



### BOARD OF ADJUSTMENT VARIANCE APPLICATION

Case Number: C10-\_\_\_\_\_ Activity Number: \_\_\_\_\_ Date Accepted: \_\_\_\_\_

**PROPERTY LOCATION INFORMATION**

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Property Address: \_\_\_\_\_

Project Description: \_\_\_\_\_

Zoning: \_\_\_\_\_ Property Size (sqft): \_\_\_\_\_

Number of Existing Buildings: \_\_\_\_\_ Number of Stories: \_\_\_\_\_ Height: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Pima County Tax Parcel Number/s: \_\_\_\_\_

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

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APPLICANT: \_\_\_\_\_

ADDRESS: **Tucson, AZ 85702**

PHONE: ( ) FAX: ( ) EMAIL: \_\_\_\_\_

PROPERTY OWNER (If ownership in escrow, please note): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: ( ) FAX: ( ) EMAIL: \_\_\_\_\_

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 \_\_\_\_\_

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.

*Allison Buchanan*

SIGNATURE OF OWNER/APPLICANT

Date







**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;

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

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- 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;

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- 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;

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Case Number: C10- Activity Number: \_\_\_\_\_



**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;

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- 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,

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- 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.

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Case Number: C10- Activity Number: \_\_\_\_\_

January 3, 2022

**TO: City of Tucson Planning and Development Services Department**

**City of Tucson Board of Adjustment**

**RE: Variance Application; solar installation; 1844 N. Vine Avenue 85719**

*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 exemption request, HPZ review, or a zoning violation, please provide current status of that case.*

This project proposes to replace an old existing carport with a new solar shade canopy to generate clean energy and serve as a replacement carport for the property.

The project is proposed for 1844 N. Vine Avenue, a property of approximately 30,000 square feet, consisting of three combined lots. The parcel includes a primary residence (1790 square feet), what has historically been a small artist studio (475 square feet), a workshop (350 square feet), a storage building (325 square feet) and the existing carport (520 square feet). The property is on the NE corner of Vine Avenue and Lester Street and the solar shade canopy will face south on Lester Street.

The replacement solar array/carport will be in the same location as the existing carport with similar dimensions. The existing carport is located at the southern property line of the parcel and currently overhangs the property line by approximately two feet. The proposed replacement solar shade canopy will be placed so that the southernmost edge of the new canopy will be in line with the current site wall, set back from the property line by one foot. The planned footprint of the solar shade canopy is 23'-10" wide by 22' deep by 13'-6" high at the north edge and 7'-6" high at the south (Lester Street) edge. The midpoint height will be 11'-2". This footprint is approximately the same size as the footprint of the existing carport.

The canopy will be supported by two columns which are set back from the south property line by 17'-10". A masonry site wall flanks both the east and west sides of the canopy with a 1'-5" gap between the existing wall and the edge of the canopy on both sides. The carport will not be enclosed to allow for site visibility.

The variance request is twofold: 1) To move the southern edge of the solar shade canopy roofline in line with the existing masonry site walls, a 1' setback from the southern property line. (The supporting columns, as mentioned, will be set back almost 18' from the property line); and 2) an allowance for the total gross floor area of all accessory structures to exceed 50% of the ground floor area of the principal structure (primary residence) is requested.

This neighborhood (Jefferson Park) has multiple examples of both side yard and front yard carports, with some being detached from the principal house. The scope of this project does not involve any new structures, only the replacement of the existing older carport. The project has already gained full Neighborhood Preservation Zone (NPZ) approval, issued on December 2, 2021, including support for variance approval from the design professional.

*Provide applicable UDC Section reference, what is required and what is proposed/provided for each variance requested.*

Requested Variances:

- A. (UDC 6.4.5.C.1.b) Reduced setback from side yard (1' setback instead of 10')
- B. (UDC 6.6.3.D) Exemption from 50% accessory structure rule (sum footprint area of all accessory structures not to exceed 50% of principal structure)

*Arizona State Statutes and UDC Section 3.10.3 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.*

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; (following the rules means the property will be deprived of privileges other houses enjoy)*
  - This project seeks to replace an existing structure (carport) with a new structure placed in the same location, occupying almost the same footprint as the existing structure.
  - There is an existing site wall with an approved Design Development Option (DDO); the replacement carport will be in line with this existing wall (not extending past the wall, as is the case with the current structure).

- There is an existing curb cut and driveway that aligns with the current (and new) carport. Parking is not allowed on the sidewalk, and parking on the street is not allowed without special permits from the city; therefore, a carport is the best option for on-site parking.
  
