



BOARD OF ADJUSTMENT VARIANCE APPLICATION

Case Number: C10- 19-17 Activity Number: TI9SA00393 ~~D18-0037~~ Date Accepted: 9/23/17

PROPERTY LOCATION INFORMATION

Property Address: 5602 E. 22nd Street, Tucson Arizona, 85711

Project Description: Outdoor Patio and Commercial Building Usage

Zoning: C1 Property Size (sqft): 15,357 S.F.

Number of Existing Buildings: 3 Number of Stories: 1 Height: 15'

Legal Description: Northgate Lot 7 and 8

Pima County Tax Parcel Number/s: 131-10-008A

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

APPLICANT: Charles Corrales

ADDRESS: 2510 W. Calle Morado, Tucson Arizona, 85745

PHONE: (520) 241-2621 FAX: () EMAIL: sce@swconsultingce.com

PROPERTY OWNER (If ownership in escrow, please note): Omar and Isela Mejia

ADDRESS: 3745 W. Morgan Rd., Tucson Arizona, 85745

PHONE: (520) 270-5712 FAX: () EMAIL: elsurautosales@hotmail.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 Patio Dining

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] SIGNATURE OF OWNER/APPLICANT 9-19-17 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.

This property is 15,431 square feet and has 2 existing buildings and parking areas.

Building 1: Existing Restaurant usage, 1,344 S.F. to remain

Building 2: Proposed Split uses:

A) Restaurant use, 808 S.F.

B) Commercial Office, 1,006 S.F.

A Proposed Outdoor Patio Dining area is also included, 572 S.F.

The parking area is 8,763 S.F. with 27 parking spaces, which includes 3 ada compliant handicap parking spaces

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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.

UDC 7.4.6.C - City Code requires the promotion of pedestrian safety by & UDC 7.4.1.C separating vehicular use areas from pedestrian area by providing an unimpeded safe pedestrian path between parking and the building.

- We are requesting a variance to delete the required safe pedestrian path because: 2 parking spaces in the northeast corner of the project does not provide the required pedestrian access due to the existing placement of the building and the lack of space.

UDC 7.4.6.K - City Code does not allow parking spaces backup into 22nd St. Frontage Rd.

- We are requesting a variance to allow backup into the 22nd St. Frontage R. because: We are unable to relocate parking so as not to have back- up into the 22nd St. Frontage Rd.

- City Code does not allow direct access into parking from 22nd St. Frontage Rd.

- We are requesting a variance to allow access into parking spaces from the 22nd Street Frontage Road because: It is not possible to relocate the parking as required by the code while still maintaining a reasonable sized building area.

UDC 7.9 - City Code requires sidewalk running along 22nd Street.

- We are requesting a variance to delete the requirement to provide sidewalk along 22nd Street because: This project is unable to provide the sidewalk due to the lack of space between the existing frontage road and the parking along the north property line.

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Activity Number: ~~D~~18-0037 T19SA00393



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.

UDC 7.6.4 - City Code requires one canopy tree for each four motor vehicle parking spaces in the vehicular use area.

- We are requesting a variance to delete the requirement to provide one canopy tree per parking space because: This project is unable to meet this requirement due to the lack of space between the existing building and parking areas.

- City Code requires canopy trees to be evenly distributed throughout the vehicular use area with every parking space being located within 40 feet of the trunk of a canopy tree.

- We are requesting a variance to delete the requirement of evenly distributed canopy trees throughout the vehicular use area because: Due to the lack of space in the existing vehicular use area we are unable to meet this requirement.

- City Code requires a minimum 10' wide landscape boarder running along 22nd Street and Jefferson Ave.

- We are requesting a variance to delete the required 10' landscape boarder along 22nd Street because: This project is unable to comply with this code due to existing conditions and the lack of room.

UDC 7.6.5 - City Code requires landscape screening to provide visual barriers, noise reduction and to provide privacy.

- We are requesting a variance to delete landscape screening because: This project is unable to comply with this code due to existing conditions and the lack of room.

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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;

The MS&R contains a frontage road rather than a standard sidewalk and landscaped area along the right-of-way. This makes the property unable to provide standard parking, landscape and access without drastically reducing the amount of usable floor area.

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

The frontage road has been in place for many years prior to the current owner's possession.

- 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 frontage road condition is consistent along the entire block, therefore this will not create an inconsistent privileged.

- 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 frontage road, existing parking areas in front of this existing restaurant would have to be demolished and replaced with pedestrian access and landscaping. The amount of usable space would be too small financially and the building would have to be reduced in size.

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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;

The property has been under this condition for a long time and the conditions will largely remain the same in the future. We are unaware of any significant accidents over the many years current ownership.

- 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 site will not include any new building area and the proposed outdoor dining patio area is existing as well. Therefore this project will not add significant adverse conditions.

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

The development package has been approved except for these requested variances. Therefore, this is the minimum required for approval.

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CDRC TRANSMITTAL

TO: Development Services Department

Plans Coordination Office

FROM: David Rivera

PDSZ Zoning Review Section

PROJECT: El Sur Restaurant - (Food Service)

Development Package (4th Review)

DP18-0037 - C-1 Zoning

TRANSMITTAL DATE: July 9, 2019

DUE DATE: July 11, 2019

COMMENTS: Please resubmit revised drawings and any redlined plans along with a detailed response letter, which states how all Zoning Review Section comments were addressed.

Section 3.3.3.G.5.c UDC, An applicant has one year from the date of application to obtain approval of a site plan that complies with zoning and other development requirements in effect at the time of application, unless an ordinance adopted by Mayor and Council during this period states otherwise. A site plan application that has been in review for a period of one year and has not yet been approved is considered denied. To continue the review of a site plan for the property, a new site plan must be submitted that complies with regulations in effect at the time of re-submittal. The new submittal initiates a new one-year review period. One year Expiration date is February 9, 2019.

SECTION 2-06.0.0: DEVELOPMENT PACKAGE (TENTATIVE PLATS AND SITE PLANS)

**** "Please address the follow up comments which are related to the previous zoning comments that were not addressed in its entirety or required additional follow up."

Follow Up To Previous Comment 5: The previous comment will remain until the Board of Adjustment process has been completed and the information added to the DP as a general note that includes the case number, date of approval modifications requested and approved and any conditions of approval.

The B of A case number must be listed as reference case number next to the title block of all plan sheets.

2-06.4.7.A.6.a - List additional applications and overlays, by case number (if applicable), in lower right corner of each sheet. As a general note provide the type of application processed or overlays applicable, a statement that the project meets the criteria/conditions of the additional application or overlay, the case number, date of approval, what was approved, and the conditions of approval, if any.

PREVIOUS COMMENT 5: This project will require B of A approval for multiple code deficient regulations prior to approval of the DP. Once the B of A process has been completed the DP will have to be resubmitted for review. Typically the DP is revised to address all the reviewer's comments and the only comments that remain would be related to variance requests.

Be sure to include as a general note the B of A case number, date of approval and conditions of approval on the cover sheet. List the B of A case number in the lower right corner of all plan sheets.

Follow up To Previous Comment 10: The previous comment will remain until the PDMR process has been completed and the information added to the DP as a general note that includes the case number, date of approval modifications requested and approved and any conditions of approval.

2-06.4.9.H.3 - Indicate fire circulation, including accessibility and vehicle maneuverability.

PREVIOUS COMMENT 10: The current developments are considered non-conforming but due to a greater than 25% expansion in building area or restaurant use area and lot area the site will have to be brought into current UDC development regulations. Access onto the parking spaces that are fronting on the frontage road will have to be removed or approval through a Board of Adjustment variance application will be required.

Follow Up To Previous Comment 11: The previous comment will remain until the PDMR process has been completed and the information added to the DP as a general note that includes the case number, date of approval modifications requested and approved and any conditions of approval.

2-06.4.9.H.5 - If utilizing parking area access lanes (PAALs), they shall be designed in accordance with Section 7.4.6, Motor Vehicle Use Area Design Criteria, of the UDC.

PREVIOUS COMMENT 11: The PAAL in the south parking lot does not appear that it will meet the minimum width of 24 feet. Once the required 4-foot concrete sidewalk adjacent to the building is provided the width of the PAAL will be less than 24 feet. A PDMR would be required to allow a PAAL width less than 24 feet.

Follow Up To Previous Comment 13: The previous comment will remain until the Board of Adjustment process has been completed and the information added to the DP as a general note that includes the case number, date of approval modifications requested and approved and any conditions of approval.

