

Susan Montes - Fwd: 519 N Olsen - follow up / plan change (BA C10-19-16)

From: Heather Thrall
To: Elisa Hamblin; Steve Shields; Russlyn Wells
Date: 10/09/2019 3:21 PM
Subject: Fwd: 519 N Olsen - follow up / plan change (BA C10-19-16)
Cc: Heather Thrall
Attachments: [EXTERNAL]Typo in previous email please use this email to forward to Russlyn and Elisa

Good afternoon - attached are Leo's revised plans for 519 N Olsen.

He met with Elisa and I this afternoon.

Summary: Setbacks now met at north and west lot lines.

Still needs setback reduction from south lot line, but it's changed from 9' and 18' setbacks to be reduced to 6' along 1st floor/2nd floor occupied area, and 16' setback in front of new garage.

Still needs variances for commercial parking and alley access/width.

A) Is the setback reduction at the south lot line seen as a significant change and cause re-notification/neighborhood meeting - as they are getting closer to south lot line than prior post and neighborhood meeting notice?

B) Setback has changed to be further reduced on south side, from 18 in front of garage to 16' off the alley. Discussion is with regards to sufficient maneuvering and whether variance required.

Susan Montes - [EXTERNAL]Typo in previous email please use this email to forward to Russlyn and Elisa

From: "Leo Katz" <lleakatz2@cox.net>
To: <Heather.Thrall@tucsonaz.gov>
Date: 10/09/2019 3:13 PM
Subject: [EXTERNAL]Typo in previous email please use this email to forward to Russlyn and Elisa
Attachments: Variance #C 10-19-16Senor Cohen Revised Plans and Elevations 10-9-19 .pdf

Hi Heather,

Thank you and Elisa for meeting with me this afternoon.

As per your request I have attached the Revised site plan with floor plans and elevations that we reviewed together.

The overall plan has not changed significantly.
 As you asked here is a summary of changes on the revised plan:

The Number of bedrooms remain 6, 3 in the existing unit #1 and 3 in the proposed unit #2. The new unit has 2 bedrooms and a guest suite.
 (we didn't include the guest suite when we're doing a bedroom count during our meeting)

The number of required parking spaces does not change from the original design. The variance request remains the same.

The designs setbacks have changed as follows:

-
SET BACKS FOR PROPOSED UNIT 2:

<u>HOUSE:</u>	<u>REQUIRED</u>	<u>PROVIDED</u>	<u>WALL HEIGHT CALC.</u>	<u>PREVIOUS SETBACK</u>
<u>REQUEST</u>				
-				
NORTH	13'-0"	13'-6"	19.5' X .67 2 ND STORY	6'-0"
	8'-0"	8'-0"	12.' X .67 1 ST STORY	10'-0"
SOUTH	13'- 0"	6'- 0"	19.5' X .67 2 ND STORY	9'-0"
	10'-0"	10'-0"	15' X .67 1 ST STORY	9'-0"
-				
EAST	13'- 1"	106'	19.5' X .67	the same
WEST	10'-0"	10'-0"	15' X .67	6'-0"

The revised wall heights and setbacks meet the required setbacks for the north, west and east property lines.

There will only be one DDO request which will be for the south property line. Requesting a modification from the required 13'-0" setback to an adjusted 6ft set back.

The south property line runs along the alley. The second story windows on this elevation will all be clerestory windows.

The west wall of the of the second story will be a solid wall with no openings, this includes the upper deck area. This is being done to mitigate the neighbors' concerns for privacy.

I hope the summary helps

Let me know if there is anything else I need to do.

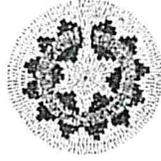
My clients would like to keep the project on track and present the revised plan at the November Hearing.

Please forward to Elisa I do not have her email address.

Thanks

Leo

LEO R. KATZ



ARCHITECT

October 15th 2019

Subject: 2nd Neighborhood Meeting for the Board of Adjustment Variance application, Sunday November 3rd between 5 pm and 6:30 pm

Proposed Project: To build a second unit on the R-2 property at 519 N Olsen Ave.

Dear Neighbor,

My name is Leo Katz. I am an architect and longtime Sam Hughes Neighborhood resident. I have been hired by Molly Senor and Mel Cohen to design a 2nd unit for their property at 519 N. Olsen Ave. I am also assisting them navigate the COT Variance process. Molly and Mel are long time Sam Hughes residents and also own the property directly west of the Olsen property at 522 N. Norris Ave. (Please see attached letter from Mel and Molly)

My clients wish to build a new 2 story residence with 3 bedrooms, 3 1/2 baths and an attached 3 car garage on their 519 N. Olsen property. The footprint for the new structures is (2,571sf). The property has an existing 1 story residence (1425sf) with 3 bedrooms, 2 ½ baths and a detached 2 car garage (462sf) combined (1,887sf). The property is Zoned R-2 which allows to have 2 units on the property.