  - This parcel consists of three combined lots. Although the three lots were combined, there is only one principal structure. In other words, the lot is quite large, but the moderate square footage of the principal structure severely limits the size and number of allowable accessory structures despite relatively low lot coverage (12.8% including the proposed carport). The carport would be in compliance if there were two or three principal structures and the lots remained separate.
  
  - There are many examples of other carports in the neighborhood that are in close proximity to property lines.
2. *That such special circumstances were not self-imposed or created by the owner or one in possession of the property.*
- The principal structure and all accessory structures, at their current square footage (including the current carport this project seeks to replace) were in place before March 2005 (at least). The applicants purchased the property in August 2012 and therefore did not themselves decide on the principal house size, accessory structures, or the layout of the property, including the current carport.
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.*
- The variances requested would not provide any special privileges inconsistent with the limitations on other neighboring properties. Other carports in the area are quite close to their property lines, including the immediate neighbor to the east, and nearby properties have accessory structures that substantially cover each entire lot.
  
  - This property represents a unique circumstance due to the parcel being comprised of three recently combined lots. Therefore, this variance request asks the Board to consider the intent behind the 50% accessory footprint rule in the context of lot coverage, especially given the large size of this lot.



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.*

- The project consists of the replacement of an existing old and rusting carport, not new development. The plans do not represent a change to the site or area, only an update.
- The current layout, including all structures on the property, was in place when the homeowners purchased the property, including the existing carport and its associated curb cut.
- The applicable provisions of the UDC, specifically the 50% accessory footprint rule, is especially restrictive given the moderate size of the principal structure and the combined size of the three lots.
- An alternative option, placing a replacement carport on the west side of the property, represents a worse option due to the location of a utility line which confers strict height limits. Additionally, there is an existing site wall along the west edge of the property.

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.*

- An NPZ application has also been submitted and approved for this project. The application was reviewed by a design professional and neighbors were notified. No objections were raised by neighbors during the NPZ process.
- The project is a replacement, not a new structure.
- There are many examples in the surrounding neighborhood of carports and solar arrays that are visible from the street. The project is directly across the street from an industrial site, the University of Arizona's primary maintenance facility and recycling center. Tucson Electric Power (TEP) will be building a new large electrical substation approximately 300' south of the project location, with large overhead lines coming into and exiting the new substation.
- The new structure will not be enclosed to maintain the site visibility that currently exists. Despite the reduced setback, the right-of-way in front of the carport is approximately 12' wide (from the curb to the planned structure edge) allowing for good visibility when backing out of the carport.

- This application seeks to replace an existing unpermitted carport with a permitted solar carport. The presence of the planned carport will not have a negative effect on public welfare or be injurious to surrounding properties. On the contrary, the carport roof will consist of 38 photovoltaic solar modules capable of generating 10.5 kW of clean energy which would otherwise be sourced from the grid. Facilitating the homeowner's ability to generate on-site clean energy represents an overall benefit to public welfare, specifically in relation to regional air quality.

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.*

- The planned carport is a replacement structure, not new development and will not negatively affect air, light or congestion.
- The planned carport will not exceed 13'6" at its highest point and is located near the middle of the south end of the property. The shadow cast will not extend beyond the property lines. Airflow will not be substantially affected because the carport will not have side walls, only a roof intended for shade and to hold the solar panels. Property values will not be affected by the carport, as there are many examples of similar structures in the neighborhood (see NPZ application for documentation). The existence of the carport has the potential to decrease congestion because it provides the homeowners with an alternative to street parking, which can inhibit traffic flows.

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.*

- This variance request is minimal when considering the combined lot size and relatively small square footage of the principal structure. The variance does not negatively affect neighbor's view, air quality or traffic congestion. In fact, air quality and congestion have the potential to be improved with the proposed project.
- The setback variance does not involve adding additional structures, but rather seeks to confer compliance on a replacement for an existing, long-standing structure. This request does not include any additional building beyond the footprint of the existing carport.
- The alternative option to be in compliance with the 50% accessory structure regulation would be to connect the principal structure (main

residence) to the carport with a 5' wide by approximately 16' long covered walkway. This would substantially change the structure and characteristics of the house and surrounding yard. Due to the angling of the main residence roof and the angle of the carport necessary for solar power production, i.e., the need to be south facing, adding a walkway would represent a substantial architectural challenge and would likely be aesthetically incompatible with the principal structure. Additionally, this option would require additional development beyond simple replacement, which is less desirable and would increase lot coverage.

