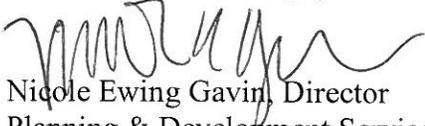




MEMORANDUM

DATE: April 21, 2016
For Continuance Hearing

TO: Jim Mazzocco
Zoning Examiner

FROM: 
Nicole Ewing Gavin, Director
Planning & Development Services

SUBJECT: SPECIAL EXCEPTION LAND USE
PLANNING & AND DEVELOPMENT SERVICES REPORT
SE-16-21 Sr. Jose Women's Center – 7th Avenue, HC-1 (Ward 6)

Applicant's Request – The applicant requests special exception approval for an existing residential use to be used as a shelter care facility for women. The special exception site is located on the northeast corner of 7th Avenue and 4th Street (see Case Location Map).

A shelter care facility of this type is allowed in the HC-1 zone subject to Sections 4.9.7.J.1, .3.d, .4 and .8, and 4.9.13.O of the Unified Development Code (UDC). As defined in the C-1 zone, a Residential Care Service – Shelter Care use with unlimited number of residents requires a special exception procedure if the proposed use is located within 500 feet from the property line to a zoning boundary line of R-3 or more restrictive zoning. The subject property is within 20 feet of the R-3 zoned property to the east.

Issues and Questions Raised at the March 31, 2016 Zoning Examiner Hearing

1. Application Validity – a) Neighborhood Meeting Notice: The applicant's neighborhood meeting read "The meeting will be held on January 6, 2016 at 6:30 pm., in the Fellowship Hall of Trinity Presbyterian Church 400 W. University Boulevard, Tucson". However the correct address should have read 400 E. University Boulevard.

The UDC Section 3.2.2.3.a, requires that the neighborhood meeting notice describe the substance of the application, include the date, time, and location of the meeting

Per City of Tucson Attorney Office, there's case law supporting the position that minor errors in a street address do not undermine the adequacy of notice. In Arkules v. B/A of Paradise Valley, 151 Ariz. 438, 728 P2d 657 (1986), the AZ Ct of Appeals held that notice on a hearing on a variance was adequate, although address of the property affected was listed as "6396" North Mummy Mountain Rd" and the correct address was actually

"6936." The court reasoned that anyone interested, by exercise of reasonable diligence, could have ascertained whether his property would be affected and in what manner, since the notice named the applicant, correct street and specific nature of request.

In the case of the applicant's notice, the location was clearly presented as Fellowship Hall of Trinity Presbyterian Church which is located within the West University neighborhood. And as such the neighborhood meeting notice can be considered a valid notice despite the minor error in the address.

- b) Posting: Posted on March 12, 2016. Published notice, posted notice, and mailed notice shall be provided at least 15 days prior to public hearing (UDC 3.2.4.C.1)
- c) Recipients of Notice: UDC 3.2.4.6 requires that all property owners within 300 feet and all registered neighborhood associations within one mile of the special exception site be noticed. This notice requirement has been occurred - see attached map and mail-out list generated by the latest Pima County Assessor records.

2. Do the Land Use Plans support the proposed special exception use?

Planning Considerations – Area and Neighborhood plans are applicable in the rezoning process if a change of zoning is required and/or requested. The Plans are consulted to determine if a change of land use can be supported at that location, if not, then a plan amendment is required prior to the rezoning. Special exception land uses are uses that are not allowed by right within a zone but are permitted if approved through a Special Exception review process. This special exception review process was developed to allow additional uses in an existing zone if potential problems or hazards could be minimized or mitigated on adjacent properties or neighborhoods. During this special exception review process the Plans are consulted to provide guidance for potential conditions on how that special exception land use will operate in that location, and to mitigate any potential negative impacts through conditions in the special exception process.

The proposed women shelter is a permitted use in the C-1 zone subject to use specific standards. One of those standards requires that a shelter be located at least 500 feet from the property line to a zone boundary line of R-3 or more restrictive zoning. The subject site does not meet that standard, but is permitted if approved through the special exception review process. While not a plan amendment given it is a permitted use in the underlying zone, the special exception review process will look for guidance on land use policy direction for this area as provided by *Plan Tucson* and the *University Area Plan (UAP)* and the *West University Neighborhood Plan (WUNP)*. These Plans are to be consulted to provide guidance on potential conditions on how the women shelter will operate at the subject location, and aid in addressing and mitigating any potential impacts through conditions of special exception.

Plan Tucson - The special exception site is located within an "Existing Neighborhood", as identified on the Future Growth Scenario Map of *Plan Tucson*. Existing neighborhoods are characterized in *Plan Tucson* as largely built-out residential

neighborhoods and commercial districts in which minimal new development or redevelopment is expected in the next few decades.

Plan Tucson policies address integrated land uses that support more effective use of resources, and sensitivity to historic resources and neighborhood character. Policies encourage use of existing neighborhood and area plans as the starting point, undertaking an inclusive public process to explore the concept of developing and implementing planning and service areas to coordinate and enhance land use planning. *Plan Tucson* policies also encourage the application of guidelines for development review to evaluate and provide direction for special exception applications, preserving and strengthening the distinctive physical character, architecture, cultural heritage, and identity of neighborhoods, considering special zoning districts, such as overlay districts, as a way to promote the reuse and rehabilitation of historic structures.

University Area Plan - The *UAP* provides a neighborhood conservation goal to preserve and enhance the historic character and residential quality of life in the University Area neighborhood. Applicable *UAP* policies include utilizing the City's adopted ordinances, plans, and guidelines to protect neighborhood perimeters from the intrusion of incompatible uses, recommending against the granting of parking variances which may produce unacceptable levels of on-street parking, noise, or through-traffic in residential areas, supporting the development of new public and semi-public uses which are compatible with the physical environment and social needs of the University Area residents, and ensuring an adequate supply of high quality public services to meet the current and projected needs of University area residents and businesses.

West University Neighborhood Plan - The proposed women shelter is a permitted use in the underlying HC-1 zone if approved through a special exception process and hence is not subject to the WUNP land use map.

The *WUNP* contains goals to preserve and enhance the residential character of the West University Neighborhood. Policies include protecting the residential character of established neighborhoods, supporting the continued presence of community-based organizations offering community services, improving the appearance and quality of the landscape within the West University Neighborhood consistent with the area's historic character, and promoting shared off-street parking, the development of a streetscape improvement programs, and the establishment of landscape buffers between commercial uses and adjacent residential properties.

Assessment - The special exception site is located within the West University Historic District and is zoned HC-1 (commercial). This area of the West University Historic District neighborhood is zoned and developed with a mix of commercial, office and high-density residential, as well as single-family residential uses. The applicant is not proposing any exterior changes to the existing residential structure, maintaining similar compatibility with other residentially-scaled commercial office uses and residential rentals in the immediate area, therefore making it consistent with Plan policy to preserve

the residential character of this area and the historical integrity of the existing structure. Previous records indicate that this residence has been previously used for a residentially-scaled behavioral service/office use. Both the *University Area Plan and West University Neighborhood Plan* supports the continued presence of community-based organizations offering community services such as a women's shelter. While the proposed shelter care center does not meet the required 500 feet distance needed from adjacent residential zone, and requires a Zoning Examiner special exception procedure, the proposed land use is consistent with Plan policy and does not require a plan amendment. However the proposed women shelter project will need to demonstrate, at the time of the special exception hearing, that the proposed land use and the request to allow this land use less than 500 feet from adjacent residential can be mitigated so as to preserve and enhance the character and quality of the neighborhood, and that any negative impacts can be mitigated.