2-06.4.9.H.5.b - If any of the required parking is located off-site as permitted by the UDC, a drawing of that parking area is to be provided, together with the city's required parking agreement (include a copy of the lease agreement if applicable) must be provided. Please remember that in these situations, if the off-site parking location is a new parking area, it must comply with all parking area requirements and must be allowed as a principal use by the zoning classification of that property. If the off-site parking area location is an existing parking lot, the parking spaces utilized for the proposed land use must be non-required parking for the existing use for which the parking area was established.

PREVIOUS COMMENT 13: Revise the Accessible parking spaces details to match the proposed accessible parking areas on the site or revise the drawing to match the detail drawings.

Because this is a full code compliance review and the future roadway will be an issue for allowing the backing out of parked vehicles onto 22nd Street, a Board of Adjustment variance may be required. The variance may also be required to allow the continued direct access into a parking space from a major street.

The remaining Zoning comments or follow up comments can be addressed on the next submittal after the Board of Adjustment process has been completed.

If you have any questions about this transmittal, Contact David Rivera on Tuesday or Wednesday at (520) 837-4957 or by email David.Rivera@tucsonaz.gov or contact Steve Shields any time during the week at (520) 837-4956 or email Steve.Shields@tucsonaz.gov

RESUBMITTAL OF THE FOLLOWING IS REQUIRED: Revised development package

UNIFIED DEVELOPMENT CODE

4.1 Identification and Descriptive Data

Should amendments be required to the base plan through the review process, the same amendments will be made to the landscape plan which will then be resubmitted along with the base plan.

The landscape plan will contain the following identification in the lower right corner of each sheet:

Any relevant case numbers for reviews or modifications that affect the site.

Provide variance case number, decision information and any conditions imposed.

The following are comments from previous review are pertaining to variance request:

7.6.4. LANDSCAPE STANDARDS

Vehicular Use Areas

The standards in this Section 7.6.4.B apply to all developments that provide more than four motor vehicle parking spaces.

Canopy Trees in Vehicular Use Areas

General Standards

Within a vehicular use area, one canopy tree is required for each four motor vehicle parking spaces or fraction thereof.

The canopy trees must be evenly distributed throughout the vehicular use area. Every parking space must be located within 40 feet of the trunk of a canopy tree (as measured from the center of the tree trunk).

Street Landscape Borders

Minimum Width

Street landscape borders must be a minimum of ten feet wide as measured from the street property line. Dimension street landscape border.

One canopy tree is required for every 33 linear feet of landscape border or fraction thereof, excluding vehicular ingress or egress points.

Vegetative Ground Cover

Fifty percent or more of the area of the street landscape border must be covered with shrubs or vegetative ground cover. The required ground coverage must be achieved within two years from the date of planting.

7.6.5. SCREENING STANDARDS

When Required

Screening for individual land uses and zones must be provided as determined in Table 7.6.4-1 and in addition to the required landscape borders. Screening is not required between similar uses in accordance with Table 7.6.4-1.

A 30" screen is required to screen vehicle use area from Laguna St.

A 5' wall is required to screen entire commercial development from adjacent residential properties.

Irrigation

A water-conserving irrigation system is required for all new landscape plantings. For sites that are larger than one acre and on which the gross floor area of all buildings is more than 10,000 square feet, an underground irrigation system is required.

Ensure that all Zoning and Engineering comments and concerns are addressed prior to landscape approval.

Additional comments may apply.

DP18-0037

- 1) Follow up on previous comment 3. Provide a copy of the approval from City of Tucson Environmental Services for proposed trash enclosure.
- 2) Follow up on comment 8. Original previous comments 5,6 and 13 will remain until a TSMR has been submitted for review

John Van Winkle, P.E.

John.VanWinkle@tucsonaz.gov

520-837-5007



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: 9/18/2019

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:

Charles Corrales Phone: (520) 241-2621

Applicant's Address:

2510 W. Calle Morado, Tucson, Arizona 85745

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

The subject property located at:	5602 E. 22nd Street, Tucson Arizona, 85711
Assessor's Parcel Number:	131-10-008A
Printed Name of Owner of Record:	Omar and Isela Mejia
Address of Owner of Record:	3745 W. Morgan Rd., Tucson Arizona, 85745
Phone Number of Owner of Record:	520-270-5712
Signature of Owner of Record: (must be original signature)	

Case Number: C10-19-17 Activity Number: TI9SA00393
~~DP 18-0037~~

Parcel Number: 131-10-008A

Property Address

Street Number	Street Direction	Street Name	Location
5602	E	22ND ST	Tucson
5610	E	22ND ST	Tucson

Contact Information

Property Owner Information:

MEJIA LUIS OMAR & ISELA CP/RS
3745 W MORGAN RD
TUCSON AZ

85745-9694

Property Description:

NORTHGATE LOTS 7 & 8 BLK 1

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2019	COMMERCIAL (1)	18.0	\$107,555	\$192,455	\$300,010	\$264,309	\$47,576
2020	COMMERCIAL (1)	18.0	\$107,555	\$208,245	\$315,800	\$277,524	\$49,954

Property Information

Township:	14.0	Section:	24	Range:	14.0E
Map:	10	Plat:	3	Block:	001
Tract:		Land Measure:	15,365.00F	Lot:	00007
Census Tract:	3503	File Id:	1	Group Code:	000
Use Code:	2010 (RESTAURANT SIT DOWN)			Date of Last Change:	5/8/2018

Valuation Area

District Supervisor: District No:

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
10	2111037 DEL	08015301	10003 DEL	14

Recording Information (8)

Sequence No.	Docket	Page	Date Recorded	Type
20160500587	0	0	2/19/2016	WTDEED
20011070701	11562	3107	6/4/2001	WTDEED
20000500965	11254	2386	3/14/2000	DEED
19980390548	10762	2173	3/27/1998	WTDEED
98013579	10719	3019	1/26/1998	QCDEED
97003777	10458	1757	1/9/1997	QCDEED
96110583	10325	3315	6/27/1996	QCDEED
87051950	8005	1123	4/2/1987	JTDEED

Commercial Characteristics

Property Appraiser: Jimmy Jimenez Phone:

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	3,158	\$131,180	\$0	\$208,245

Commercial Detail

SEQ-SECT	Const Year	Model / Grade	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1975	201/2	0000000	1,344	\$129,986	\$48,875	RESTAURANT FULL SERVICE
002-001	1954	151/3	0000000	1,814	\$189,695	\$71,325	BUSINESS OFFICE
003-001	1975	290/3	0000000	0	\$30,165	\$10,980	PARKING LOT

Permits (4)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T14CM04296	COTH ~ FINAL	07/10/2014	07/18/2014	TUC	\$0	0					
Description:											
CSALE6335	SALE ~	08/23/2007	09/12/2007	ASR							
Description: Use code and CCS model do not match. Check use and condition of imps and make changes as necessary for 09 notice.											
T04EL02027	COTH ~ FINAL	10/04/2004	04/28/2005	TUC	\$0	0					
Description: EMERGENCY OVERHEAD FEED (APA)											
T01CM03906	CALT ~ FINAL	09/13/2001	02/11/2002	TUC	\$2,000	1,344					
Description: TI:RESTURANT											

Notes (3)

Created: 8/8/2018 2019 reparcel batch 25797 back from section
Modified: 8/8/2018

Created: 5/16/2018 2019S- Update use code from 8933 to 2010. No change to land class at 1/0, add imp class at 1/0. Parcel 131-10-0070 & 0080 become
Modified: 5/16/2018 008A. Transferred all existing Imps. Apex/photos in Book-Map.