In summary, the two requested variances of a one-foot setback and accessory structure footprint will allow the applicants to replace the existing carport with a solar-generating carport, thereby improving the neighborhood both visually and in terms of energy efficiency/climate compatibility. In addition, the new permitted structure will replace an old unpermitted structure, thus providing additional compliance with the UDC regulations. This structure replacement will not negatively impact either the neighborhood or any neighboring properties, will add value from the improvements, and will not provide any special privileges to the subject property not already enjoyed by neighboring properties.



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: 12/6/2021

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:  
 Technicians for Sustainability Phone: (520) 740-0736

Applicant's Address:  
PO Box 1109

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

The subject property located at:	1844 N Vine Av
Assessor's Parcel Number:	12310025A
Printed Name of Owner of Record:	Jeanne Calhoun and Ken Wiley
Address of Owner of Record:	1844 N Vine Av
Phone Number of Owner of Record:	(602)206-9738
Signature of Owner of Record: (must be original signature)	<i>Ken Wiley</i>

DocuSigned by:  
 F000291EFC4D426...  
DocuSigned by:  
*Jeanne Calhoun*  
 1D960B267E374FD...

Case Number: C10- Activity Number: T21CM03814, T21SA00447



### SUBMITTAL REQUIREMENTS

A complete Board of Adjustment Variance submittal must contain all of the items listed below. Please review this checklist to make sure your submittal is complete. Incomplete and poorly prepared submittals will be returned to the applicant.

**PLEASE PROVIDE THE FOLLOWING MATERIALS IN THIS ORDER:**

1.	Application form (signed by the Property Owner or Authorized Agent – include letter of authorization).
2.	Related UDC process decision or recommendation letters (Historic Plans Review Subcommittee, Special Exception, SCZ, Rezoning, etc.)
3.	Final UDC compliance review comments (obtained at the 1 <sup>st</sup> floor).
4.	Proof of applicant’s mail notice and meeting (Proof of mailing – Copy of letter to neighbors – Summary of onsite meeting with sign-in sheet)
5.	3 folded copies* of project site plan (Detailed plan that was submitted to PDSD for final UDC compliance review comments)
6.	3 folded copies* of project building elevation and/or floorplans (If applicable to the project’s variance request – Ask Zoning Admin staff at PDSD if unsure)
7.	3 folded copies* of project landscape plan (If applicable to the project’s variance request – Ask Zoning Admin staff at PDSD if unsure)
8.	If full size (24"x36") plans are provided, then also include one each at 11"x17"
9.	Pima County Assessor Parcel Detail ( <a href="http://www.asr.pima.gov/index.aspx">http://www.asr.pima.gov/index.aspx</a> )
10.	Pima County Assessor Record Map
11.	(Other)
12.	Board of Adjustment Filing Fees

Applications to the B/A that include **LANDSCAPE, SCREEN or SCENIC ROUTE** variances or **APPEALS** must also submit an application for Design Review Board (DRB) review.

\* Copies of plans to be provided in 11"x17" size

Additional application materials may be required at the time of your meeting with staff.

Refer to Supplemental Information per review process for material instructions, etc.

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*For Zoning and Subdivision review, the Unified Development Code (UDC) applies to this application. Applicable timeframes can be provided at your request or found in Administrative Manual Sec. 3-02 or found on our website at <http://cms3.tucsonaz.gov/pdsd>. For information about applications or applicable policies and ordinance, please contact us at (520) 791-5550.*

*By state law, we cannot initiate a discussion with you about your rights and options, but we are happy to answer any questions you might have.*

Nicholas Martell  
Planning and Development Services  
City of Tucson  
201 North Stone  
Tucson, AZ 85701

Re: Jefferson Park NPZ Compliance Review for  
1844 N Vine  
NPZ-21-07, T21SA00447  
TAC #21036

Date: 11 November 2021

Dear Mr. Martell:

Per your request, I have reviewed the drawings and documents for the above address for the Jefferson Park's NPZ Compliance. My comments are below:

### Chapter 3: Compatibility Review Criteria

#### 3.3 Defining Characteristics and Requirements

##### A. Front Yard:

1. Project shall be no closer to the street than the contributing property closest to the street: **N/A**
2. Front Setback: **N/A**
3. Front Porch: **N/A**
4. Screen Walls: **N/A**
5. Chain Link Fence: **N/A**
6. Low Retaining Wall: **N/A**

##### B. Massing:

1. Lot Coverage shall not exceed 50%: **Compliant** - Lot Coverage =  $(3,460 \text{ SF} / 27,000 \text{ SF}) = 12.8\%$
2. Second Floor Area shall not exceed 5.25% of total lot area: **N/A**
3. Building Height of single-story development shall be limited to sixteen (16) feet: **N/A**
4. Massing Design Features: **N/A**

##### C. Scale:

1. Residential Floor to Area Ratio (RFAR) shall not exceed 0.35: **Compliant** - RFAR =  $(2,940 \text{ SF} / 27,000 \text{ SF}) = 0.11$
2. Accessory Secondary Structures: **Non-Compliant** - Main Residence: 1,790 SF, Accessory Secondary structures: 1,670 SF. Accessory secondary structures are more than 50% square footage of the principal structure.