3. What is the correct UDC Land Use Classification for Sr. Jose Women Shelter?
Sr. Jose Women Shelter is classified as a Residential Care Services: Shelter Care use. During the Zoning Examiner hearing on March 31, 2016, the question was raised that the applicant's proposed use was really a Soup Kitchen. Please see attached letter from the Zoning Administrator which clarifies that the applicant's proposed use is a Shelter Care Use and not a Soup Kitchen.
4. Does Sr. Jose Women Shelter comply with UDC Section 4.9.7.J.1:
A Shelter Care use shall not be less than 1,200 feet, in any direction, from another Shelter Care use. The applicant shall provide documentation demonstrating compliance with this standard prior to the establishment of the use.

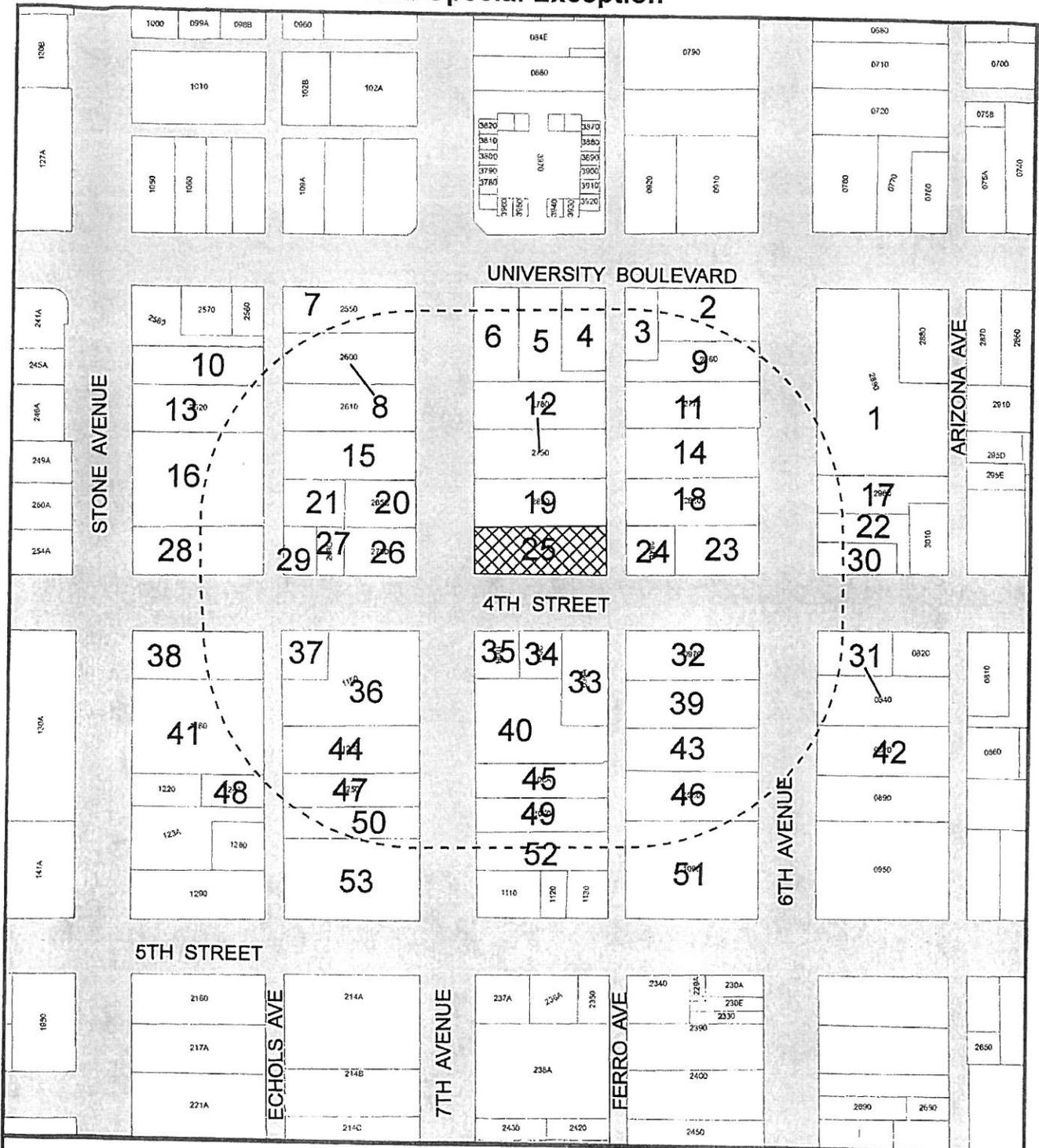
At the public hearing held March 31, 2016, concerned area residents stated the proposed Sister Jose Women's Center site did not meet the required minimum distance of 1200 feet from existing shelters or rehabilitation services located in the neighborhood. The following businesses or service names were provided prior to and at the public hearing as being shelters or rehabilitation services located within 1200 feet from the proposed special exception site, as listed below (see attached Zoning Administrator letter);

- COPE Lifestyle Improvement Center (CLIC) located at 732 N. Stone Avenue. At this location COPE offers a wellness curriculum including exercising, weight program, food preparation, peer discussions, and a cooling center during the summer (make water available and heat relieve). No rehabilitation or case management at this location. Not a rehabilitation center;
- RAAP a division of La Frontera Services was previously located at 748 N. Stone and approximately one year ago moved to 1101 E. Broadway Boulevard;
- The Historic Y Building located at 300 E. University Boulevard houses multiple tenants. Staff spoke with the property manager Mr. Clayton Clark, and he informed us the Historic Y Building does not currently have any tenants providing

either shelter care or rehabilitation services. No City permit records found to establish either a shelter care or rehabilitation service at this site; and,

- Presbyterian Trinity Church of Tucson located at 400 E. University Boulevard serves the needy, including events to aid the homeless. The Presbyterian Trinity Church is more than 1200 feet from the proposed Sister Jose Women's Center at 700 N. 7th Avenue.
5. Will the proposed Sr. Jose Women Shelter comply with UDC parking requirements?
The Zoning Administrator made a determination that for the purposes of rezoning/special exception, the site at 700 N. 7th Avenue for a Residential Care Services use is considered to be nonconforming for development standards, including, but not limited to lot coverage, setbacks, parking, landscaping and screening (See attached email from Zoning Administrator).
 6. Questions were raised as to the applicant meeting requirements for ADA and Building Occupancy. At the time of Certificate of Occupancy review and approval, ADA and Building Occupancy issues would be addressed, and if any Code requirements are needed to accommodate the proposed use and occupancy load, then a Tenant Improvement may be required.
 7. A question or concern was raised asking that if the Sr. Jose Women shelter were to ever move out that another shelter not be allowed to occupy that location in the future. To clarify (per COT Attorney) special exception land uses run with the land. Once the conditions of the special exception have been met another shelter would be allowed at this location as long as the conditions of the special exception are being met.