Created: 5/1/2018 2019 reparcel 131-10-0070 combined with 131-10-0080 to 131-10-008A batch 25797 area calc (15,365sf) per req from Isela Mejia
Modified: 5/1/2018

ASSESSOR'S RECORD MAP
 NORTHGATE ADDITION
 BLOCKS 1-7

131-10

COLONIA DEL VALLE
 BOOK 09, PAGE 088 M&P

M&L 1/4 COR SEC 24
 RESET ORIG. BY FERNALD
 2/2/24

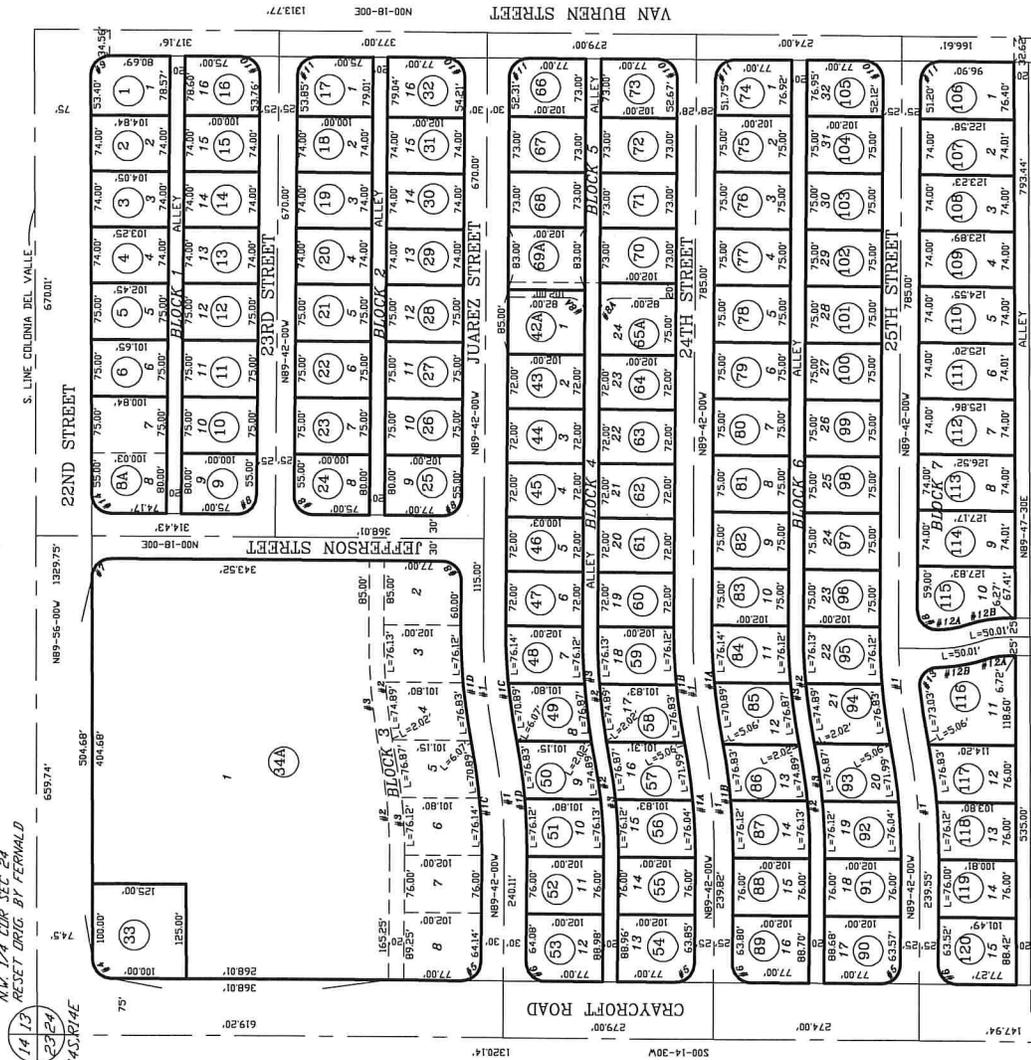
UNSUBDIVIDED

THUNDERBIRD PALMS VILLAS CONDOMINIUMS
 BOOK 31, PAGE 059 M&P

UNSUBDIVIDED

CRAYCROFT ADDITION

BOOK 07, PAGE 098 M&P

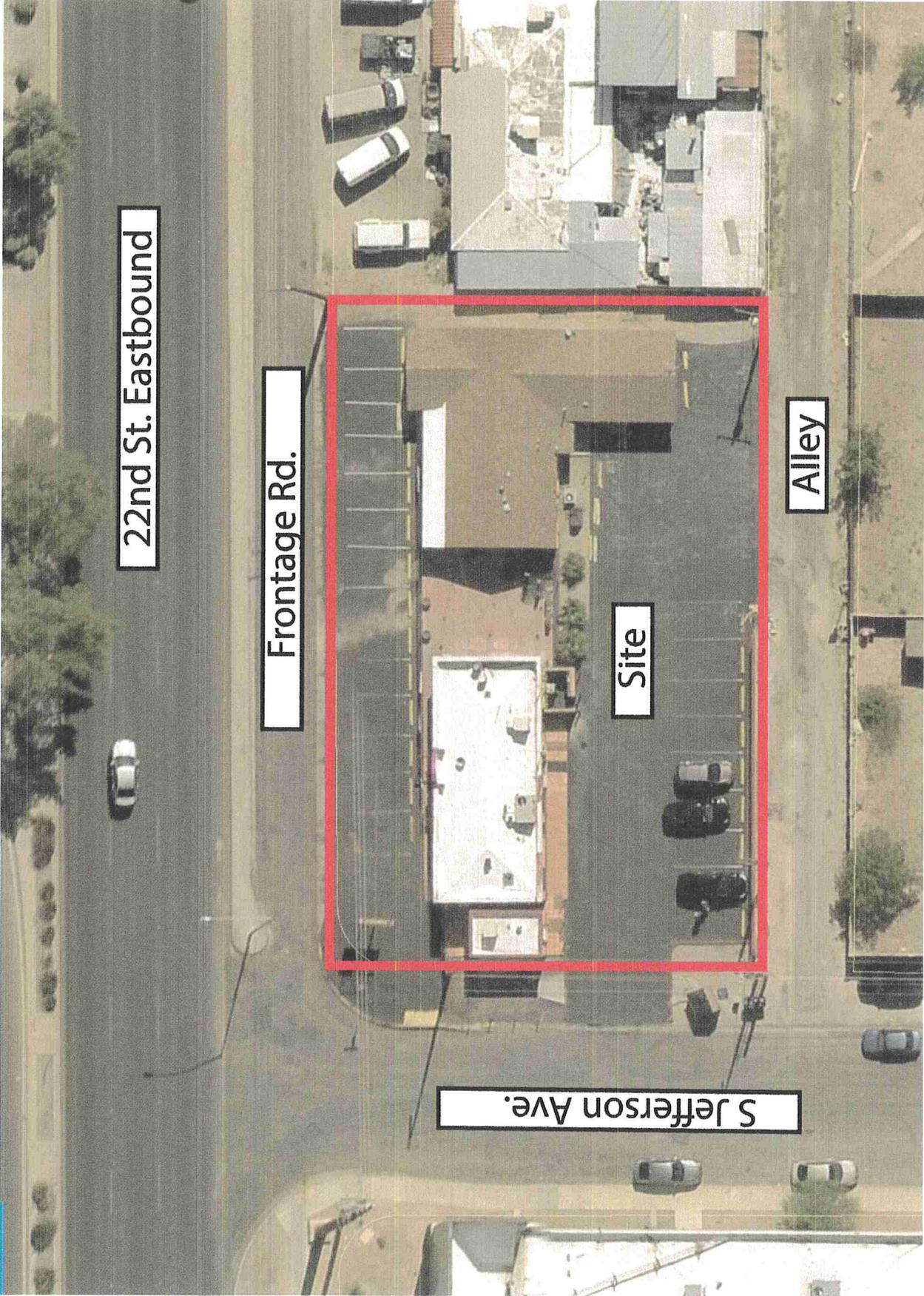


CURVE TABLE

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CRAYCROFT ADDITION
 BOOK 07, PAGE 098 M&P