3. Multistory Structures: **N/A**

#### **D. Architectural Style:**

##### General Requirements:

1. Additions to Existing Structure: **N/A**
2. Incorporation of Contributing Property Architectural Styles: **N/A**.

##### Individual Design Component Requirements:

1. Exterior Building Wall Materials: **N/A**.
2. Garages and Carports: **Compliant** - *Parking is accessible off of curb cut along the side yard, consistent with Jefferson Park parking patterns.*
3. Porches: **N/A**
4. Balconies: **N/A**
5. Roofs: **N/A**
6. Windows
  - a. Type, proportion and placement compatible: **N/A**
  - b. Type of windows visually compatible: **N/A**

#### **E. Landscaping:**

##### General Requirements:

1. Landscaping in front yard shall be compatible with the Project's Development Zone: **N/A**

##### Additional Guidelines:

1. Drought-Tolerant, Native Landscaping: **N/A**
2. Organic and Inorganic Ground Cover: **N/A**
3. Water Harvesting Techniques: **N/A**

### **Chapter 4: Advisory Design Guidelines**

**4.2** Pedestrian Ways: **Compliant** - *Project does not alter the existing public sidewalk.*

**4.3** Vehicular Use Areas: **Compliant** - *Parking provided is at the designated side yard with access off of street frontage with single curb cut.*

**4.4** Accessible Ramps: **N/A**

### **Chapter 5: Privacy Mitigation: N/A**



**While this project *does not* meet the Jefferson Parks NPZ Design Guidelines due to exceeding the GFA for accessory structures, the owner has indicated the desire to pursue approval through a variance. My recommendation to the Board of Adjustments:**

**Considering the house resides on combined lots (previously two residential lots), the proposed accessory structure square footage could be allowable if there were two residences. Considering the residence is a non-contributing structure and the majority of the accessory structures are on the northeast corner of the property, behind a block wall, not visible from the street, a variance may be acceptable.**

**As the Design Professional, I would support the proposed percentage of GFA for accessory structures for this project.**

Sincerely,

Richard Fe Tom, AIA





CITY OF  
TUCSON

PLANNING AND  
DEVELOPMENT  
SERVICES  
DEPARTMENT

## Planning and Development Services Department

\*\*\* NOTICE OF DECISION \*\*\*

Effective: November 15, 2021

**Case Number:** NPZ-21-07  
**Activity Numbers:** T21SA00447, T21CM03814  
**Review Type:** Neighborhood Preservation Zone  
**Location:** 1844 North Vine Avenue  
**Tax Parcel Number:** 12310025A

### **Proposed Project:**

The parcel associated with this review are currently zoned NR-1 and located within the Neighborhood Preservation Zone (NPZ) and the Jefferson Park Historic District. The applicant is proposing to replace an existing carport with a new 520 square foot, 13'6" high detached solar carport on the south side yard, with a one-foot setback from the south property line. The new solar carport and the existing detached accessory structures on site together account for 93% of gross floor area of the main residence.

### **NPZ Review:**

The Design Professional reviewed the proposal for compliance with the NPZ standards pursuant to Unified Development Code (UDC) Section 5.10, and recommended approval on November 15, 2021.

### **Planning and Development Services (PDS) Director's Decision:**

Pursuant to provisions of the NPZ requirements, as listed UDC Section 5.10, the applicant's request is approved, as shown on the submitted plans stamped approved on November 15, 2021. This approval applies only to the project's compliance with the NPZ requirements, and does not constitute approval of a building permit or an approvable development plan package. Compliance with all other applicable zoning and building code regulations is required, which includes the need of a variance request to reduce the new solar carport's setback from the south side property line from the minimum required 10 feet to one foot, and to increase the maximum square footage of detached accessory structures in relation to the main residence from 50% to 93%. Changes made to the plan in order to achieve compliance with these other code requirements may require another review for compliance with NPZ standards.

