



BOARD OF ADJUSTMENT VARIANCE APPLICATION

Case Number: C10-17-21 Activity Number: T17SA00427 Date Accepted: 10/23/17

PROPERTY LOCATION INFORMATION

Property Address: 7828 E 34th ST. TUL. AZ. 85710

Project Description: CLOSE IN CARPORT

Zoning: R1 Property Size (sqft): 7853

Number of Existing Buildings: 1 Number of Stories: 1 Height: 9.5

Legal Description: MIRA MESA Lot # 3

Pima County Tax Parcel Number/s: 135-07-0660

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

APPLICANT: (MATTHEW FATOYICH) 28 PHASES CONSTRUCTION LLC

ADDRESS: 9948 E DENVER HILL DR. TUL. AZ. 85748

PHONE: (520) 334-0358 FAX: () N/A EMAIL: m28phases@hotmail.com

PROPERTY OWNER (If ownership in escrow, please note): TURNER, RUDY

ADDRESS: 7828 E DEN 34th ST. TUCSON AZ. 85710

PHONE: (520) 404-2019 FAX: () N/A EMAIL:

PROJECT TYPE (check all that apply):

- Project type checkboxes: 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): T17 PRE 0076

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

Signature of Matthew Fatoych

Date: 10/16/17



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.

WE PROPOSE TO ADD TO THE EXISTING CARPORT AND CLOSE IT IN TO MAKE A GARAGE (ENCLOSED). WE WOULD LIKE TO BRING OUT THE CARPORT 10'6" TOWARDS THE STREET PROPERTY LINE. THE REASON FOR DOING THIS IS SO WE CAN PROPERLY INSTALL THE GARAGE DOOR TRACK. THE SITUATION WE ARE FACING IS THAT THE EXISTING CARPORT BEAM IS TOO LOW FOR A GARAGE DOOR TO FULLY OPEN. SO WE PROPOSE TO ADD 10'6" CLOSER TO THE STREET PROPERTY LINE SO WE CAN PROPERLY INSTALL A GARAGE DOOR TRACK AND THE GARAGE DOOR WILL FULLY OPEN WE WILL ONLY BE GOING OUT THE MINIMUM DISTANCE REQUIRED FOR THE GARAGE DOOR TRACKS WITH FIT AND WORK PROPERLY.

THE REASON FOR THIS PROJECT IS DO THE OWNER IS HANDICAPPED AND WOULD LIKE TO ENCLOSE THE CARPORT SO SHE IS NOT SUBJECT TO WEATHER CONDITIONS WHILE MOVING FROM GARAGE TO INSIDE THE HOME

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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.

CITY CODE REQUIRES A 20' LF. SET BACK FROM THE STREET PROPERTY LINE. WE ARE ASKING FOR A 14' FOOT SET BACK. THIS SITUATION WAS NOT CREATED BY THE OWNER OR THE CONTRACTOR IT IS DO TO THE ORIGINAL LOCATION OF THE DWELLING, WE ARE ASKING TO ADD TO THE EXISTING STRUCTURE SO WE CAN MAKE THE GARAGE DOOR TRACKS FIT AND THE GARAGE DOOR FULLY OPEN.

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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;

DO TO THE EXISTING STRUCTURE THE GARAGE DOORS TRACK CAN NOT BE INSTALLED PROPERLY. WE PROPOSE TO ADD 10'6" LF TO THE BUILDING SO THESE TRACK CAN BE INSTALLED PROPERLY AND THE DOOR WILL FULLY OPEN.

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

DO TO THE EXISTING CARPORT SUPPORT BEAM WE CAN NOT INSTALL THE TRACK FOR THE GARAGE DOOR. (THE EXISTING BEAM IS TOO LOW.)