SEE BOOK 10 PAGE 003 M&P
 2019-1
 S24,T14,S,R14E
 NMPD\10003- 05/09/18 JLS
 0 75 150 225 300
 FEET



22nd St. Eastbound

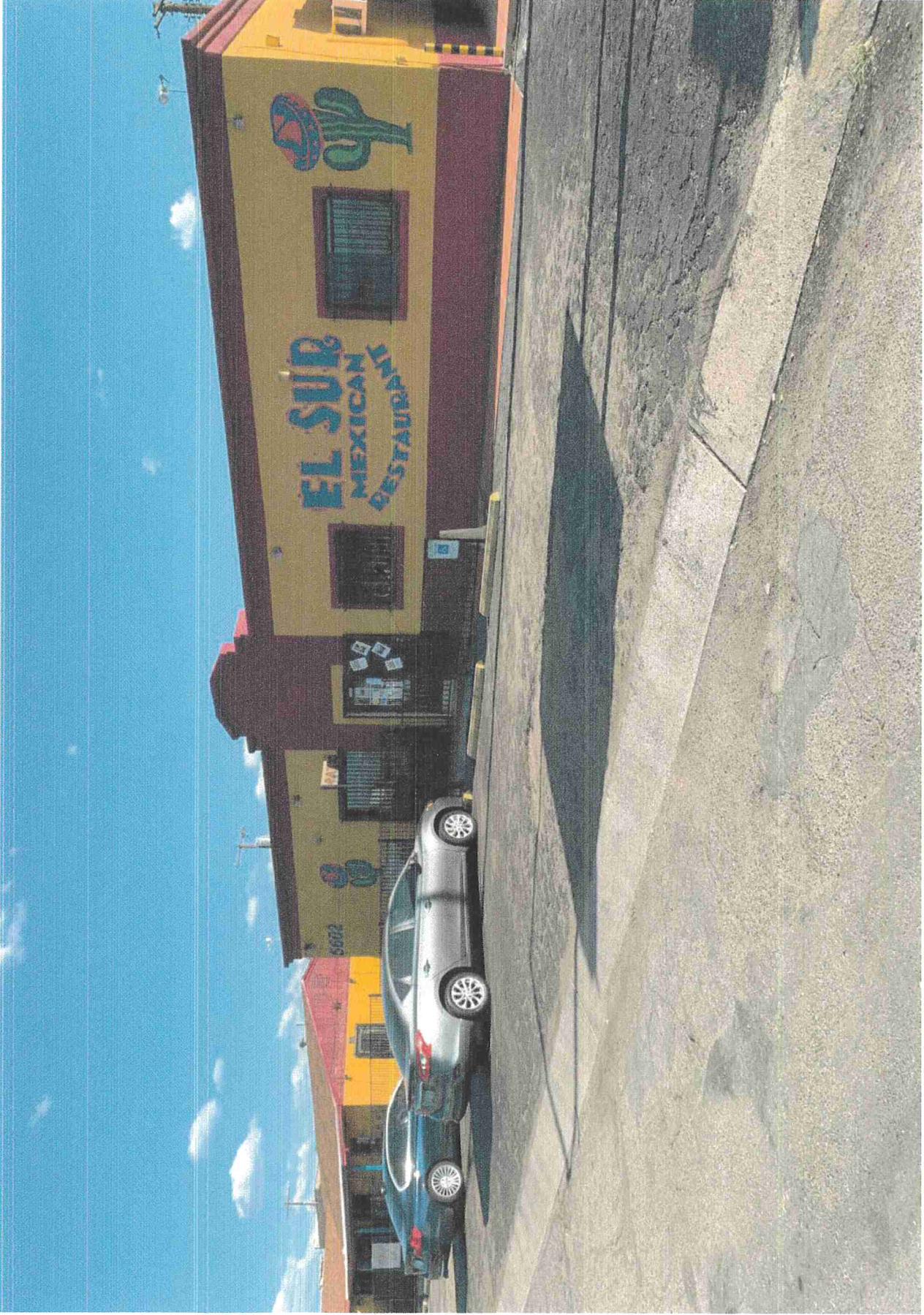
Frontage Rd.

Site

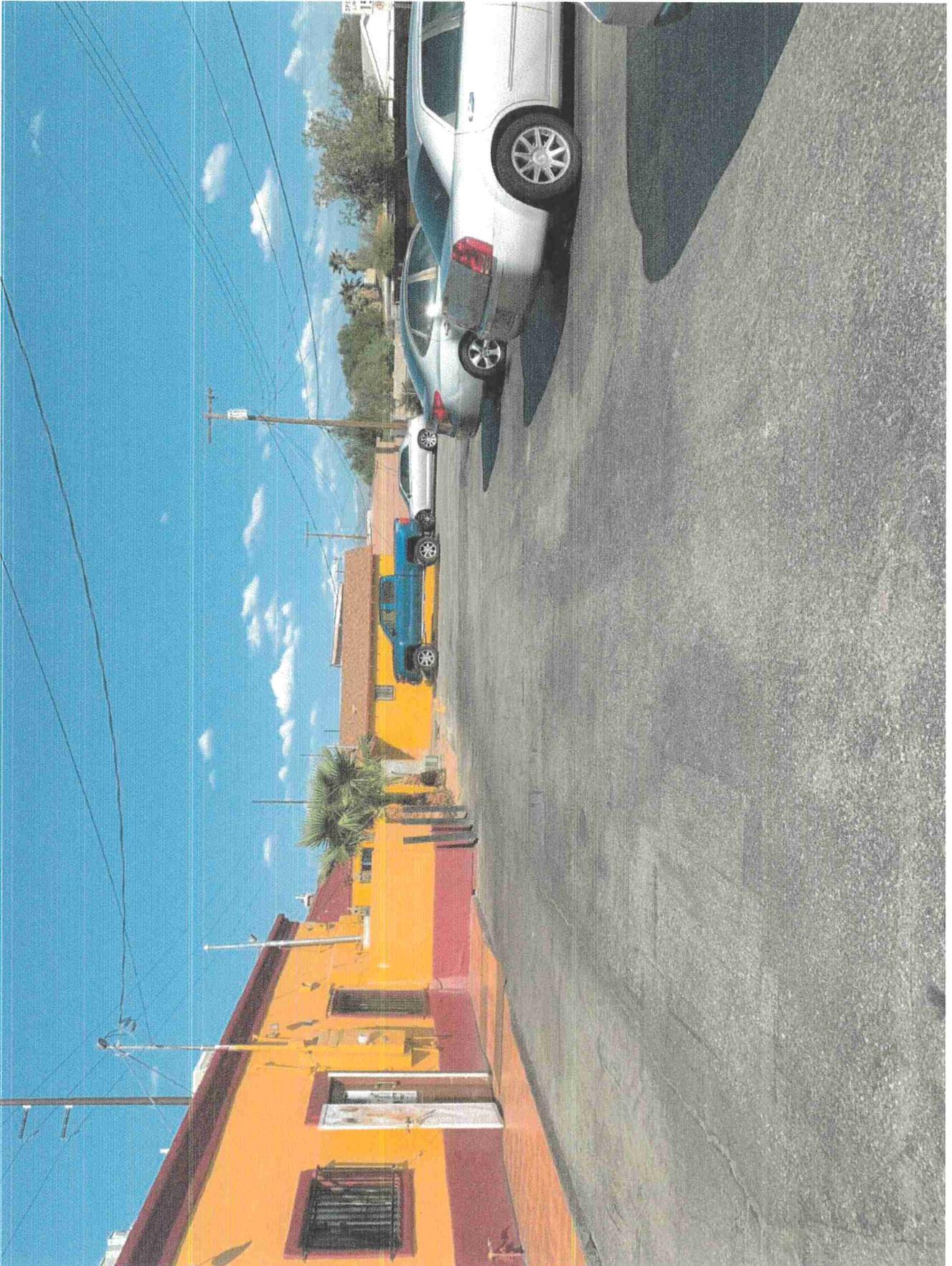
Alley

S Jefferson Ave.