### **Appeal Period:**

Pursuant to UDC Section 5.10.3, this decision has been sent to property owners within 100 feet of the project site and the Jefferson Park Neighborhood Association and may be appealed to the Design Review Board by those who receive this notice, on the grounds that the decision is not in conformance with the criteria established in Section 5-10 of the UDC. The notice of intent to appeal shall be filed in writing no later than 14 calendar days after the date of this decision. Applicable fees for the appeal must be included at that time. The complete appeal materials must be filed within 30 calendar days of the decision. **A notice of intent to appeal can be mailed, faxed or e-mailed to PDS (see footer of this notice) no later than Friday November 29, 2021.** A building permit shall not be issued until this appeal process expires, or, in the event it is appealed, when and if the Director's decision is upheld.

The applicant's proposed plans are available online at:  
[www.tucsonaz.gov/pro/pdsd/permitdetail/T21SA00447/12310025A](http://www.tucsonaz.gov/pro/pdsd/permitdetail/T21SA00447/12310025A)

For additional information regarding this decision, please contact Nicholas Martell: [specialdistricts@tucsonaz.gov](mailto:specialdistricts@tucsonaz.gov), (520) 837-6933.

Scott Clark, Director  
Planning and Development Services Department

# Permit Review Details

Permit: T21CM03814  
Parcel: 12310025A

## Review Details

Addresses:  
1844 N VINE AV

### Review Status: **Completed**

Show  entries

Search:

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
5/10/2021	SBLOOD1	ENGINEERING	REVIEW	Passed	None
5/17/2021	NMARTEL1	ZONING	REVIEW	Reqs Change	<p>PDSO TRANSMITTAL Nicholas Martell, Planner T21CM03814 Detached Solar Canopy May 17, 2021</p> <p>The residential plans have been reviewed by the Zoning Review Section but cannot be approved until all zoning comments or concerns have been addressed. 1. Please resubmit the plans conforming to the requirements of the residential plot plan found at the following link: <a href="https://www.tucsonaz.gov/files/pdsd/forms/Residential_Plot_Plan_Requirements.pdf">https://www.tucsonaz.gov/files/pdsd/forms/Residential_Plot_Plan_Requirements.pdf</a></p> <p>a. Please add a lot coverage calculation for all structures on the lot, including vehicle use area. b. Add all setback measurements for every structure on the lot, including the main house. c. After the site plan is revised, zoning will write a transmittal for the DDO and NPZ reviews. Please email me once the plans have been edited and resubmitted, and I will send the transmittals. If you have any questions about this transmittal, please contact me at <a href="mailto:Nicholas.Martell@tucsonaz.gov">Nicholas.Martell@tucsonaz.gov</a></p>
6/17/2021	PIMA COUNTY	BUILDING-RESIDENTIAL	REVIEW	Completed	None

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# Permit Review Details

Permit: T21CM03814  
Parcel: 12310025A

## Review Details

Addresses:  
1844 N VINE AV

### Review Status: **Completed**

Show  entries

Search:

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
7/1/2021	NMARTEL1	ZONING	REVIEW	Reqs Change	<p>PDSO TRANSMITTAL Nicholas Martell, Planner T21CM03814 Detached Solar Canopy July 7, 2021</p> <p>The residential plans have been reviewed by the Zoning Review Section but cannot be approved until all zoning comments or concerns have been addressed.</p> <p>1. The total gross floor area of all accessory structures shall not exceed 50% of the ground floor area of the principal structure. Accessory structures less than 200 square feet gfa are exempt from this requirement.</p> <p>a. The applicant may attach the solar structure to the primary structure with a 5' wide roof connection that can handle a 20 pound live load. This would ensure the proposed structure is part of the primary structure, and not subject to the 50% rule.</p> <p>b. If the applicant does not wish to attach the structure to the primary structure, a variance would be required to allow the applicant to exceed the 50% limit on accessory structures. For more information on the variance process, please refer to the following: <a href="https://www.tucsonaz.gov/files/pdsd/codes/Zoning_Administration_Application_BA_fillable.pdf">https://www.tucsonaz.gov/files/pdsd/codes/Zoning_Administration_Application_BA_fillable.pdf</a> Please contact <a href="mailto:mark.castro@tucsonaz.gov">mark.castro@tucsonaz.gov</a> if you have any questions about the variance process.</p> <p>If you have any questions about this transmittal, please contact me at <a href="mailto:nicholas.martell@tucsonaz.gov">nicholas.martell@tucsonaz.gov</a></p>

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# Permit Review Details

Permit: T21SA00447  
 Parcel: 12310025A

Addresses:  
 1844 N VINE AV

Review Status: **Completed**

## Review Details

Show  entries

Search:

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
10/27/2021	NMARTEL1	START	START	Completed	None
12/1/2021	NMARTEL1	DESIGN EXAMINER	REVIEW	Completed	None
12/1/2021	NMARTEL1	DIRECTOR DECISION	PDS D DIRECTOR DECISION	Completed	None
12/1/2021	NMARTEL1	PLANNING	REVIEW	Completed	None
12/1/2021	NMARTEL1	ZONING	REVIEW	Completed	None

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**TO:** Board of Adjustment

**SUBJECT:** Certification of Mailout for 1844 N. Vine Ave, Tucson 85719  
*Project Address*

I, Ken Wiley, certify that on December 21, 2021, mailed notice of  
*Name* *date notices mailed*

the neighborhood meeting a minimum of (10) days prior to the meeting date to the parties shown on the attached mailing label list.

Signature: Ken Wiley Date: Jan 6, 2022

Attachments: Copy of mailing label list and photos, receipt, etc.

December 21, 2021

SUBJECT: Neighborhood Meeting for Variance Application

Dear Neighbor,

We are proposing to replace our existing carport with a new photovoltaic (solar) carport at our residence: 1844 N. Vine Avenue. The replacement carport will be built in the same location as the existing carport with similar dimensions.

The existing carport is old and not structurally sound enough to support an array of solar panels. The existing carport is located at the southern end of our property and the canopy of the carport currently overhangs our property line by approximately two feet. The proposed replacement solar carport will be placed so that the southernmost edge of the canopy will be in line with the current site wall, one foot back from and no longer hanging beyond the property line.

Due to the particulars of the City of Tucson's Unified Development Code we, as the homeowners, will need to apply for two variances to replace the existing carport with the new solar carport.

- 1) Currently the code (UDC 6.4.5.C.1.b) calls for new construction to have a ten- foot setback from the property line. We are proposing that the new solar carport be placed in essentially the same location as the existing carport structure, in line with the walls that define the property boundary. We are requesting a variance that will allow us to place the solar structure one foot in from the property line.
- 2) The code (UDC 6.6.3.D) also stipulates that the total footprint of all accessory structures on the property shall not exceed 50% of the footprint of the principal structure, i.e., our house. The new solar carport would not add any additional square footage to our "accessory structure" numbers. It will be the same square footage as the existing carport. Our property is a large one, nearly  $\frac{3}{4}$  of an acre, with three small outbuildings. Those three existing outbuildings, along with the existing

carport, do add up to more than the 50% of the footprint of our house. The replacement carport will maintain the same configuration that has been in place for decades. However, a variance from the city, allowing us to replace our existing carport with another of the same size, is required.

**Prior to submitting our variance application to the City of Tucson Planning 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.**

**That meeting will be held virtually on Monday, January 10, 2022 at 5:30 p.m. on Zoom. The link and meeting ID are:**

**<https://us04web.zoom.us/j/8812958780?pwd=V2o4Yk5nZEhKa3JJWDJ2QzE2L3VWZz09>**

**Meeting ID: 881 295 8780  
Passcode: 8UTemd**

**Alternatively, if you are unable to attend the meeting, feel free email us at [kwwileycoyote@yahoo.com](mailto:kwwileycoyote@yahoo.com) with any questions and/or concerns you might have.**

A formal application for the variances will be submitted to the City of Tucson Planning and Development Services Department. Once our application is processed, we will be scheduled for a Board of Adjustment public hearing which you may attend and speak at if you so desire. 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.

Ken Wiley & Jeanne Calhoun



Jeanne Calhoun  
 1844 N Vine Ave  
 Tucson, AZ 85719-3650

PHOENIX AZ 852  
 21 DEC 2021 PM 11 L



DE ALMEIDA NELSON N  
 1434 E LINDEN ST  
 TUCSON AZ 85719

NIXIE 850 N7E 1 21C0212/28/21  
 RETURN TO SENDER  
 NOT DELIVERABLE AS ADDRESSED  
 UNABLE TO FORWARD  
 BC: 85719365044 \*2514-01408-21-47

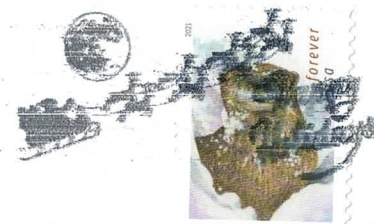
85719365044



Jeanne Calhoun  
 1844 N Vine Ave  
 Tucson, AZ 85719-3650

ANK

PHOENIX AZ 852  
 21 DEC 2021 PM 3 L



ACM VENTURES LLC  
 5227 E PIMA ST STE A  
 TUCSON AZ 85712

NIXIE 850 7E 1 0212/26/21  
 RETURN TO SENDER  
 ATTEMPTED - NOT KNOWN  
 UNABLE TO FORWARD  
 BC: 85719365044 \*1714-01839-21-46

