

AMENDED

STATEMENT OF PROPOSAL

Activity No. T19CM01210, Property Address: 431 W. Rosales St.

Design Guidelines UDC 5.8.9

Design Zone: The Development Zone has been properly defined as 431 W Rosales-Development Zone.

Height UDC 5.8.9.B: The height of the proposed construction is 12'6" and is consistent with the height of the existing contributing properties within the Development Zone. The following is a sample of the heights of three of these properties:

410 W. Rosales: 12'9"

428 W. Rosales: 11' 8.5"

433 W. Rosales: 12' 8"

Setbacks UDC 5.8.9.C: The proposed street and interior perimeter yard setbacks are:

North: 12' South: 24'6" East: 3' West: 5'

Setbacks in the Design Zone vary greatly per property. Some homes were built at the very back of the lot while others were built much closer to the front. It is the same situation with the east and west set setbacks. Some are closer to the east property line while one is closer to the west. As an example, setbacks for the following **contributing** properties are as follows:

433 W. Rosales: (front yard) N: 18' 8" S: 20' 8" E: 2' W: 12'6"

410 W. Rosales: (back yard) N: 48' S: 4'9" E: 1' 10" W: 11'

428 W. Rosales: (back yard) N: 46' 3" S: 13' 4" E: 4' 2" W: 8' 9"

Site Utilization UDC 5.8.9.G: The spacing proposed is consistent with the contributing properties within the Development Zone. As previously stated, the spacing on each property in the Development Zone varies widely between the contributing properties.

Building Form UDC 5.8.9.J: The size, scale and mass of the proposed construction is similar to the surrounding homes in the Development Zone which are one story with low pitched or flat roofs. The proposed new construction has a flat roof, similar to contributing properties located at 410 W. Rosales, 411 W. Rosales and 428 W. Rosales, all contributing properties within the Development Zone.

Rhythm UDC 5.8.9.K: The proportion, pattern and rhythm of openings are harmonious with those of contributing properties within the Development Zone. The windows are taller rather than wider to create a solid/void pattern similar to the windows at 410, 411, 428 and 433 W. Rosales. There is also little to no recess, as there is in the properties at 410, 411, 428 and 433.

Color UDC 5.8.9L.1: Property owner anticipates that the colors of the structure will be Stoneish Beige on the body and Arizona Clay on the trim (Dunn Edwards DEC 716 and DET 454).

Landscaping UDC 5.8.9.L.2: Plantings and ornamental features will be reflective of the historic period of the Development Zone.

Enclosures UDC 5.8.9.L.3: Existing fences, walls or other enclosures will remain as is.

Utilities UDC 5.8.9.L.4: Power, telephone lines and utility connections already in place will be utilized.

Motor Vehicle & Parking Areas UDC 5.8.9.N: Vehicle parking will be on the street in front of the residence as allowed by the Park Tucson Neighborhood Parking Program. There will also be a carport area visible and accessible through the rear of the property only.

Signs UDC 5.8.9.M: Non-applicable.