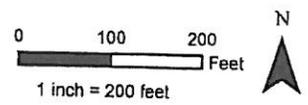
SE-16-21 SR. Jose Womens Center - 7th Avenue Z.E. Special Exception



 Area of Special Exception Request
 300' Notification Area



Address: 700 N. 7th Avenue
 Base Maps: Sec.12 T.14 R.13
 Ward: 6



OBJECTID	PARCEL	MAIL1	MAIL2	MAIL3	MAIL4	JURIS	STATE
1	117032890	MAIL1 SOKSER MARKUS LIVING TR 1/2 &	MAIL2 MONZ MARGARET E 1/2	MAIL3 720 N 6TH AVE APT 105	MAIL4 TUCSON AZ	JURIS	AZ
2	117032710	GASPER KENNETH A & RAMSEY LEONA M JT/RS	144 E UNIVERSITY BLVD	TUCSON AZ	TUCSON AZ	TUCSON	AZ
3	117032720	ROE JADEL L TR	128 E UNIVERSITY BLVD	TUCSON AZ	TUCSON AZ	TUCSON	AZ
4	117032730	GANS JOHN CHRISTOPHER & BIELAWSKI JILL ANNE CP/RS	130 E UNIVERSITY BLVD	TUCSON AZ	TUCSON AZ	TUCSON	AZ
5	117032740	BIGGS THOMAS H	2800 COMMONWEALTH DR	CHARLOTTESVILLE VA	TUCSON AZ	TUCSON	AZ
6	117032750	DE MARS LISETTE 40% & DE MARS PETER &	ELSMARIE 60%	102 E UNIVERSITY BLVD	TUCSON AZ	TUCSON	AZ
7	117032550	ARIZONA MORTUARY INC	ATTN: SCI INGMGT CORP/PROP TAX DEPT	1929 ALLEN PKWY STE 2920	HOUSTON TX	TUCSON	AZ
8	117032610	LEIGHTON CHRISTOPHER N	727 N 7TH AVE	TUCSON AZ	TUCSON AZ	TUCSON	AZ
9	117032760	ANDERSON-SMITH SUSAN & SAWYER ANNE REVOC TR	737 N 6TH AVE	TUCSON AZ	TUCSON AZ	TUCSON	AZ
10	117032590	COPE PROPERTIES LLC	82 S STONE AVE	TUCSON AZ	TUCSON AZ	TUCSON	AZ
11	117032590	VAN LEEUWEN WILLEM & CHAVARRIA SARA CP/RS	729 N 6TH AVE	TUCSON AZ	TUCSON AZ	TUCSON	AZ
12	117032780	DEVLIN BRIAN C	PO BOX 36434	TUCSON AZ	TUCSON AZ	TUCSON	AZ
13	117032620	GOODMAN GREG	314 E MARGEE RD	TUCSON AZ	TUCSON AZ	TUCSON	AZ
14	11703280A	CHANDLER DEE TR	661E N CALLE PADRE FELIPE	TUCSON AZ	TUCSON AZ	TUCSON	AZ
15	117032640	KROMKO JOHN	717 N 7TH AVE	TUCSON AZ	TUCSON AZ	TUCSON	AZ
16	117032630	SYDCO REALTY CO	PO BOX 36027	TUCSON AZ	TUCSON AZ	TUCSON	AZ
17	117032980	SCHINDLER BENJAMIN & SCHINDLER SETH &	DITTEMORE DIANE ALL JT/RS	5110 N CAMPBELL AVE	TUCSON AZ	TUCSON	AZ
18	117032810	SHEAR RONALD C & SHANNON T CP/RS	PO BOX 215	TUCSON AZ	TUCSON AZ	TUCSON	AZ
19	117032820	CASTALIA BRADFORD & PATRICIA JT/RS	712 N 7TH AVE	TUCSON AZ	TUCSON AZ	TUCSON	AZ
20	117032658	RAGE & PHYS LLC	2896 N MEGAFALUNA CT	TUCSON AZ	TUCSON AZ	TUCSON	AZ
21	11703265A	MORNINGSTAR PROPERTY MANAGEMENT LLC	705 N 7TH AVE	TUCSON AZ	TUCSON AZ	TUCSON	AZ
22	117033020	WILDER JOHN C & NICEA JT/RS	2327 E 5TH ST	TUCSON AZ	TUCSON AZ	TUCSON	AZ
23	11703284A	EDWARDS JERRY L	2202 SAINT LOUIS DR	TUCSON AZ	TUCSON AZ	TUCSON	AZ
24	11703284B	MILLER MATTHEW A & NEWELL-MILLER MARY L JT/RS	Z COVERED BRIDGE LN	HONOLULU HI	TUCSON AZ	TUCSON	AZ
25	117032830	KARGES EARL HAROLD	700 N 7TH AVE	LEBANON NJ	TUCSON AZ	TUCSON	AZ
26	117032700	TOWNSEND KANE LLC	705 N 7TH AVE	TUCSON AZ	TUCSON AZ	TUCSON	AZ
27	11703268C	LESNY USA M	29 E 4TH ST	TUCSON AZ	TUCSON AZ	TUCSON	AZ
28	117032670	MAKE WAY FOR BOOKS	3955 E FORT LOWELL RD	TUCSON AZ	TUCSON AZ	TUCSON	AZ
29	11703268B	LESNY LANCE S & LEAH M	29 E 4TH ST	TUCSON AZ	TUCSON AZ	TUCSON	AZ
30	117033030	TAYLOR MARGARET JEAN SHENK	700 N 6TH AVE	TUCSON AZ	TUCSON AZ	TUCSON	AZ
31	117040830	DIGIBOY LLC	650 N 6TH AVE	TUCSON AZ	TUCSON AZ	TUCSON	AZ
	117040840						
32	117040970	MOON FAMILY PROPERTIES LLC	6630 N SUTHERLAND RIDGE PL	TUCSON AZ	TUCSON AZ	TUCSON	AZ
33	11704098A	NORTHERN LIGHTS LLC	140 E 4TH ST	TUCSON AZ	TUCSON AZ	TUCSON	AZ
34	11704100C	UA OFF CAMPUS LLC	2696 N MEGAFALUNA CT	TUCSON AZ	TUCSON AZ	TUCSON	AZ
35	11704100B	RALBIVAD LLC	2696 N MEGAFALUNA CT	TUCSON AZ	TUCSON AZ	TUCSON	AZ
36	117041150	MEXICAVOTL ACADEMY INC	850 N MORLEY AVE	NOGALES AZ	TUCSON AZ	TUCSON	AZ
37	117041160	TROUTMAN FAMILY REVOC TR	ATTN: DANIEL A & ELEANOR TROUTMAN TR	2742 W CARNAUBA ST	TUCSON AZ	TUCSON	AZ
38	117041170	SHESTKO-MONTIEL LUPIA	648 N STONE AVE	TUCSON AZ	TUCSON AZ	TUCSON	AZ
39	117041030	MURPHY II LLC	627 N 6TH AVE	TUCSON AZ	TUCSON AZ	TUCSON	AZ
40	117041058	SENSIBAR NOAH C & JUDITH R JT/RS	624 N 7TH AVE	TUCSON AZ	TUCSON AZ	TUCSON	AZ
41	117041180	FRITTON WILLIAM A & COLLINS JAMES	PO BOX 5644	TUCSON AZ	TUCSON AZ	TUCSON	AZ
42	117040870	UNIVERSITY CITY CHURCH	604 N 6TH AVE	TUCSON AZ	TUCSON AZ	TUCSON	AZ
43	117041040	MURPHY I LLC	627 N 7TH AVE	TUCSON AZ	TUCSON AZ	TUCSON	AZ
44	117041200	SENSIBARIBO LLC	624 N 7TH AVE	TUCSON AZ	TUCSON AZ	TUCSON	AZ
45	11704106A	DILLER JAMES L & SHEILA M KAHL E CP/RS	PO BOX 40367	TUCSON AZ	TUCSON AZ	TUCSON	AZ
46	117041080	LOVITT DAVID M JR TR	PO BOX 3052	TUCSON AZ	TUCSON AZ	TUCSON	AZ
47	117041250	SKARECKY DARREN & HEATHER CP/RS	627 N 7TH AVE	TUCSON AZ	TUCSON AZ	TUCSON	AZ
48	11704124A	NEGLEY CONSTANCE	PO BOX 85475	TUCSON AZ	TUCSON AZ	TUCSON	AZ
49	117041070	REGOLE DON & SHIRLEY A JT/RS	620 N 7TH AVE	TUCSON AZ	TUCSON AZ	TUCSON	AZ
50	117041260	BRADY CHARLES J & CHRISTINA A JT/RS	621 N 7TH AVE	TUCSON AZ	TUCSON AZ	TUCSON	AZ
51	117041090	DAVID MC CALL LLC	PO BOX 3052	TUCSON AZ	TUCSON AZ	TUCSON	AZ
52	117041100	SENSIBAR NOAH & JUDY CP/RS	624 N 7TH AVE	TUCSON AZ	TUCSON AZ	TUCSON	AZ
53	117041270	MILLER THERON A	11465 E CALLE AURORA	TUCSON AZ	TUCSON AZ	TUCSON	AZ