85712-360670  
 85719>3650





Jeanne Calhoun  
1844 N Vine Ave  
Tucson, AZ 85719-3650

PHOENIX AZ 852  
21 DEC 2021 PM 11 L



GASKIN KEVIN E  
1422 E LESTER ST  
TUCSON AZ 85719

NIXIE 850 FE 1 0012/25/21  
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD  
BC: 85719365044 \*2514-03087-21-46

ANK  
85719365044



Jeanne Calhoun  
1844 N Vine Ave  
Tucson, AZ 85719-3650

PHOENIX AZ 852  
21 DEC 2021 PM 9 L



BANNER HEALTH  
1602 E LESTER ST  
TUCSON AZ 85719

NIXIE 850 FE 1 0012/25/21  
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD  
BC: 85719365044 \*2314-04151-21-45

ANK  
85719365044



Jeanne Calhoun  
1844 N Vine Ave  
Tucson, AZ 85719-3650

NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

PHOENIX AZ 852

21 DEC 2021 PM 3 L



LEAHY WADE PAUL & RACHEL ANN  
JT/RS  
1350 E FLAMINGO RD STE 13B PMB  
916

January 11, 2022

## **Meeting Summary January 10, 2022**

### **Public Zoom Call regarding proposed variances for Solar Carport, 1844 N. Vine Avenue, Tucson 85719, permit application #T21CM03814.**

At 5:30 p.m. on January 10, 2022 the scheduled Zoom call outlined in a letter mailed to approximately 100 neighbors and other interested parties was held. The purpose of the call was to allow comments and concerns from the public, regarding this project, to be aired and addressed.

Present on the call were homeowners Ken Wiley and Jeanne Calhoun, and Technicians for Sustainability (TFS) staff Tamarack Little and Alli Buchanan. The Zoom meeting was open and available for 40 minutes and there were no call-in participants from the notified neighbors.

We were ready to record the meeting once someone other than the homeowners or TFS staff entered the meeting, but this never occurred, therefore the meeting was not recorded.

Screenshots of the meeting were taken at 5:40pm (10 mins into the start time) and at 6:06pm (4 mins before the end of the meeting). These images, showing the homeowners and TFS staff members, are included in this document.

No neighbors or interested parties attended the virtual meeting and therefore no feedback was received during the meeting. A few recipients of the mailed letter (using the provided labels) did reach out over email or text message. Those comments are included in this document.

# Screenshot from Neighbor Meeting

Zoom Meeting 40-Minutes

jeanne\_ac@yahoo.com

DOLORES

Alli Buchanan (TFS - Technicians for Sustainability)

Tamarack

Participants (3)

- AB Alli Buchanan (TFS - Technician... (Me)
- jeanne\_ac@yahoo.com (Host)
- T Tamarack

Invite Mute Me Merge to Meeting Window

Mute Stop Video Participants 3 Chat Share Screen Record Reactions

January 10, 2022 5:40pm



# Screenshot from Neighbor Meeting

Zoom Meeting 40-Minutes

jeanne\_ac@yahoo.com

Alli Buchanan (TFS - Technicians for Sustainability)

Tamarack

Participants (3)

- AB Alli Buchanan (TFS - Technician... (Me)
- jeanne\_ac@yahoo.com (Host)
- T Tamarack

Mute Stop Video Participants 3 Chat Share Screen Record Reactions

Invite Mute Me Merge to Meeting Window

January 10, 2022 6:06pm

## letter requesting variances

---

From: COLLEEN NICHOLS (cnichols17@cox.net)

To: canyonraven7@gmail.com; kwwileycoyote@yahoo.com

Date: Thursday, December 23, 2021, 04:10 PM MST

---

Hi,

Received your letter today requesting the variances in order to install the solar panels. I scanned it and sent it to Joan Hall, [joanchall@yahoo.com](mailto:joanchall@yahoo.com), the chair of the JP Land Use Committee. She will forward to members of that committee to review, and they may contact you with questions.

Happy Holidays!

Colleen

# Carport

---

From: Fan, Paula - (fanp) (fanp@arizona.edu)

To: kwwileycoyote@yahoo.com

Date: Thursday, January 6, 2022, 09:46 PM MST

---

I'm fine with it.

Beep-beep.