- 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;

CARPORTS AND GARAGES ARE NOT UNCOMMON IN THIS NEIGHBORHOOD AND NOT OUT OF THE ZONING PRACTICES

- 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 ASKING FOR A MINIMUM DISTANCE SO THAT THE GARAGE DOOR TRACKS WILL WORK PROPERLY AND THE DOOR WILL FULLY OPEN

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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;

WHAT WE PROPOSE TO DO ~~IS~~ WILL NOT BE DETRIMENTAL OR INJURIOUS TO ANY ADJACENT TO THIS 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,

THIS PROJECT WILL NOT IMPAIR ANY LIGHT OR AIR TO ANY ADJACENT PROPERTY'S

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 SIMPLY ASKING FOR A MINIMUM DISTANCE OUT FOR THE GARAGE DOOR TO WORK PROPERLY.

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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: 10/17/17

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: Matthew Fatovich Phone: 520-334-0558

Applicant's Address: 9948 E DENVER HILL DR. TUC. AZ. 85748

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

The subject property located at:	<u>7828 E 34th ST. TUC. AZ. 85710</u>
Assessor's Parcel Number:	<u>135-07-0660</u>
Printed Name of Owner of Record:	<u>TURNER, RUDY</u>
Address of Owner of Record:	<u>7828 E 34th ST. TUC. AZ. 85710</u>
Phone Number of Owner of Record:	<u>520-404-2019</u>
Signature of Owner of Record: (must be original signature)	<u>R W Turner</u>

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CDRC TRANSMITTAL

FROM: Steve Shields, *JS*
Lead Planner

PROJECT: T17CM05625
7828 E. 34th Street
Convert carport to garage and expand

TRANSMITTAL: August 24, 2017

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 4.7.8). 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 is the greater of six (6) feet, or two-thirds (2/3) the height of the structure's wall facing each interior property line (Table 6.3-2.A). Based on a wall height of 9'-9" the required perimeter yard setback from the proposed garage addition to the east property line is 6'-6", proposed is 6'-0".

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 wall height of 7'-9" the required street perimeter yard is 20'-0", proposed is 12'-0".

The minimum setback to the back of a sidewalk for a garage is nineteen (19) feet (UDC Section 6.4.5.C.2.b.1). The minimum driveway length for a garage is eighteen feet to the property line (UDC Section 6.4.5.C.2.b.1.a & b.). Proposed distance to the sidewalk is 14'-0", proposed distance to the property line is 12'-0".

Date: ~~October~~ ^{September} 21, 2017

Dear Neighbor,

We are proposing to add on to our carport to the front and east side of the existing structure. We will then enclose the carport, put a garage door in the front and make it a garage.

Per the City of Tucson Unified Development Code # UDC 6.4.5.C.1.a the city code requires that the garage door be 20 feet from the sidewalk. With the new addition, it will only be approximately 14 feet from the door to the sidewalk.

Therefore this project will require a variance to the code requirements. The variance(s) we are seeking are extend the carport 10 feet to the north (towards the street), the front of the garage will then be 14 feet from the sidewalk.

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 October 9th at 5:00 pm at our property at 7828 E. 34th St.. There will be an attendance sheet at the meeting, please be sure to sign. If you are not able to attend the meeting and have questions and/or concerns, feel free to contact me at: 520-404-2019.

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 form that you may fill out regarding our project.

Thank you and we look forward to meeting with you.

Signatures

Rudy W. Turner

RINCON
1099 S PANTANO RD
TUCSON
AZ
85710-9998
0388940744

09/23/2017 (800)275-8777 9:57 AM

Product Description	Sale Qty	Final Price
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First-Class Mail Letter (Domestic) (TUCSON, AZ 85710) (Weight:0 Lb 0.30 Oz) (Expected Delivery Day) (Monday 09/25/2017)	1	\$0.49
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First-Class Mail Letter (Domestic) (TUCSON, AZ 85730) (Weight:0 Lb 0.30 Oz) (Expected Delivery Day) (Monday 09/25/2017)	1	\$0.49
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First-Class Mail Letter (Domestic) (TUCSON, AZ 85710) (Weight:0 Lb 0.30 Oz) (Expected Delivery Day) (Monday 09/25/2017)	1	\$0.49
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First-Class Mail Letter (Domestic) (TUCSON, AZ 85710) (Weight:0 Lb 0.30 Oz) (Expected Delivery Day) (Monday 09/25/2017)	1	\$0.49
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First-Class Mail Letter (Domestic) (TUCSON, AZ 85710) (Weight:0 Lb 0.30 Oz) (Expected Delivery Day) (Monday 09/25/2017)	1	\$0.49
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Total		\$60.27
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Debit Card Remit'd		\$60.27
(Card Name:Debit Card)		
(Account #:XXXXXXXXXXXX5132)		
(Approval #:)		
(Transaction #:156)		
(Receipt #:013864)		
(Debit Card Purchase:\$60.27)		
(Cash Back:\$0.00)		