MEMORANDUM

TO: Rezoning Staff

DATE: April 12, 2016

**SUBJECT: SE-16-21
Sr. Jose's Shelter**

**FROM: Russlyn Wells ^{rw}
Acting Zoning Administrator**

The proposed location for Sister Jose's Women's Center is 700 North 7th Avenue, which is zoned HC-1. In a memo dated March 21, 2016, I clarified that the proposed use is a Residential Care Services: Shelter Care use that is not within 1,200 feet of other rehabilitation or shelter care uses.

During the Zoning Examiner hearing questions were raised that the proposed use is a soup kitchen, which is not a permitted use in the HC-1 zone.

The Food Service Land Use Class includes two types of land uses: Restaurant and Soup Kitchen. Per Unified Development Code (UDC) Section 11.3.4.N Food Service is defined as

"The preparation and sale of food primarily for consumption as a meal on or off premises. Typical uses include restaurants, coffee shops, cafeterias, and fast food establishments. To differentiate between a Food Service use (restaurant) that serves alcoholic beverages and an Alcoholic Beverage Service use (bar) that serves food, refer to the definition of restaurant.

- 1. Restaurant: A commercial establishment in which the principal use is the preparation and sale of food and beverages. A restaurant by any other name, such as, but not limited to, coffee shop, cafeteria, fast food restaurant, or diner, is regulated as a restaurant.*
- 2. Soup Kitchen: A Food Service use that provides free meals for consumption on or off site."*

The Residential Care Services Land Use Class includes the following land use types: Adult Care Service, Physical and Behavioral Health Service, Rehabilitation Service, and Shelter Care. Per their definitions (UDC Section 11.3.7.D.1-4), each use provides either permanent or temporary lodging, meals, and other services specific to the unique needs of the clientele. The provision of meals is just one service provided by these types of land uses.

There are two land use types in the Food Service Use Group: Restaurant and Soup Kitchen. These uses provide food and beverages, but no additional services.

Sister Jose's Women's Center is a Shelter Care Use and not a Soup Kitchen given that its primary function is to provide a variety of services including, but not limited to, lodging and meals.



MEMORANDUM

TO: Rezoning Staff

DATE: March 21, 2016

SUBJECT: SE-16-21
Sr. Jose's Shelter

FROM: Russlyn Wells ^{RW}
Acting Zoning Administrator

The proposed location for Sister Jose's Shelter is 700 North 7th Avenue, which is zoned HC-1. Per Unified Development Code (UDC) Table 4.8-4, a Residential Care Services: Shelter Care use is a permitted use in this zone, subject to conformance with the use specific standards cited in Sections 4.9.7.J.1, .3, .4 and .8 and 4.9.13.O.

Of particular concern is the standard in Section 4.9.7.J.1:

A Rehabilitation Service or Shelter Care use shall not be less than 1,200 feet, in any direction, from another Rehabilitation Service or Shelter Care use. The applicant shall provide documentation demonstrating compliance with this standard prior to the establishment of the use.

Rehabilitation Service is defined as "A Residential Care Service providing lodging, meals, counseling, treatment, and rehabilitation to adjudicated delinquents." (UDC Section 11.3.7.D.3)

Shelter Care is defined as "A Residential Care Service providing lodging on a temporary basis, meals, and counseling to homeless persons, pregnant teenagers, victims of domestic violence, and children who need full-time supervisions, including those who are neglected, runaways, or status offenders." (UDC Section 11.3.7.D.4)

You are requesting clarification that the following businesses, which are located within 1,200 feet of 700 North 7th Avenue, are not classified as Rehabilitation Service or Shelter Care uses.

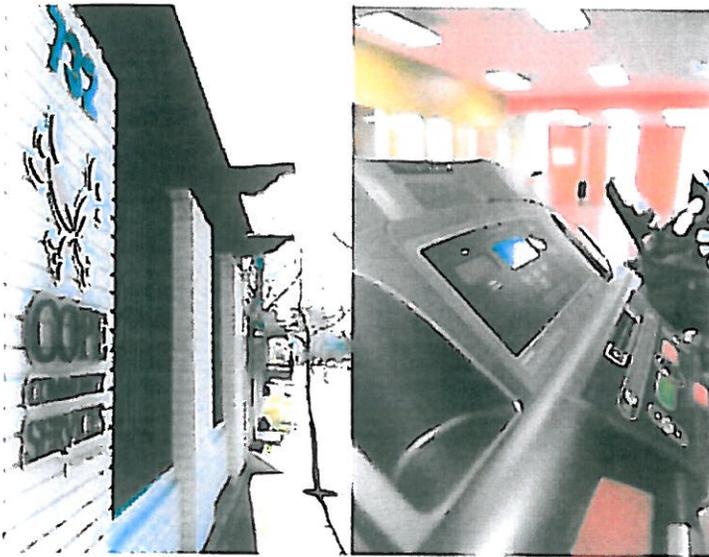
1. COPE Lifestyle Improvement Center (CLIC), located at 732 North Stone Avenue
Per the information on CLIC's webpage, "CLIC staff work at assisting members with improving their health status by offering classes and groups aimed at addressing chronic conditions such as obesity, diabetes, and cardiovascular concerns. An active combination of health education, mentoring, and wellness options will create an environment that fosters a sense of community and support for each person to meet their wellness goals." See attached webpages for the information of CLIC and the specific services provided at this location.
2. Various tenants in the Historic Y building, located at 300 East University Boulevard
The Historic Y webpage states that it is "A community arts, education and environmental resource center and full-service professional office building offering long term office leases; short term space rentals for classes, meetings and events; and dance and theatre classes and performances." The website lists the 45 tenants that currently occupy the building. See attached schedule of activities as well as the tenant directory, which contains descriptions of each business.