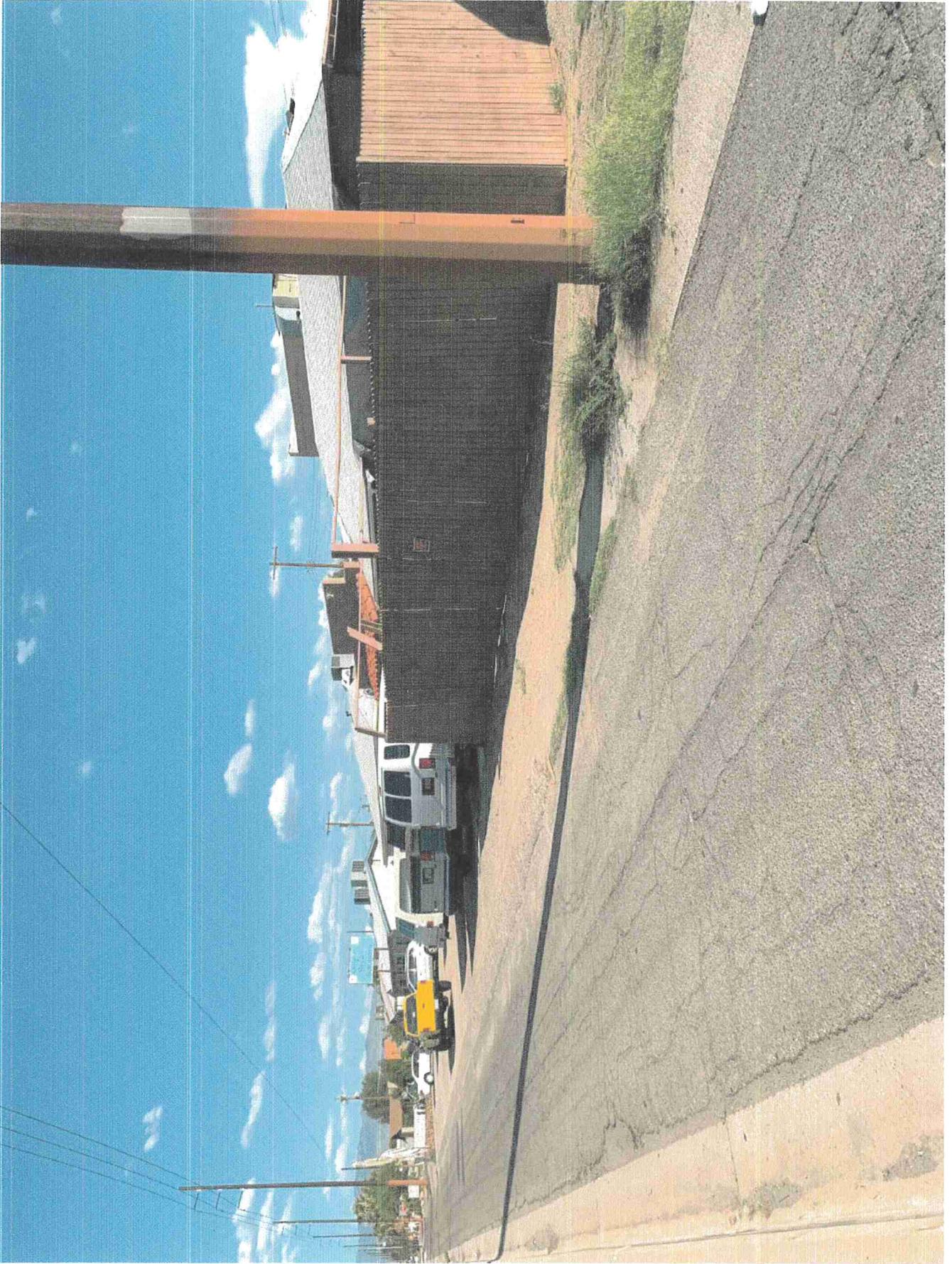
Aerial



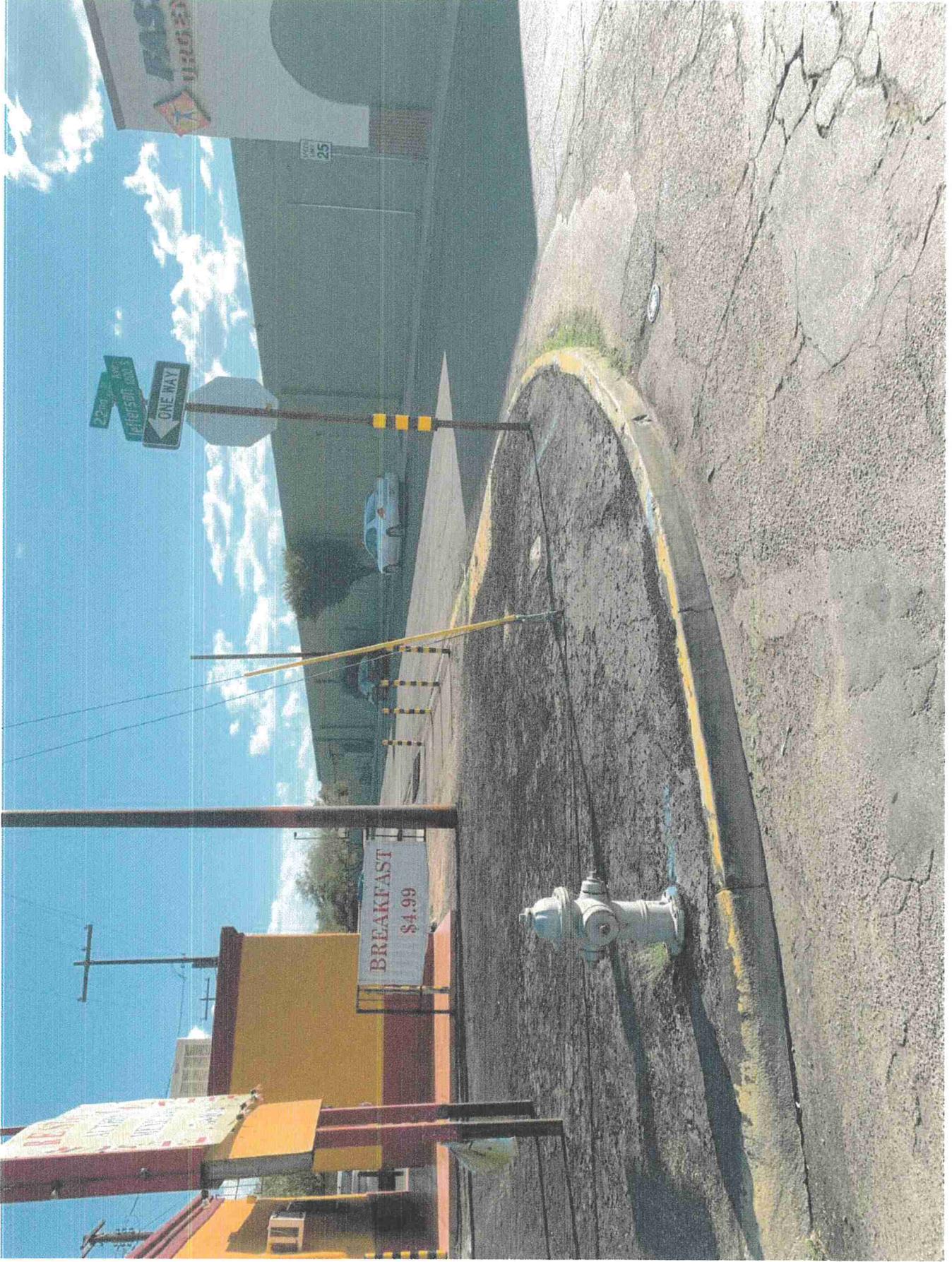
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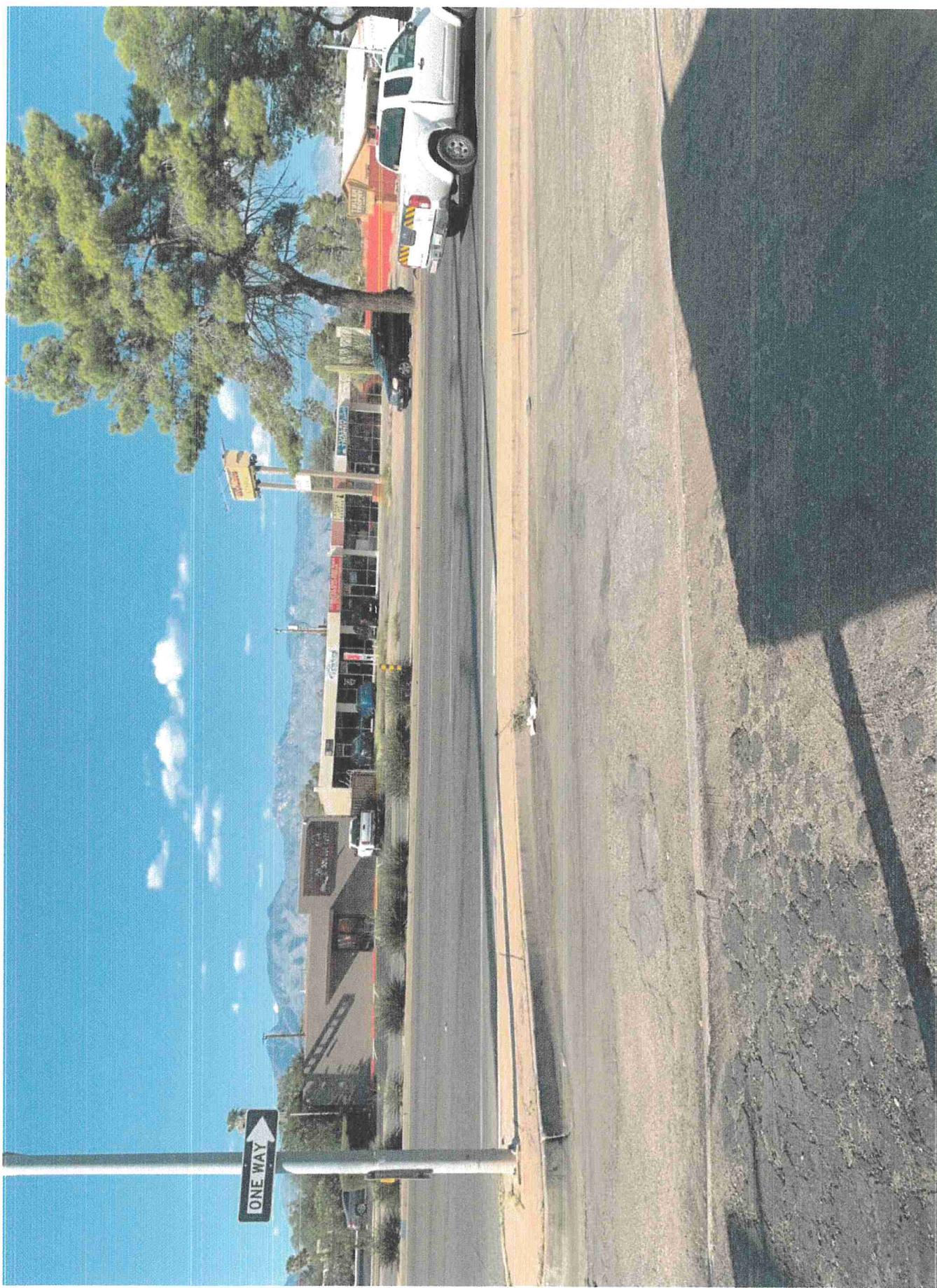
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