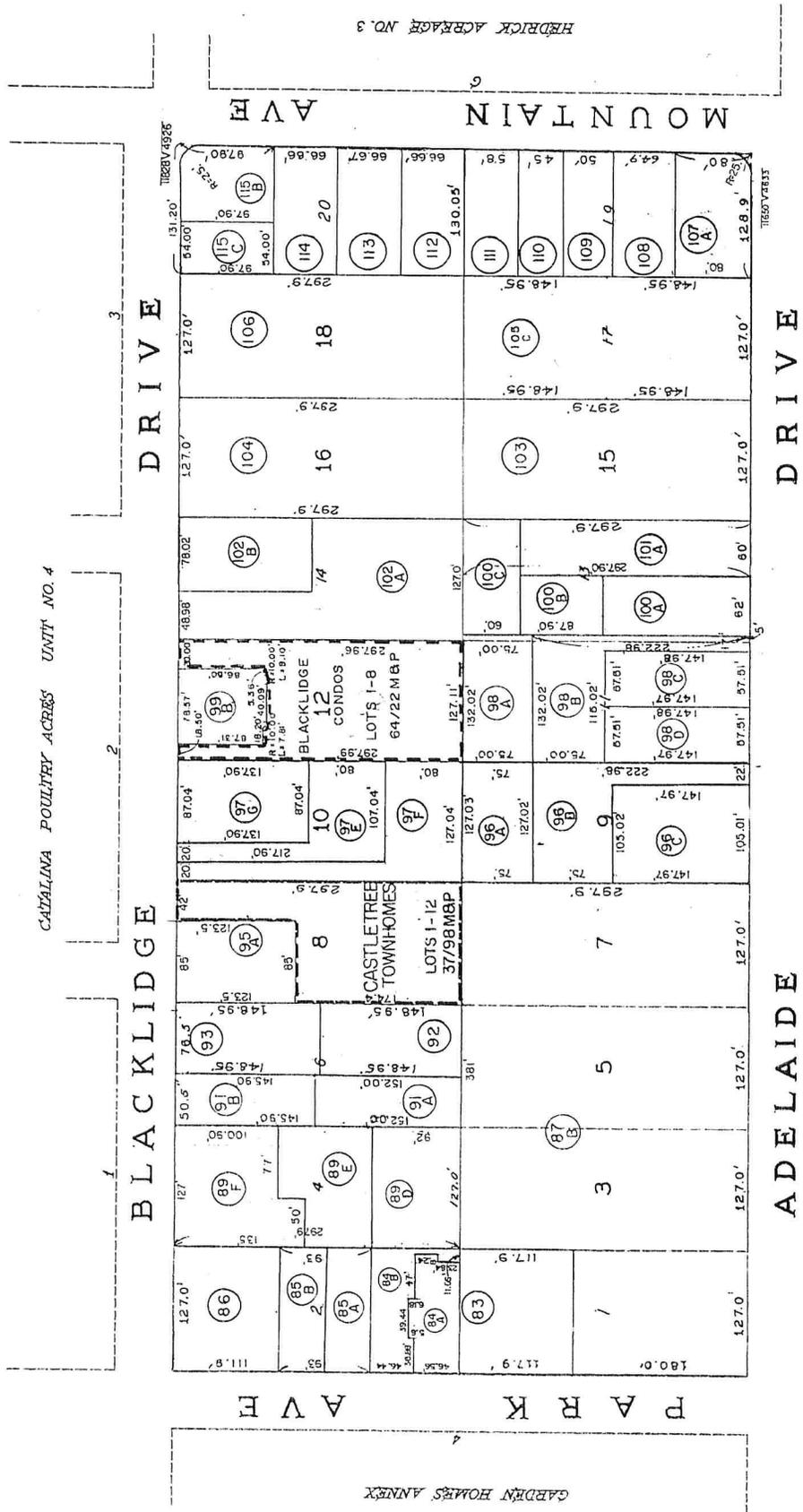
Sketch by Apex Medina™

ASSESSOR'S RECORD MAP

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CATALINA POULTRY ACRES UNIT No. 2

113-08
3/17



CATALINA POULTRY ACRES UNIT NO. 1

SEE BOOK 6, PAGE 13, M. & P.
2009-1

S31, T13S, R14E

SCANNED
00013

~~SAFETY~~