Based on the information provided on each website, neither COPE nor any of the businesses located within the Historic Y building meet the definition of Rehabilitation Service or Shelter Care uses, as defined in the UDC.

Attachments: CLIC website pages
Historic Y website pages

COPE Lifestyle Improvement Center (CLIC)

CLIC serves the community through a series of wellness, health promotion, clinical, and community activities to help balance the mind, body, and spirit. CLIC staff work at assisting members with improving their health status by offering classes and groups aimed at addressing chronic conditions such as obesity, diabetes, and cardiovascular concerns. An active combination of health education, mentoring, and wellness options will create an environment that fosters a sense of community and support for each person to meet their wellness goals. Services at CLIC are open to all COPE-enrolled clients and their family members over the age of 18.



CLIC is open to the public, for information about public membership pricing, contact 520.884.9505.

[Click here to view CLIC's monthly schedule](#)

732 N. Stone Avenue

520.884.9505

Hours: M – F, 10:00am – 7:00pm

Saturday, 11:00am – 3:00pm

CLIC Monthly Schedule

Facility Hours:
Monday through Friday 10:00AM to 7:00PM
Saturday 11:00AM to 3:00PM
Sunday - CLOSED

Time	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
10:00AM	GET MOVING 10:00 - 11:00AM	HEART HEALTHY 10:00 - 11:00AM	CHAIR YOGA 10:00 - 11:00AM	ENJOY THE OUTDOORS 10:00 - 11:30AM	ONE AWARENESS 10:00 - 11:00AM	SMART RECOVERY 11:00AM - 12:30PM
12:00PM	GENTLE YOGA 11:00AM - 12:00PM	GET MOVING 11:00AM - 12:00PM	LOW IMPACT EXERCISE 11:00AM - 12:00PM	SMART RECOVERY 10:00 - 11:30PM	CORE STRENGTH 11:00AM - 12:00PM	BINGO 2:00 - 3:00PM
3:00PM	EXCEL/WORD 1:00 - 2:30PM	JEWELRY CLASS 12:00 - 1:30PM	CHEATING SWEETS 12:00 - 1:30PM	NOW WE'RE COOKIN' 12:00 - 1:30PM	BASIC COMPUTERS 1:00 - 1:00PM	
5:00PM	SMART RECOVERY 3:30 - 5:00PM	ARTS AND CRAFTS 2:00 - 3:30PM	BINGO 1:30 - 2:30PM	MEDITATIVE WRITING 1:30 - 3:00PM	SMOKING CESSATION 1:00 - 2:00PM	
7:00PM		MOVIE TIME 5:00 - 7:00PM	HEALTHY LIVING 2:30 - 4:00PM	Wii PLAY 5:00 - 6:00PM	WEIGHT LOSS 2:00 - 3:00PM	
		SMART RECOVERY 3:30 - 5:00PM	BASIC COMPUTERS 4:00 - 5:30PM		SMART RECOVERY 3:30 - 5:00PM	
		YOGA 6:00 - 7:00PM	PING PONG PLAY 5:30 - 6:30PM		GET MOVING 6:00 - 7:00PM	

COPE Lifestyle Improvement Center (CLIC)

732 N. Stone Ave, Tucson, AZ 85705

PHONE 520.884.9505 FAX 520.884.9503

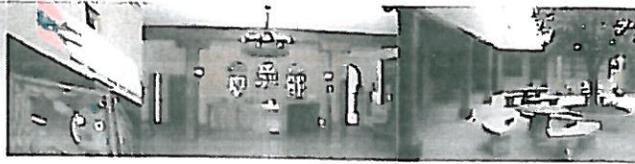


Exercise equipment is available during business hours.

Computer Lab Hours:
Monday through Friday
10:00AM to 6:00PM

Snack Time:
Monday through Friday
3:00PM
Saturday - 12:00PM

THE HISTORIC Y



Your Account

LOST/FORGOTTEN PASSWORD?

« **March 2016** »

[[View Current Month](#)] [[Today's Events](#)]

- Conference Room
 Courtyard
 ZUZU Theater
 The Rogue Theatre
 Second Floor Lobby
 Main Lobby
 Reading Room

Click on an event name to learn more. Click on a date to view that day in detail.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Tucson CSA Pick-Up Belly Dance Tucson Green Party of Pima County	2 Private Event Tucson CSA Pick-Up Beginning Salsa	3 Belly Dance Tucson Speculative Fiction Book Club Miss Julie	4 No Frills Dance HappenIn! No Frills Dance HappenIn! Miss Julie	5 Bennett TheatreLab Acting Classes Miss Julie Private Event No Frills No Frills Dance HappenIn! No Frills Dance HappenIn! Miss Julie
6 LCC Worship Service Modern Egyptian & Egyptian Folkloric Bellydance Miss Julie Bennett TheatreLab Shakespeare Classes	7 Private Event Private Event Zumba Toning with Sasha Alexander Bennett TheatreLab Acting Classes	8 Tucson CSA Pick-Up Belly Dance Tucson	9 Private Event Tucson CSA Pick-Up Beginning Salsa	10 Private Event Private Event Green Party presidential candidate Dr. Jill Stein Green Party presidential candidate Dr. Jill Stein Belly Dance Tucson Miss Julie	11 Friends of Ironwood Forest LightHawk Meeting Miss Julie	12 Private Event Bennett TheatreLab Acting Classes Miss Julie Miss Julie
13 LCC Worship Service Modern Egyptian & Egyptian Folkloric Bellydance Miss Julie Bennett TheatreLab Shakespeare Classes	14 PFFS Private Event Zumba Toning with Sasha Alexander Bennett TheatreLab Acting Classes	15 Tucson CSA Pick-Up Editorial Freelancers Association Belly Dance Tucson	16 Private Event Private Event Tucson CSA Pick-Up Beginning Salsa Green Party of Pima County EDGE Reading Series	17 PFFS Belly Dance Tucson	18 Private Event Private Event	19 Bennett TheatreLab Acting Classes Private Event
20 LCC Worship Service Modern Egyptian & Egyptian Folkloric Bellydance Three Tall Women Bennett TheatreLab Shakespeare Classes	21 EYELASH EXTENSIONS CLASS Zumba Toning with Sasha Alexander Bennett TheatreLab Acting Classes	22 Tucson CSA Pick-Up Belly Dance Tucson Private Event	23 Tucson CSA Pick-Up Private Event Beginning Salsa EDGE Reading Series EDGE Reading Series EDGE Reading Series	24 Meeting with Sarah Porter, Kyl Water Center Belly Dance Tucson Sierra Club Rincon Group meetings Winding Road presents "Kimberly Akimbo" Winding Road presents "Kimberly Akimbo" Winding Road presents "Kimberly Akimbo"	25 LMBI Training Seminar Winding Road presents "Kimberly Akimbo" Winding Road presents "Kimberly Akimbo"	26 Bennett TheatreLab Acting Classes Winding Road Winding Road presents "Kimberly Akimbo" Winding Road presents "Kimberly Akimbo"
27 LCC Worship Service Modern Egyptian & Egyptian Folkloric Bellydance Winding Road presents "Kimberly Akimbo" Winding Road presents "Kimberly Akimbo" Private Event Bennett TheatreLab Shakespeare Classes	28 Zumba Toning with Sasha Alexander Bennett TheatreLab Acting Classes	29 Tucson CSA Pick-Up Belly Dance Tucson	30 Private Event Tucson CSA Pick-Up	31 Private Event U of A Physics Department Dinner Belly Dance Tucson		