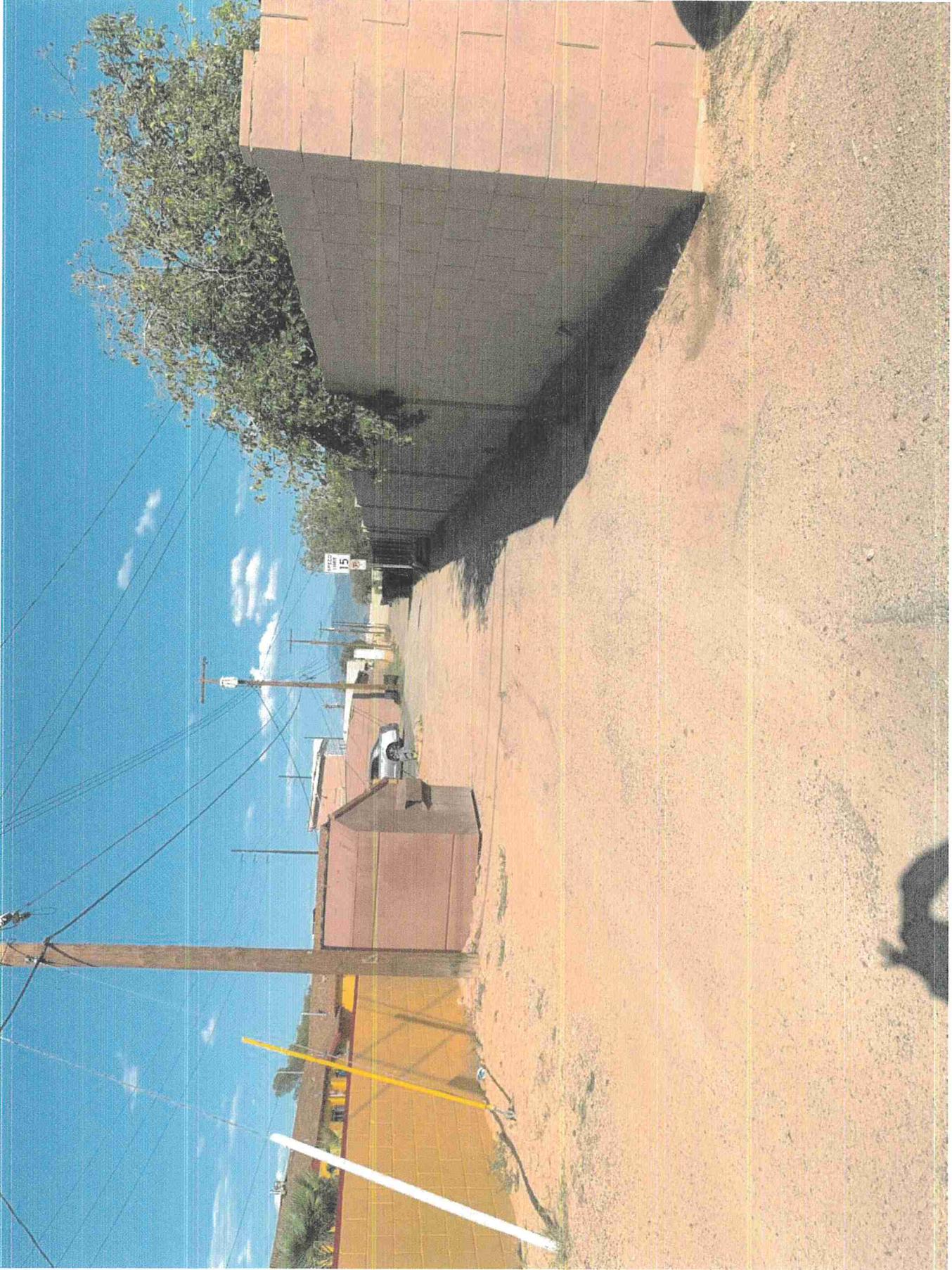
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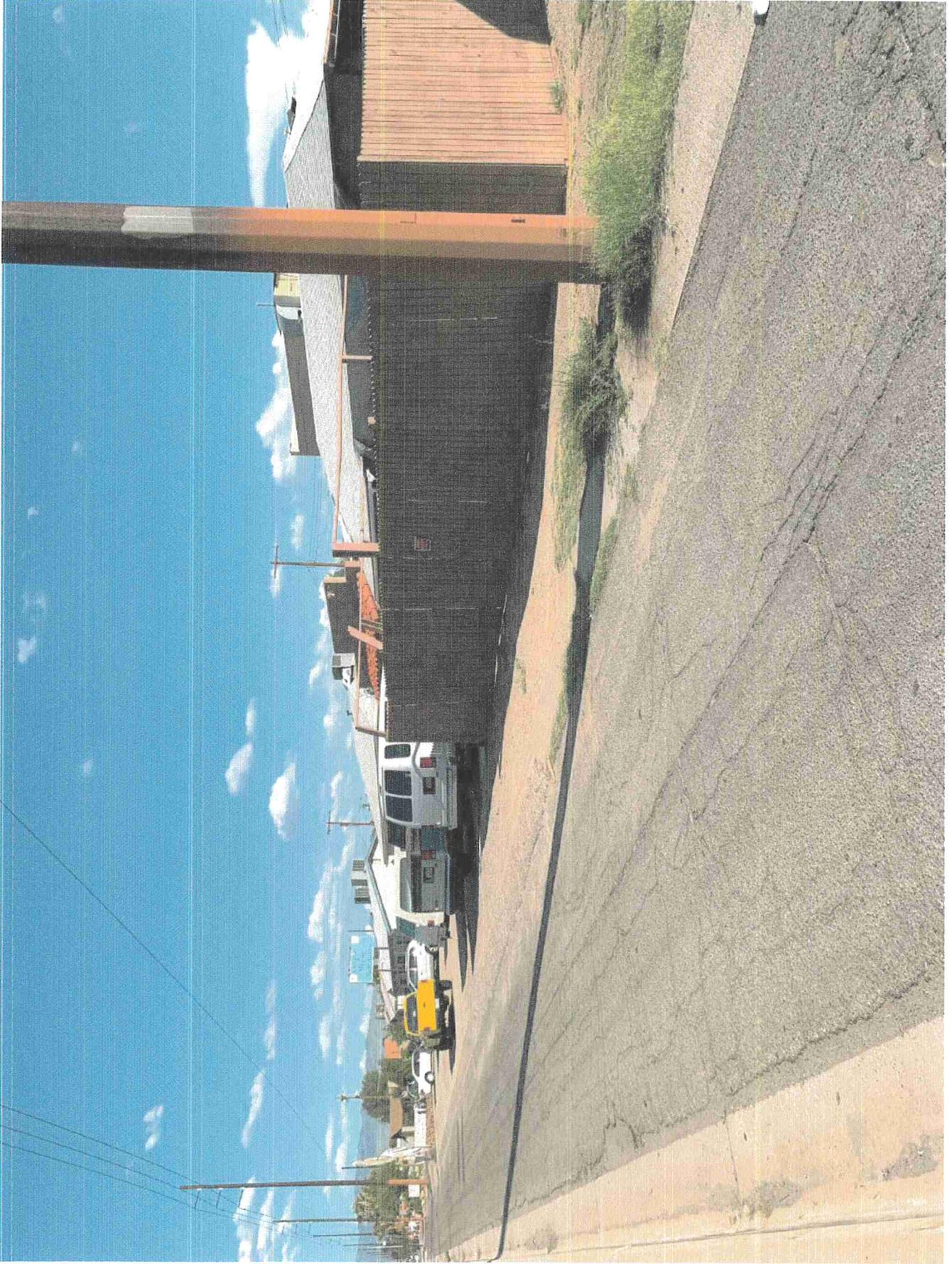
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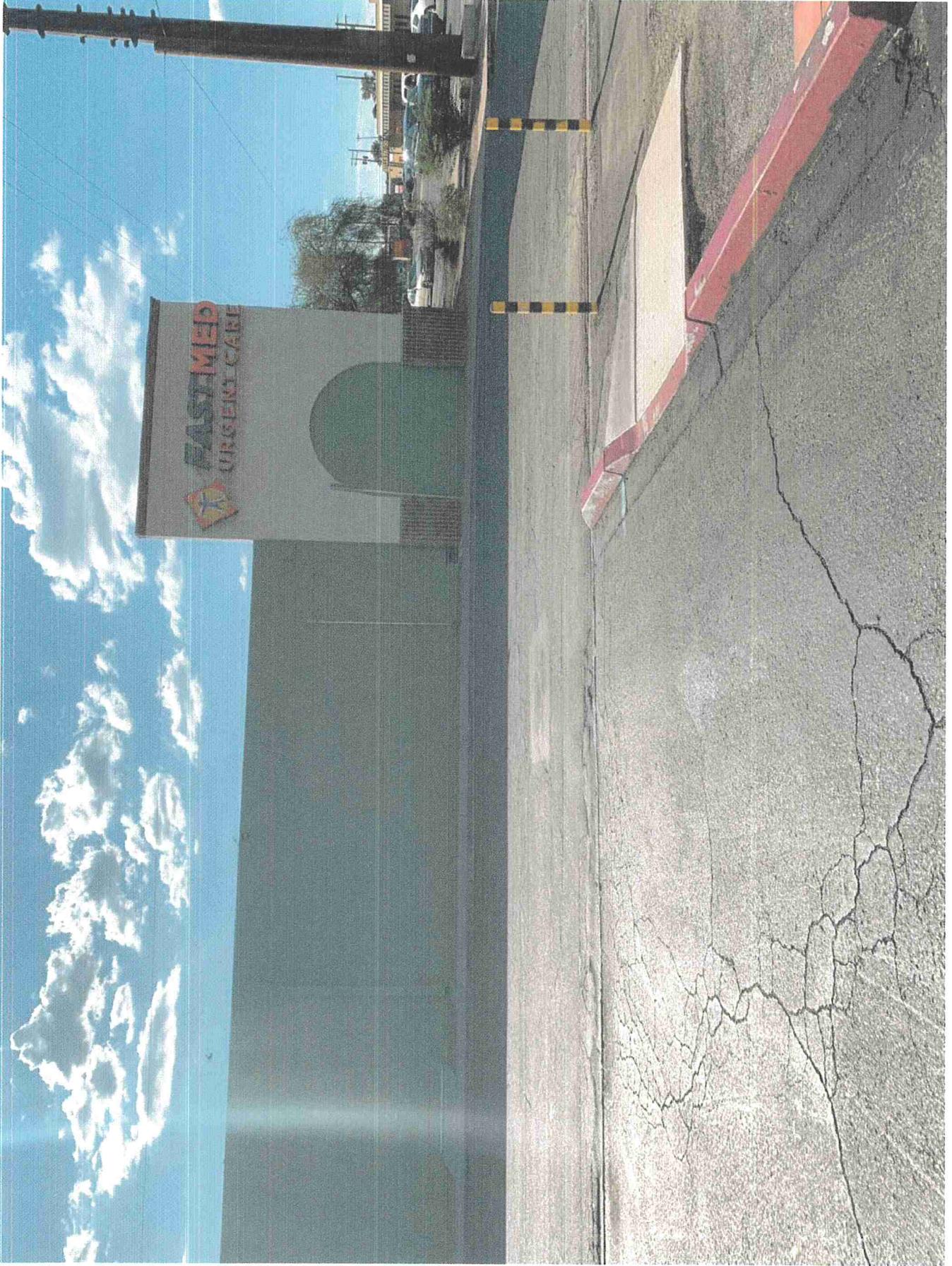
Offsite North