The proposed project has been presented to COT Planning and Development Services Department. Based on zoning review letters received 7/30/19 and 10/15/19 it has been determined the following items need to be resolved through the variance process. **(See attached Zoning Review Transmittal Letter dated 10-15-2019.)**

1. Allow the modification of 1 building setback from south property lines. The south setback borders on the existing alley south of the Property.
2. Allowing that the alley south of the property be used as the primary vehicular access for onsite parking for both units. *Unit 1 has been using the alley for years as its primary and only access to the detached garage. Unit 1 does not have and never did have a curb cut on Olsen Ave. for street access to the property.*
3. Allow the 15ft alley to be used for partial vehicle maneuvering for the 3 vehicle garage in the onsite maneuvering for vehicles.
4. Allowing that the 15' wide alley south of the property be used as the primary vehicular access for onsite parking for both units. Zoning Code requires that alleys used as primary access to be 20' wide.
5. To allow not meeting all of the motor vehicle use area design criteria (including but not limited to) striping, on site maneuvering and surfacing. *The owners are providing 5 onsite parking spaces as required by COT zoning code. The vehicles will be screened from view while parked inside the 2 garages. The new three car garage will have a 36ft wide by 16ft deep driveway which will be paved. The existing 2 car garage has a 20ft wide by 20ft deep driveway which will be paved. The driveways allow for safe on site maneuvering.*

LEO R. KATZ



ARCHITECT

My clients along with many of their immediate neighbors on 6th Street use the alley as the only vehicular access to their property. The Senor/Cohens have helped maintain and improve the alley over the years, repairing potholes, providing gravel and installing lighting to make the alley safer and more secure.

The Senor Cohen's realize that their development will mean that there will be additional traffic on the alley. They are willing to pave the alley to cut down on dust and noise. The new paving will meet all COT TDOT requirements and specifications.

Prior to submitting our variance application to the City of Tucson Planning and Development Services Department it is required that we offer to meet with neighboring property owners to discuss the project and answer any questions and address concerns the owners might have. We met with neighbors on August 14th.

We appreciate those who attended the onsite neighborhood meeting on August 14th. The request to reduce the north and west side yard setbacks brought up the concern for privacy during that meeting. In order to address those concerns the owners elected to continue the Board of Adjustment public hearing from September 25 to November 20th to revise the plans. The revised plans now meet the required setbacks for the north and west property line boundaries.

We wish to meet again with the neighborhood and discuss the changes to the plans. The meeting will be held (November 3rd 5 pm, at the project site 519 N Norris Ave. Attendance to the meeting is by no means mandatory. There will be a scaled site plan with floor plans on the existing and proposed units as well as elevations for your review. There will be an attendance sheet at the meeting, so be sure to sign in. I will also be available to meet through the new public hearing on November 20th.

We look forward to meeting with you.

Thank you

Leo Katz

Architect State of Arizona Seal # 26996



ZONING REVIEW TRANSMITTAL

FROM: Elisa Hamblin, AICP
Principal Planner

PROJECT:
T19CM03551
519 N. Olsen Ave.
Second Unit with Alley Access

TRANSMITTAL: 10/15/19

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). 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 is the greater of 6 feet, or 2/3 the height of the structure's wall facing each interior property line (Table 6.3-2.A). The applicant is proposing a second story with a wall height of 19.5 ft which would require a 13 ft setback on the south side of the property. The applicant is proposing a 6 ft setback from the south property line.

Per UDC Article 7.4.4, a total of five parking spaces must be provided on site. Per UDC Article 7.6.4.B., commercial parking including surfacing (7.6.4.1) is required. The proposal is for two garages on site, totaling 5 parking spaces interior to the garages and additional driveway areas. As presented, maneuverability standards are not being met per UDC Article 7.4.6.K.A.1.

The alley on the south of the property is being proposed to be used as primary access for both residences on site. The alley does not meet the 20' minimum required per UDC Article 7.4.6.K.A.2.

A Variance approved by the Board of Adjustment is required for the setback along the south property line, commercial parking standards, utilizing the alley for vehicle maneuverability and access on an alley with a reduced width.