THE HISTORIC Y

Browse by Last Name

OR

Browse by Organization

Tenants of The Historic Y

Access Fund

<http://www.accessfund.org>

303.645.6772

Suite 218, 738 N 5th Ave

Erik Murdock, Policy Director
720.688.3512
enk@accessfund.org

Ty Tyler, Stewardship Director
206-351-9239
ty@accessfund.org

The Access Fund is the national advocacy organization that keeps U.S. climbing areas open and conserves the climbing environment. Founded in 1991, the Access Fund supports and represents over 6.8 million climbers nationwide in all forms of climbing: rock, ice, mountaineering, and bouldering.

ALTA Consulting, LLC

<http://altaconsultingllc.com/>

520.904.1058

Suite 114, 738 N 5th Ave

Allison Tilcomb, Owner
altaconsulting@cox.net

Providing program planning and evaluation with a wide variety of educational and social service settings and clients specializing in evaluation design and methods, strengths-based approaches, facilitation, training & technical assistance, developmental evaluation

Antidote Body Therapies

<http://www.antidotemassage.com/>

360-292-9488

Suite 111, 738 N 5th Ave

Beth Dixon, Licensed Massage Therapist
360-292-9488
bethdixonmt@gmail.com

Ashiatsu Oriental Bar Therapy, relaxation, and deep tissue massage.

Arizona Wilderness Coalition

<http://www.azwild.org/>

520.326.4300

Suite 208, 738 N 5th Ave

Barbara Hawke, Executive Director
barbare@azwild.org

Linda Williamson, Office Coordinator
520.326.4300
linda@azwild.org

An organization of groups and individuals whose mission is to protect and restore wilderness lands and waters in Arizona

Your Account

Username

Password

[Forgot your password?](#)

[The owner of The Historic Y] has a great respect for the building itself and the history it holds... He is especially expert at cultivating a feeling of respect and support among the tenants of the building by sharing his knowledge and resources as well as encouraging strong communication among the residents... [He] understands our artistic vision and offers expert advice on how to develop it. We honestly could not imagine a better landlord and partner Joseph McGrath, Artistic Director and Cynthia Meyer Associate Artistic and Managing Director
The Rogue Theatre

Belly Dance Tucson

<http://www.bellydancetucson.com> 520.235.6712
2nd Flr Lobby, 738 N 5th Ave
Jessica Walker, Owner
Belly dance, classes, rehearsals, workshops, performances

Bennett TheatreLab Conservatory

<http://www.TheatreLabConservatory.com> 520.468.1664
Conf Room, 738 N 5th Ave
Christopher Koval, Assistant Instructor of Acting
chriskoval@hotmail.com
Philip G. Bennett, Artistic Director
520.468.1664
520-468-1664
philipgbennett@yahoo.com
The Bennett TheatreLab offers Professional training in the Stanislavsky System's Ultimate Technique. Active Analysis through Physical Actions

Bill Hatcher Photography

<http://www.billhatcher.com> 520.909.8252
Suite 260, 300 E University Blvd
Bill Hatcher
bill@billhatcher.com
Freelance photographer focusing on exploration, science and conservation (featured on National Geographic web site at <http://talent.natgeocreative.com/talent/bill-hatcher.php>)

Bohemian Element

--- 206.947.1218
Suite 300, 738 N 5th Ave
Theresa Mertens
theresamertens@gmail.com
Textile Import and Design

Citizen Volunteers Ltd

<http://www.citizen-volunteers.org> 508.246.2557
Suite 240, 300 E University Blvd
David Rollins
david@citizen-volunteers.org
A 501c3 charity national in scope, formed by physician search industry veterans, with the vision that all individuals have access to the physicians that they need.

Coalition for Sonoran Desert Protection

<http://www.sonorandesert.org> 520.388.9925
Suite 214, 738 N 5th Ave
Carolyn Campbell, Executive Director
Carolyn.Campbell@sonorandesert.org
Kathleen Kennedy, Program and Development Coordinator
kathleen.kennedy@sonorandesert.org
Hannah Siltzer, Program and Outreach Associate
hannah.siltzer@sonorandesert.org
Working to achieve the long-term conservation of biological diversity and ecological function of the Sonoran Desert through comprehensive land-use planning

Congressman Raul M. Grijalva

<http://grijalva.house.gov/> 520.622.6788
Suite 110, 738 N 5th Ave

Eric Estrada, Staff Assistant
Eric.Estrada@mail.house.gov

Cassandra Becerra, Executive Assistant/Scheduler
520.262-3272
520.622.6788
cassandra.becerra@mail.house.gov

Sayanna Molina
Sayanna.Molina@mail.house.gov

Ruben Reyes, District Director
Ruben.Reyes@mail.house.gov

Josie Medina, Senior Congressional District Aide
Josie.Medina@mail.house.gov

Raul Grijalva, U.S. House of Representatives

U.S. House of Representative Raul M. Grijalva, Arizona 7th Congressional District - Tucson District Office

Crow Consulting Group

--- 520.975.8443
Suite 220, 738 N 5th Ave

Michelle Crow
mcrow10@cox.net

DE III

<http://www.mydisabilityaid.com/> 520-445-5517
Suite 240, 300 E University Blvd

DE III provides Social Security Disability claimants individualized, expert representation, to quickly obtain the benefits they need and deserve

Earlham College Border Studies Program

<http://www.earlham.edu/border-studies/> 520.425.7559
Suite 205, 738 N 5th Ave

Jeff McWhorter
jeffreymcwhorter@gmail.com

Alisha Vasquez, Border Studies Program Community Director

The Border Studies Program combines rigorous academic study, practical on-site learning, travel seminars and structured reflection in a semester that engages students in some of today's most urgent social, economic, and ecological matters. A semester with the Border Studies Program facilitates the examination of issues related to migration, human rights, globalization, food systems, and the environment. Peers, scholars, farmers, indigenous peoples, state authorities, migrants and activists in both Mexico and the U.S. contribute to the learning process. This integrated experience challenges students to be more thoughtful and intentional about their participation in creating a just and sustainable world.