Offsite South



Offsite East



Offsite West



Southwest Consulting Engineering

Consulting Engineering/Land Surveying

sce@swconsultingce.com

August 22, 2019

RE: Neighborhood Meeting Regarding Zoning Variances
for the El Sur Restaurant located at
5602 E. 22nd Street, Tucson, Az 85711

Dear Neighbor:

We are sending you this letter in order to make you aware of a proposed project which will include:

- A) A new 572 square foot outdoor dining area,
- B) The existing 1,344 square foot El Sur Restaurant
- C) An existing 808 square foot building to be used as a Private dining area
- D) An existing 1,006 square foot building to be used as Commercial offices

Due to constraints, much of which involve the existing frontage road along 22nd three variances are being requested from the City of Tucson.

- UDC 7.4.6.C by & UDC 7.4.1.C - **City Code requires the promotion of pedestrian safety separating vehicular use areas from pedestrian area by providing an unimpeded safe pedestrian path between parking and the building.**
 - We are requesting a variance to delete the required safe pedestrian path because:
2 parking spaces in the northeast corner of the project does not provide the required pedestrian access due to the existing placement of the building and the lack of space.
- UDC 7.4.6.K - **City Code does not allow parking spaces which backup into the street, (22nd Street Frontage Road).**
 - *We are requesting a variance to allow backup into the 22nd Street Frontage Road because:
We are unable to relocate parking so as not to have back-up into the 22nd Street Frontage Road.*

- **City Code does not allow direct access into parking spaces from the street, (22nd Street Frontage Road).**
- We are requesting a variance to allow access into parking spaces from the 22nd Street Frontage Road because:
It is not possible to relocate the parking as required by the code while still maintaining a reasonable sized building area.

UDC 7.9

- **City Code requires sidewalk running along 22nd Street.**
- We are requesting a variance to delete the requirement to provide sidewalk along 22nd Street because:
This project is unable to provide the sidewalk due to the lack of space between the existing frontage road and the parking along the north property line.

UDC 7.6.4

- **City Code requires one canopy tree for each four motor vehicle parking spaces in the vehicular use area.**
- We are requesting a variance to delete the requirement to provide one canopy tree per parking space because:
This project is unable to meet this requirement due to the lack of space between the existing building and parking areas.
- **City Code requires canopy trees to be evenly distributed throughout the vehicular use area with every parking space being located within 40 feet of the trunk of a canopy tree.**
- We are requesting a variance to delete the requirement of evenly distributed canopy trees throughout the vehicular use area because:
Due to the lack of space in the existing vehicular use area we are unable to meet this requirement.

- **City Code requires a minimum 10' wide landscape boarder running along 22nd Street and Jefferson Ave.**
- We are requesting a variance to delete the required 10' landscape boarder along 22nd Street because:
This project is unable to comply with this code due to existing conditions and the lack of room.

UDC 7.6.5

- **City Code requires landscape screening to provide visual barriers, noise reduction and to provide privacy.**
- We are requesting a variance to delete landscape screening because:
This project is unable to comply with this code due to existing conditions and the lack of room.