ZONING REVIEW TRANSMITTAL

FROM: Nick Ross
Lead Planner

PROJECT: T19CM03551
519 N. Olsen Ave.
Second Unit with Alley Access

TRANSMITTAL: 6/21/19

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). Multi-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 is the greater of 6 feet, or 2/3 the height of the structure's wall facing each interior property line (Table 6.3-2.A). The applicant is proposing a second story with a wall height of 19.5' which would require a 13' setback on the north and south side of the property. The applicant is proposing 6' from the north property line and 9' on the south. Additionally, the structure on the west side of the property has a wall height of 16' which would require a 10.7' setback. Applicant is proposing 6'.

The alley on the south of the property is being proposed to be used as primary access for both residences on site. The alley does not meet the 20' minimum.

Per UDC Article 7.4.4. a total of five parking spaces must be provided on site. Per UDC Article 7.6.4.B., commercial parking including surfacing (7.6.4.I) is required. The proposal is for two garages on site, totaling 5 parking spaces interior to the garages and additional driveway areas. If the proposal can demonstrate adequate back-up and maneuvering space on site, a variance would not be required. Currently, the proposal as presented would require commercial parking standards and a variance would be required.

Board of Adjustment is required.

*THIS LETTER applies
to owner Devin Coleman
SS 7/30/19*

Variance Project Description

To build a new 2 story residence with 3 bedrooms, 3 1/2 baths and an attached 3 car garage on their 519 N. Olsen property. The footprint for the new structures is (2,571sf). The property has an existing 1 story residence (1425sf) with 3 bedrooms, 2 ½ baths and a detached 2 car garage (462sf). The property is Zoned R-2 which allows having 2 units on the property.

The proposed project has been presented to COT Planning and Development Services Department. It has been determined the following items need to be resolved through the variance process. (See attached Zoning Review Transmittal Letter dated 5-20-2019.)

1. Allow the modification of 1 setback from property lines. The south setback borders on the existing alley south of the Property.
 - a. South: required 13 ft. Requested 6 ft. Modification of 7 ft.
2. Allowing that the alley south of the property be used as the primary vehicular access for onsite parking for both units. *Unit 1 has been using the alley for years as its primary and only access to the detached garage. Unit 1 does not have and never did have a curb cut on Olsen Ave. for street access to the property.*
3. Allowing that the 15' wide alley south of the property be used as the primary vehicular access for onsite parking for both units. Zoning Code requires that alleys used as primary access to be 20' wide.
4. Allow the 16ft driveway in front of the proposed 3 vehicle garage to serve as the onsite maneuvering for vehicles.
5. To allow not meeting all of the motor vehicle use area design criteria (including but not limited to) striping and surfacing. *The owners are providing 5 onsite parking spaces as required by COT zoning code. The vehicles will be screened from view while parked inside the 2 garages. The new three car garage will have a 36ft wide by 16ft deep driveway which will be paved. The existing 2 car garage has a 20ft wide by 20ft deep driveway which will be paved. The driveways allow for safe on site maneuvering.*

The property owners along with many of their immediate neighbors on 6th Street use the alley as the only vehicular access to their property. The Senor/Cohens have helped maintain and improve the alley over the years, repairing potholes, providing gravel and installing lighting to make the alley safer and more secure.

The Senor Cohen's realize that their development will mean that there will be additional traffic on the alley. They are willing to pave the alley to cut down on dust and noise. The new paving will meet all COT TDOT requirements and specifications.

Answer for board of adjustment inquiry

1. The variance request for this property is for the modification of the South property setback and the use of the existing alley for the primary vehicular access for onsite parking. There are adjacent properties that have similar setbacks conditions and use the alley as their primary vehicular access for their onsite parking.
2. Onsite parking for this property has always been accessed from the alley in question. There is no curb cut on Olsen Ave. to provide an alternative for street access to the property.
3. Other adjacent properties use the alley as their primary vehicular access for onsite parking. There are adjacent properties that are 2 stories and have similar setbacks which are consistent to the proposed 2 story building and its setbacks. The proposed 2 story residence does not exceed the zoning code limits for the R-2 property.
4. The property is zoned R-2 which allows 2 units. The property is a long (209ft) narrow (48ft) key lot with the alley being the only way to access the property for onsite parking. The lot area is 10,032 sf. 4,458 sf of the lot is already developed with the existing unit and its onsite parking leaving the remaining buildable area of 5,574sf. The request for modifying the setback was necessary in order to provide reasonable yard area while providing adequate building area and the required onsite parking.
5. The proposed property development will be an improvement to the neighborhood. The proposed paving of the existing alley will cut down on traffic noise and dust and will improve the public welfare of the adjacent neighbors and the greater neighborhood. The paving improvements will be determined by COT TDOT paving and alley improvement requirements. (see attached letter)
6. The proposed setbacks will provide side yards that will not impair the supply an adequate air and sunlight to adjacent properties. The development of the site will enhance neighborhood property values.
7. The adjacent neighbor's privacy has been addressed by:
 - a. Meeting the required setbacks for the second story on the north and west setbacks.
 - b. Not having windows facing the west on the second story, including the 2nd story covered deck will address the concerns brought to the owner's attention by the neighbor to the northwest.
 - c. Having only clerestory windows on the 2nd story facing south will address any privacy concerns for neighbors to the south.