Environmental Education Exchange

<http://eeexchange.org> 520.670.1442
Suite 100, 738 N 5th Ave

Debbie Gevitzman, Outreach Programs Coordinator
debbie@eeexchange.org

Neil Markowitz, Executive Director
neilmarkowitz@me.com

Jose (Pepe) Marcos-Iga, Border Programs Coordinator
pepe@eeexchange.org

Trica Hawkins, Education Director
thawkins@eeexchange.org

Brian Stark, Tucson Energy Programs Manager
520-670-1442
brianslark@eeexchange.org

Providing programs and services for the advancement of environmental literacy in the United States and Mexico

Florence Immigrant & Refugee Rights Project

<http://www.firrp.org> 602.793.1314
Suite 103, 738 N 5th Ave

Laura Belous, Supervising Attorney
lbelous@firrp.org

Lauren Dasse, Executive Director

Gabrielle Shaw, Children's Program Administrative Assistant
817-323-6674
520-203-7912
gshaw@firrp.org

A nonprofit legal service organization providing free legal services to men, women, and unaccompanied children detained by the Immigration and Customs Enforcement (ICE) division of the Department of Homeland Security in Arizona.

Dawn (Sehar) Formoe, Egyptian Bellydance Instructor

lmakeUstrong@msn.com
--- 520.400.2068
2nd Flr Lobby, 738 N 5th Ave

The Freecycle Network

<http://www.freecycle.org/>
Suite 240, 300 E University Blvd

Deron Beat, Executive Director
Info@freecycle.org

Sleev Hise, Web Engineer

A nonprofit recycling and reuse community whose goal is to keep used items out of landfills via our gifting community at Freecycle.org

Gigi70 Natural Skin Care

<http://www.gigi70.skincaretherapy.net> 520.390.0081
Suite 144, 300 E University Blvd

Gina Gianforti, Owner
gigibean1970@hotmail.com

Facials, Dermaplaning, Waxing, Manicures, Pedicures

Global Systems Modeling Limited

--- 520.575.8636
Suite 204, 738 N 5th Ave

Curtis White, President
cwhite@globalsysmod.com

Green Party of Pima County

<http://www.pimagreens.org> 520.798.6169
Conf Room, 738 N 5th Ave

Michael Cease, Chairperson
GPInfo@pimagreens.org

The Green Party is the party for promoting real progressive politics and change in this country.

The Historic Y

<http://thehistoricy.com/> 520.622.4700

Suite 030, 300 E University Blvd

Clayton Clark, Property Manager
520.903.7643
claytonbclark@gmail.com

Joey Schwanz, Property Manager Emeritus

Shawn Burke, Owner
415.218.0020
shawnburke@me.com

Jon Black, Webmaster

Teresa Hamilton, Janitor
apinkdiamondis@gmail.com

A community arts, educational and environmental resource center and full-service professional office building offering long term office leases; class, conference and studio space rentals; and music, dance and theatre classes, workshops and performances.

The Human Communication Studio

Suite 266, 300 E University Blvd

Kathryn Kellner, Studio Director
520.975.1599
k.kellner@cox.net

Brianna Mansfield, Director's Assistant
520.310.6330
briannajmansfield@gmail.com

Intervention Recovery Coaching

<http://www.interventionrecoverycoaching.com> 800.522.5382

Suite 224, 738 N 5th Ave

Rebecca Smith, MEd, PCC, Owner
520.465.7880
rjs12@me.com

The Benefits of Coaching

"Professional coaching brings many wonderful benefits: fresh perspectives on personal challenges, enhanced decision-making skills, greater interpersonal effectiveness, and increased confidence. And, the list does not end there. Those who undertake coaching also can expect appreciable improvement in productivity, satisfaction with life and work, and the attainment of relevant goals. (ICF)"

Yoga Alliance (Hatha) Teacher E-RYT 200; ICF Professional Certified Coach; NAADAC Certified Addiction Counselor I; Board Registered Interventionist II.

Liberal Catholic Mission

<http://www.azlcc.org/OLOPAHpage1.html> 520.425.2513

Conf Room, 738 N 5th Ave

Bennett Burke, Pastor
bpennettburke@yahoo.com

Our Lady of Peace and Hope Liberal Catholic Mission combines the traditional sacramental form of worship – stately ritual, deep mysticism, an abiding witness to the reality of sacramental grace – with the widest measure of intellectual liberty and respect for the individual conscience.

Live the Solution

<http://www.livethesolution.org>

866.260.7369

Suite 210, 738 N 5th Ave

Maggie Sanborn, Southern Arizona Program Manager
866.260.7369 Ext 103
maggie@livethesolution.org

Live the Solution (LTS) is a non-profit organization incorporated in 2008 for the purpose of empowering individuals to become financially competent and build lifelong assets such as education and homeownership. LTS is creating social change by providing those less fortunate with the tools and knowledge to become self-sufficient in the areas of education, financial independence, and home ownership.

In January, 2013, LTS launched the ground-breaking savings to scholarship program AZ Earn to Learn (AZEL). Designed to establish a habit of savings, combat the cyclical nature of poverty, and allow Arizona students the opportunity to invest in their college success.

For general information, email info@livethesolution.org

Lux Medspa & Vein Clinic

<http://www.veinmedspa.com>

520.365.0200

Suite 111, 738 N 5th Ave

Angela Marton, Owner
602.363.2551
myluxmedspa@gmail.com

Cosmetic Medspa

National Parks Conservation Association, Arizona Field Office

<http://www.npca.org/southwest/>

520.624.2014

Suite 222, 738 N 5th Ave

Kevin Dahl, Arizona Program Manager
kdahl@npca.org

Protecting and enhancing America's National Parks for present and future generations

Sharon Nemirov, Artist

nemirovsharon@gmail.com
Suite 043, 738 N 5th Ave

Paulo Freire Freedom School

<http://www.elpueblointegral.org/>

520.624.7552

Suite 010, 300 E University Blvd

JoAnn Groh, Co-Director
jgroh@elpueblointegral.org

Sanlo Nicotera, Co-Director
snicotera@elpueblointegral.org

A free, Tucson public school for 6th through 8th grades - A project of El Pueblo Integral Teaching & Learning Collaborative

The Rogue Theatre

<http://www.theroguetheatre.org/>

520.551.2053

Suite 150, 300 E University Blvd

Cindy Meier, Managing Director & Associate Artistic Director
cindym@theriver.com

Christopher Johnson, Administration
theroguetheatretucson@gmail.com

Joe McGrath, Artistic Director
sonoratheatrewx@theriver.com

Dedicated to creating the highest quality theatre possible, challenging, stretching, and invigorating our community by presenting plays which offer complex and provocative points of view related to important social, political, and personal issues