We will be holding a meeting at the El Sur Restaurant, 5602 E. 22nd Street from 4:00PM to 6PM on Sept. 5, 2019. Please feel free to attend the meeting in order to discuss any questions or concerns you may have regarding the proposed project. Or if you prefer, please call me at 520-241-2621 or email at sce@swconsultingce.com with any concerns or comments you may have.

You may submit comments to the City at DSD_Zoning_Administration@TucsonAZ.gov, or speak at the public hearing. The City Staff will mail a notice as to date, time and place of the public hearing once the variance application has been accepted.

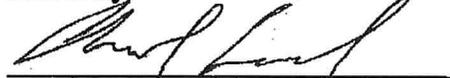
Sincerely,


Isela Mejia
Owner

Sincerely,


Omar Mejia
Owner

Sincerely,


Charles Corrales
President, Southwest Consulting

AFFIDAVIT

The State of Arizona)
) S.S.
County of Pima)

I, Isela Mejia of Tucson, in Pima, Arizona, MAKE OATH AND SAY THAT.

1. I am submitting paper work to the City of Tucson for my expansion project at 5602 E. 22nd St. Tucson, Arizona. We are having a community meeting and I am required to have a letter stating that we are having a meeting with the community about the expansion.
2. I am stating that we will have a sign in sheet so that all guest who received the letter that were mailed out on August 22nd, 2019 sign in.

STATE OF ARIZONA

COUNTY OF PIMA

SUBSCRIBED AND SEORN TO BEFORE ME, on the

4th day of September, 2019

Isela Mejia
(Signature)



Martin Mendoza
Notary Public
Pima County, Arizona
My Comm. Expires 08-22-2022
Commission No. 552219

Signature

Martin Mendoza
(Signature)

(SEAL)

Isela Mejia

NOTARY PUBLIC

My commission expires: 08-22-2022

SIGN IN SHEET

El Sur Restaurant Neighborhood Meeting

September 5, 2019

4:00 pm to 6:00 pm

Kathy Freeman Kathy Freeman 7422 E. 38th St.
NAME (Printed) Signature Address 2/AZ 85730

Steve Freeman Steve Freeman 7422 E. 38th St. 2/AZ
NAME (Printed) Signature Address 85730
Steve1906@gmail.com

Mary Mainwaring Mary Mainwaring 5633 E 28th St Tucson, AZ
NAME (Printed) Signature Address 85711
mary4terry@netzero.com

MARY H. ROMERO Mary H Romero 5602 E. 25 St 85711
NAME (Printed) Signature Address

AMANDA C. HUNT Amanda C Hunt 641 S. HARVARD AVE 85710
NAME (Printed) Signature Address

Nellie Robles Nellie Robles 5601 E 12th St. 85711
NAME (Printed) Signature Address

Janet Atkins Janet Atkins 2310 E 32nd St 85710
NAME (Printed) Signature Address

SIGN IN SHEET

El Sur Restaurant Neighborhood Meeting

September 5, 2019

4:00 pm to 6:00 pm

Danny Atkins Danny Atkins 7310 E 32nd 85110
NAME (Printed) Signature Address

Fernando Cenes Fernando Cenes 4549 E 20th St. 85711
NAME (Printed) Signature Address

Dawn Cenes Dawn Cenes 4549 E. 20th St 85711
NAME (Printed) Signature Address

Elaine Castro Elaine Castro 4549 E. 20th 85711
NAME (Printed) Signature Address

Seyda Mejia Seyda 5634 E 24th 85711
NAME (Printed) Signature Address

NAME (Printed) Signature Address

NAME (Printed) Signature Address



Southwest Consulting Engineering
Consulting Engineering/Land Surveying
sce@swconsultingce.com

Meeting Notes

September 9, 2019

Mr. Mark Castro
Tucson Development Services

Re: Meeting Notes for the El Sur Restaurant
Neighborhood Meeting

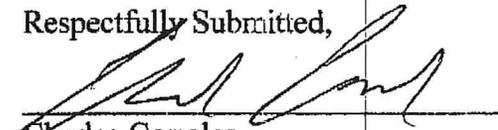
This Letter is written to document the neighborhood meeting held on Thursday, September 5, 2019 at the El Sur Restaurant, 5602 E. 22nd Street from 4:00 to 6:00 P.M.

The meeting went well without any concerns or negative comments regarding this project's variance requests. All of the attendants were very positive.

A copy of the sign in sheet will be submitted separately.

Please do not hesitate to call with any questions.

Respectfully Submitted,



Charles Corrales
President

C.CORRALES@SWCONSULTINGCE.COM

From: Kathy O'Rourke <desertgemjewelry@gmail.com>
Sent: Monday, August 26, 2019 12:27 PM
To: C.CORRALES@swconsultingce.com
Subject: Re: Zoning variances for El Sur Restaurant

Thank you for your response. TPD is aware of the traffic violations, but they are so understaffed it isn't a priority. I will be at your meeting and will encourage the other property owners on the frontage road to be there as well. See you then. Kathy

On Mon, Aug 26, 2019 at 12:21 PM <C.CORRALES@swconsultingce.com> wrote:

Good afternoon Ms. O'Rourke,

I will include this email in a package which we will be submitting to the City of Tucson after our neighborhood meeting. If you choose to attend we can discuss these and additional issues you may be concerned about.

With regards to some of you concerns with this project site:

- a. The property will provide 27 Parking spaces including 2 ADA compliant spaces which will meet the City's requirements and therefore does not require a variance. Note that there are 13 or so parking spaces along the frontage but it does not include the parking spaces located in the back of the property.
- b. The building for commercial purposes is in-place. It must be the Accounting Offices you are mentioning.
- c. All parking spaces but the two furthest east are providing the required pedestrian walkways. We can discuss your concerns regarding aluminum posts while at the meeting and since the meeting will be onsite, you can point out your concerns.
- d. If the frontage road is being used as a two-way it is a matter for the police and we will be happy to contact them on this concern. Again, we can discuss this onsite or you can email us back with this request.
- e. We will discuss delivery locations with the delivery companies to ensure they are parking in the best possible location. Note that this development will not increase deliveries by enough to require any additional drop-offs.

Again, we can discuss these and any additional matters you have at the meeting and whether or not you attend, I will include this email to the City of Tucson for their review.

Thanks and have a great day,

- Charles Corrales
- Southwest Consulting Engineering

From: Kathy O'Rourke <desertgemjewelry@gmail.com>

Sent: Monday, August 26, 2019 11:42 AM

To: sce@swconsultingce.com

Subject: Zoning variances for El Sur Restaurant

Mr. Charles Corrales,

I am in receipt of your letters dated Aug. 22, 2019 regarding the neighborhood meeting about zoning variances for El Sur restaurant at 5602 E. 22nd St. My husband and I have occupied 5634 E. 22nd ST since 1990. First as tenants of the business portion and then owners of the property beginning in 2003. My husband died in Nov., 2015 and his jewelry business closed. My son now operates a cell phone repair shop in the business part and I continue to reside in the residential part of the building. I purchased the residential property at 5642 E. 22nd St. in 2017 as an investment. My oldest son currently rents the property. My biggest and on-going concern with the restaurant is their lack of parking space. Before they purchased the lawyers office at 5610, I believe the city told me they only had 13 parking spaces. Now they want to open the patio area for dining as well as 5610. What existing building are they talking about for commercial offices? The frontage road is a one way street which is continuously being used as a 2 way road by everyone with business in that area. You speak about pedestrian safety. When I complained to the city about grass and weeds on the area that holds the city light posts I was told It was my job to keep the area clean as it was a sidewalk!. I challenged that remark as it holds aluminum posts that people would have to walk around, possibly into traffic. As usual, a city supervisor never called me back. Customers of El Sur and delivery trucks constantly block the fire hydrant, storm drains, alley access and the frontage road. They need to find a bigger building with adequate parking. I have had to tell people who park in front of my building and then walk to El Sur that they are blocking access to my home. Kathy O'Rourke



Virus-free. www.avast.com

C.CORRALES@SWCONSULTINGCE.COM

From: C.CORRALES@SWCONSULTINGCE.COM
Sent: Monday, August 26, 2019 12:22 PM
To: 'Kathy O'Rourke'
Subject: RE: Zoning variances for El Sur Restaurant

Good afternoon Ms. O'Rourke,

I will include this email in a package which we will be submitting to the City of Tucson after our neighborhood meeting. If you choose to attend we can discuss these and additional issues you may be concerned about.

With regards to some of you concerns with this project site:

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- Southwest Consulting Engineering

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