8. The onsite parking meets the code parking requirements for resident and guest parking (see attached Parking Requirement Calculation) The 3 new additional spaces will help alleviate congestion. The proposed paving improvements will reduce noise and dust from the existing dirt alley.

9. The variances for this property would allow the alley to be used for access for parking which it and other adjacent properties have historically used for vehicular access. The 2 story unit with its modified setback is consistent with adjacent and other properties in the vicinity. The variance if granted would minimally impact the neighborhood.
The owners are providing 5 onsite parking spaces as required by COT zoning code. The vehicles will be screened from view while parked inside the 2 garages. The new three car garage will have a 36ft wide by 18ft deep driveway which will be paved. The existing 2 car garage has a 20ft wide by 20ft deep driveway which will be paved. The driveways allow for safe on site maneuvering.

Summary of Neighborhood Meeting:

Meeting started at 5 PM Sunday November 3rd at the owner's residence at 522 N. Norris Ave.

Mel Cohen, Molly Senor and Leo Katz were at the meeting.

Revised scaled drawings were available for viewing they included a site plan, floor plans of ground and upper floors, elevations and an aerial photo of the property with a scaled floor plan were available for viewing.

The proposed building site 519 N. Olsen Ave. is adjacent to the owner's residence and was available for viewing.

1 neighbor came to the meeting. (See sign in sheet)

John Ash reviewed the revised drawings.

John Ash lives at 528 N. Norris Ave. and signed the meeting sign in sheet with no comment.

Mr. Ash had previously been concerned about the view from the second story of the proposed residence into his property.

Mr. Ash and I reviewed the new design drawings and I explained the following changes:

- That the west and north setbacks were increased and now met the required setbacks for the height of the proposed building. The increase of the setbacks moved the proposed building further away from his property.
- The west end of the building second story deck would have a solid full height wall and would block views towards his property.
- The guard rail for the deck would be 3'6" tall and solid to also limit views into the property's to the north

The discussion was very amicable and said he appreciated the changes and felt that those adjustments addressed he privacy concerns.

Mr Ash came to the meeting around 5:15 and left after about 10 minutes. The meeting ended after 6:00 PM. No one else came to the meeting.

If you have any questions please contact me.

Thank you,

Leo Katz
Architect
Cell # 520-248-1564

Time Stamp _____

AFFIDAVIT

Public Notice Posting

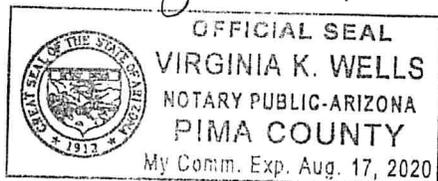
City of Tucson

I Matilde (Molly) Senor (full name),
ZB Property (business name),
522 N. Norris Ave (business address),

do hereby swear or affirm that on 10-29-19 (date), I personally
installed/supervised the installation of 1 (number) of public notice
posters per City of Tucson requirements for case C10-19-16 (case number)
on the subject property located at 519 N. Olsen Av. (address/location).

[Signature] (signature of declarant)
October 29, 2019 (date)

Notary: Virginia K. Wells



Attachments:

- Posting location map
- Color Photograph of sign(s)



NOTICE
 BOARD OF ADJUSTMENT
 PUBLIC HEARING
ZONING VARIANCE
 C18-15-76

OWNER AND OWNER REPRESENTATIVE: SEAGRAM JOURNALING
 18011 LINDA AVE SUITE 1111 - TAMPA FL 33613

APPLICANT:
 SEAGRAM JOURNALING
 18011 LINDA AVE SUITE 1111
 TAMPA FL 33613

PROPERTY:
 18011 LINDA AVE SUITE 1111
 TAMPA FL 33613

APPLICANT'S ATTORNEY:
 JAMES M. HARRIS
 18011 LINDA AVE SUITE 1111
 TAMPA FL 33613

BOARD OF ADJUSTMENT:
 100 N. GORRISON ST. TAMPA FL 33602

HEARING DATE:
 MONDAY, APRIL 15, 2018
 7:00 AM

AGENDA:
 1. PUBLIC HEARING ON ZONING VARIANCE C18-15-76

FOR MORE INFORMATION:
 CONTACT THE BOARD OF ADJUSTMENT AT (813) 251-2200