Salson Salsa

<http://www.lucsonsalsa.com/classes> 520.975.9076
2nd Flr Lobby, 738 N 5th Ave

Peter Chipello
pchipello@yahoo.com

Salsa Classes with Melissa and Peter organized in progressive six week cycles

Marvin Shaver, Artist

mshaver@mshaver.com
<http://www.mshaver.com/> 520.820.1171
Suite 042, 738 N 5th Ave
Artist/Painter

Sierra Club - Rincon Group of the Grand Canyon Chapter

<http://arizona.sierraclub.org/rincon/> 520.620.6401
Suite 214, 738 N 5th Ave

Dan Millis, Borderlands Campaign
dan.millis@sierraclub.org

Grassworks environmental organization working to protect our communities and the planet

Sonoran Joint Venture Binational Bird Conservation

<http://www.sonoranjv.org/> 520.882.0047
Suite 102, 738 N 5th Ave

Jennie Duberstein, Education and Outreach Coordinator
Jennie_Duberstein@fws.gov

A partnership involving a diversity of organizations and individuals from throughout the southwestern United States and northwestern Mexico that share a common commitment to the conservation of all bird species and their habitats within this range.

Southwest Decision Resources

<http://www.swdresources.com> 520.444.6105
Suite 210, 738 N 5th Ave

Tahnee Robertson, Director
520.444.6105
tahnee@swdresources.com

Colleen Whitaker, Senior Program Associate
520.269.8954
colleen@swdresources.com

Julia Sittig, Program Associate
412.720.1811
julia@swdresources.com

The SDR team provides multi-party facilitation, collaboration and conflict resolution support to agencies, organizations and groups on natural resource, public policy, and community issues.

TerraSystems Southwest, Inc.

<http://www.terrasw.com/> 520.990.8360
Suite 203, 738 N 5th Ave

Howard Ward, GISP, President

520.990.8360
520.322-0334
hlward@terrasw.com

Assisting public and provide organizations to efficiently acquire and successfully apply GIS (Geographic Information Solutions) technology to enhance their planning and decision-making processes.

Tucson Audubon Society and Nature Shop

<http://tucsonaudubon.org> 520.629.0510
Suite 120, 300 E University Blvd

Karen Fogas, Executive Director
kfogas@tucsonaudubon.org

Johnhan Horst

Lynn Hassler, Garden Volunteer Captain
520.490.9840
lynn.hassler@comcast.net

Sarah Whelan, Operations/Retail Coordinator
swhelan@tucsonaudubon.org

Bele Jones, Education Program Coordinator
bjones@tucsonaudubon.org

Sara Pike, Nature Shop Manager
spike@tucsonaudubon.org

Kendall Kroesen, Habitats Program Manager
kkroesen@tucsonaudubon.org

Tucson Audubon promotes the protection and stewardship of southern Arizona's biological diversity through the study and enjoyment of birds and the places they live

Tucson Audubon connects people to their natural environment. Focusing on birds and other wildlife, we inspire and motivate people to conserve natural resources in southern Arizona for use and enjoyment by all

Founded in 1949, Tucson Audubon is southern Arizona's leading non-profit engaging people in the conservation of birds and their habitats. We involve people through recreational birding, extend their horizons through education programs, and engage them in conservation actions from planting trees and counting birds, to working with local, state, and national policy makers. Tucson Audubon is a fully independent 501(c)3 non-profit organization.

Tucson Counseling Associates, LLC

<http://www.tucsoncounselingassociates.com> 520.873.8633
Suite 220, 738 N 5th Ave

Kate Kincaid, Licensed Professional Counselor
520.873.8633
kjincaid@gmail.com

Outpatient psychotherapy services for children, teens, adults, couples and families offering flexible scheduling with therapists available evenings and weekends. In office appointments are available as well as in the comfort of your own home and online (via Skype).

Tucson CSA Community Supported Agriculture

<http://www.tucsoncsa.org/> 520.203.6500
Suite 146, 300 E University Blvd

Philippe Waterinckx
tucsoncsa@tucsoncsa.org

Offering three-month subscriptions, or "shares," for local organic produce. A share consist of a weekly bag of fresh, local, naturally-grown produce, straight from the field to your table

Western Watersheds Project

<http://westernwatersheds.org> 520.623.1878

Suite 200, 738 N 5th Ave

Greta Anderson
greta@westernwatersheds.org

Protecting and restoring western watersheds and wildlife through education, public policy initiatives and litigation.

Wilcox Editing Services

--- 520.622.1415

Suite 105, 738 N 5th Ave

Erin Wilcox, Proprietor
520 955 9379
erin@wilcoxediting.com

WildEarth Guardians

<http://www.wildearthguardians.org/> 520.869.4673

Suite 225, 738 N 5th Ave

Kevin Gaither-Banchoff, Development Director
kevin@wildearthguardians.org

Protecting and restoring wildlife, wild places, and wild places in the American West

The Wilderness Society - Wilderness Support Center

<http://wilderness.org/> 520.334.8741

Suite 225, 738 N 5th Ave

Mike Quigley, Arizona State Director
mike_quigley@tws.org

Protect wilderness and inspiring Americans to care for our wild places. The Wilderness Society is the leading American conservation organization working to protect our nation's public lands

Wildwind Realty, LLC

<http://www.TheHistoricY.com> 415.218.0020

Suite 030, 300 E University Blvd

Shawn Burke, Owner
415.218 0020

Clayton Clark, Property Manager
520 903.7643
claytonclark@gmail.com

Owner and general manager of The Historic Y

Zumba Toning with Sasha Alexander

<https://www.zumba.com/en-US/instructor/sasha-alexander/213695>
520.907.5048

2nd Flr Lobby, 738 N 5th Ave

Sasha Alexander, Instructor
520.907.5048
zumbahabit@aol.com

1-hour Zumba Toning classes The Latin-inspired, easy-to-follow, calorie burning, dance fitness party Feel the music and let loose! Contact Sasha for class details.

ZUZI! Dance Company, Theater and Arts Lab

<http://zuzimoveit.org/> 520.629.0237

Manny Padilla - 700 N. 7th Avenue

From: Russlyn Wells
To: John Beall; Manny Padilla; Peter McLaughlin
Date: 03/09/2016 3:52 PM
Subject: 700 N. 7th Avenue

Gentlemen:

The last approved use for the property referenced above was a residential treatment facility. On October 24, 1990, the Board of Adjustment granted a variance to allow a residential treatment facility use increased lot coverage (Case number C10-90-82). The site existed in its present configuration except for a courtyard pool which has been removed. In 1990, the use was allowed a maximum lot coverage of 25% and a minimum setback of 20' for principal structures. The rear building was considered to be an accessory structure, so the 20' setback did not apply to that structure. The plans were approved and Certificate of Occupancy was issued for the site in its present configuration.

For the purposes of zoning, the site for a Residential Care Services use is considered to be nonconforming for development standards, including, but not limited to lot coverage, setbacks, parking, landscaping and screening.

Please let me know if I can provide additional information or clarification.

Russlyn

Russlyn Wells
Zoning Administrator
Planning & Development Services Department
201 N. Stone Avenue, 3rd Floor North
[520-837-4948](tel:520-837-4948)