BRIGHTEN SOMEONE'S MAILBOX. Greeting cards available for purchase at select Post Offices.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

Order stamps at usps.com/show or call

28 PHASES. Construction LLC.

10-18-17

AT THE neighborhood meeting,
only two people showed up. Ned
ask if THE HOA was going to close
all the car ports in. THE RR SUPERVISOR
TO THE SOUTH (RR) WE SAID NO AND
THEY LEFT. Victor showed and was
JUST CURIOUS AND THOUGHT THAT THE
DDO PAPER WORK WAS ENOUGH. WE TOLD
HIM THIS WAS FOR A VARIANCE NOT A DDO
HAD TO A THEN LEFT ALSO.



TOWN HALL MEETING
7828 E. 34th ST.
Monday Oct 9, 2019 at 5:00 PM

Guest SIGN IN

1. Ned & Deanne Martin	15.	29
2. Victor & Anne La Fro	16.	30
3.	17.	31
4.	18.	32
5.	19.	33
6.	20.	34
7.	21	35
8.	22	36
9.	23	37
10.	24	38
11.	25	39
12.	26	40
13	27	41
14.	28	42

Turner house



05/28/2016

© 2016 Pictometry

Book-Map-Parcel: 135-07-0660

[Oblique Image](#)

Tax Year: 2018

Tax Area: 0150

Property Address:

Street No	Street Direction	Street Name	Location
7828	E	34TH ST	Tucson

Taxpayer Information:

TURNER RUDY W & ROSE ANN JT/RS
7828 E 34TH ST
TUCSON AZ

Property Description:

MIRA MESA LOT 3

85710- 6064

Valuation Data:

Valuation Year	Legal Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2017	Primary Res (3)	10.0	\$124,441	\$112,800	\$11,280
2018	Primary Res (3)	10.0	\$133,841	\$118,440	\$11,844

Property Information:

Section: 20
Town: 14.0
Range: 15.0E
Map & Plat: 26/33
Block: 0
Tract:
Rule B District: 4
Land Measure: 1.00S
Group Code:
Census Tract: 4011
Use Code: 0131 (SFR GRADE 010-3 URBAN SUBDIVIDED)
File Id: 1
Date of Last Change: 8/15/2014

Residential Characteristics:

Property Appraiser: Kathy Talcott Phone: 520-724-3060

Appraisal Date: 4/1/1984	Property Type: Single Family Residence
Processed:	Area ID: Ed 15-050116-01-3
Building Class: 3	Physical Condition: Fair
Total Livable Area: 1,542	Garage Type: Carport
Effective Construction Year: 1980	Garage Capacity: 2
Stories: 1.0	Patio Type: Covered
Rooms: 6	Patio Number: 2
Quality: Fair	Pool Area: 0
Exterior Walls: Slump Block	Valuation Type: 00
Roof Type: Built Up	Total Main: \$122,790
Heating: Forced	Total Control: \$122,790
Cooling: Refrigeration	Total Actual: \$133,841
Bath Fixtures: 6	FCV Adjustment Factor: 1.000
Enhancement: \$0	Last Action: 0129

Valuation Area:

Condo Market: 80
DOR Market: 8
MFR Neighborhood: EAST_SOUTHEAST
SFR Neighborhood: 05011601
SFR District: 15

Supervisor District:

(4) STEVE CHRISTY

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
0	6236	132	3/14/1980	

ASSESSOR'S RECORD MAP

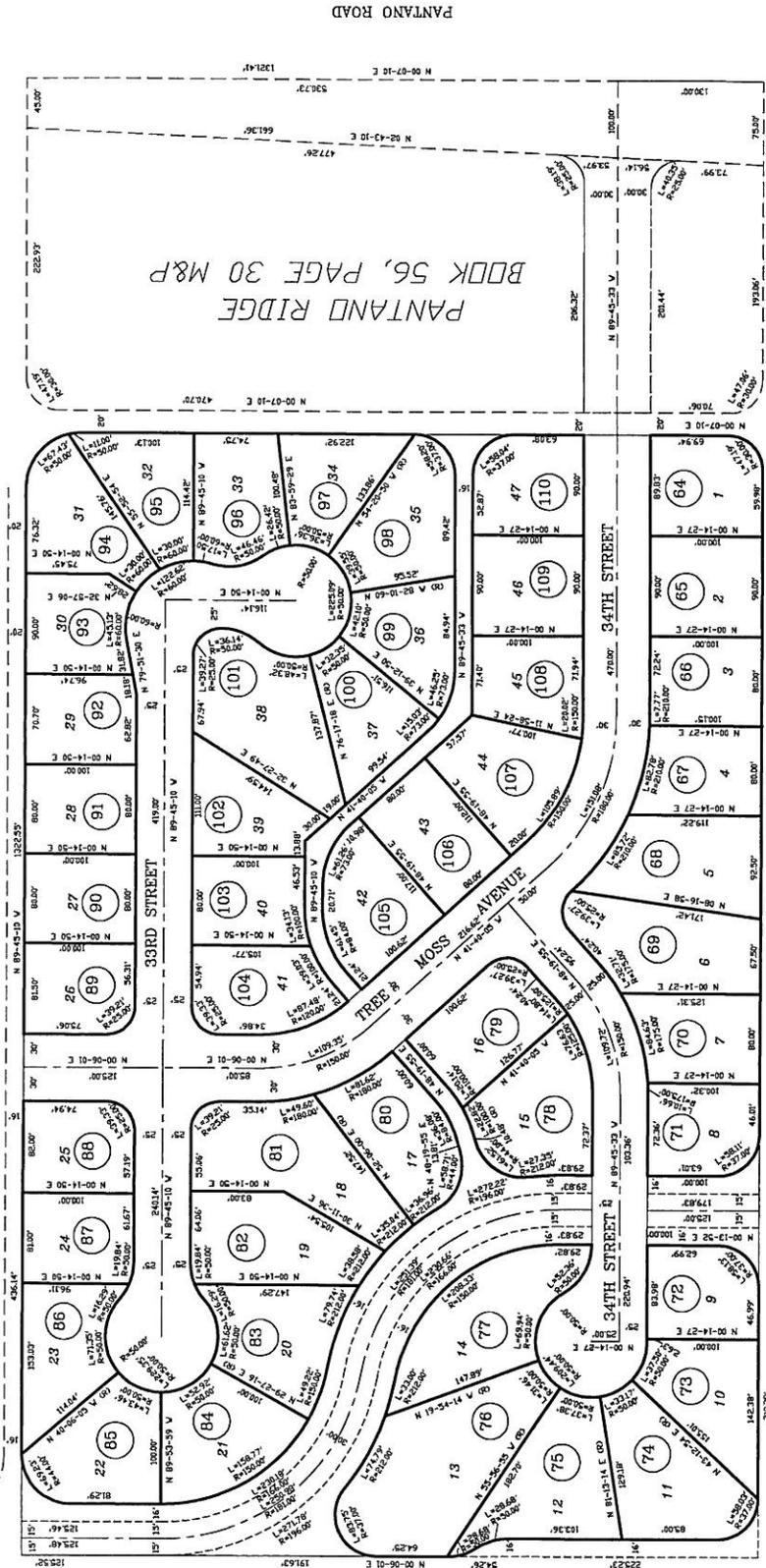
MIRA MESA

LOTS 001-047

135-07

ROLLING HILLS VISTA
BOOK 23, PAGE 40 M&P

VISTA DEL SIERRAS EAST
BOOK 18, PAGE 9 M&P



SEE BOOK 26 PAGE 033 M&P
E009-E
S20, T14S, R15E
[NMP26\26033- 02/02/10
0 50 100 150 200
FEET

LE MIRADOR
BOOK 37, PAGE 82 M&P