Paula Fan  
The Cat Lady next to the Pocket Park

## Zoning request - Note from Executor of property at 1416 Linden

---

From: Hal Levkowitz (levkowitzhc@cox.net)

To: kwwileycoyote@yahoo.com

Date: Monday, December 27, 2021, 12:03 PM MST

---

Ken and Jeanne,

I have no concerns with what you are proposing. I would note that typically an open garage structure that has pass through capabilities, or an accessory structure, does not carry the same restriction of setback from the property line as the permanent residence structure.

I do not have any objections to what you are planning.

You may use this in lieu of a comment form, as I do not reside in Tucson.

Good luck and it sounds like your project will add value to the neighborhood.

Harold Levkowitz/Executor for the Rabin Family Trust

Owner of the property of 1416 E. Linden.



Re: I am in favor of you new solar carport

---

From: Ken Wiley (kwwileycoyote@yahoo.com)

To: rbolza@me.com

Date: Sunday, December 26, 2021, 10:50 AM MST

---

Thanks, Rosemary!

Sent from my iPhone

> On Dec 24, 2021, at 12:23 PM, Rosemary Bolza <[rbolza@me.com](mailto:rbolza@me.com)> wrote:

>

> I got your letter about your carport. I am afraid I will forget the zoom meeting so I wanted you to know I think your new carport will be wonderful and I am in favor of the variances. I look forward to seeing it completed.

> rosemary Bolza

**Parcel Number: 123-10-025A****Property Address**

Street Number	Street Direction	Street Name	Location
1517	E	LESTER ST	Tucson
1844	N	VINE AV	Tucson
1850	N	VINE AV	Tucson

**Contact Information**

Property Owner Information:	Property Description:
WILEY CALHOUN FAMILY TR ATTN: JEANNETTE A CALHOUN & KENNETH W WILEY TR 1844 M VINE AVE 85719-3650	PONDEROSA NLY PTN LOT 5 & PTN ABAND ELBERTA ST BLK 2 & N150' S321.8' W130' E460' SW4 .62 AC SEC 06-14-14

**Valuation Data**

Property Appraiser: Greg Molina Phone: (520) 724-8703					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2022	PRIM RESIDENCE (3)	10.0	\$349,476	\$320,819	\$32,082

**Property Information**

Township:	14.0	Section:	6	Range:	14.0E
Map:	3	Plat:	74	Block:	002
Tract:		Land Measure:	27,000.00F	Lot:	00005
Census Tract:	1500	File Id:	1	Group Code:	000
Use Code:	0132 (SFR GRADE 010-3 URBAN NON-SUBDIVIDED )			Date of Last Change:	2/9/2021

**Valuation Area**

District Supervisor: District No:				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
6	1111044 DEL	01009301	03074 DEL	13

**Recording Information (9)**

Sequence No.	Docket	Page	Date Recorded	Type
20202890960	0	0	10/15/2020	WTDEED
20202090266	0	0	7/27/2020	QCDEED
20142520078	0	0	9/9/2014	QCDEED
20122630924	0	0	9/19/2012	WTDEED
20122190381	0	0	8/6/2012	WTDEED
20070171439	12978	5972	1/25/2007	CTFDTH
0	1509	395	12/31/1752	
0	6162	1133	11/27/1979	
0	6162	1137	11/27/1979	

**Residential Characteristics****Main Structure:**

<b>Appraisal Date:</b>	3/1/2021	<b>Property Type:</b>	Single Family Residence	<b>Area ID:</b>	Ed 13-010093-01-3
<b>Processed:</b>	12/31/1969	<b>Building Class:</b>	3	<b>Physical Condition:</b>	Fair
<b>Total Living Area:</b>	1,790	<b>Garage Type:</b>	Carport	<b>Effective Construction Year:</b>	1934
<b>Garage Capacity:</b>	3	<b>Stories:</b>	1	<b>Patio Type:</b>	Covered
<b>Rooms:</b>	6	<b>Patio Number:</b>	1	<b>Quality:</b>	Fair
<b>Pool Area:</b>	0	<b>Exterior Walls:</b>	8in Stucco	<b>Valuation Type:</b>	00
<b>Roof Type:</b>	Prepared Roll	<b>Total Main:</b>	\$360,285	<b>Heating:</b>	Forced
<b>Total Control:</b>	\$360,285	<b>Cooling:</b>	Refrigeration	<b>Total Actual:</b>	\$349,476
<b>Bath Fixtures:</b>	8	<b>FCV Adjustment Factor:</b>	1.000	<b>Enhancement:</b>	\$14,113
<b>Last Calc:</b>	0914				

**Enhancement:**

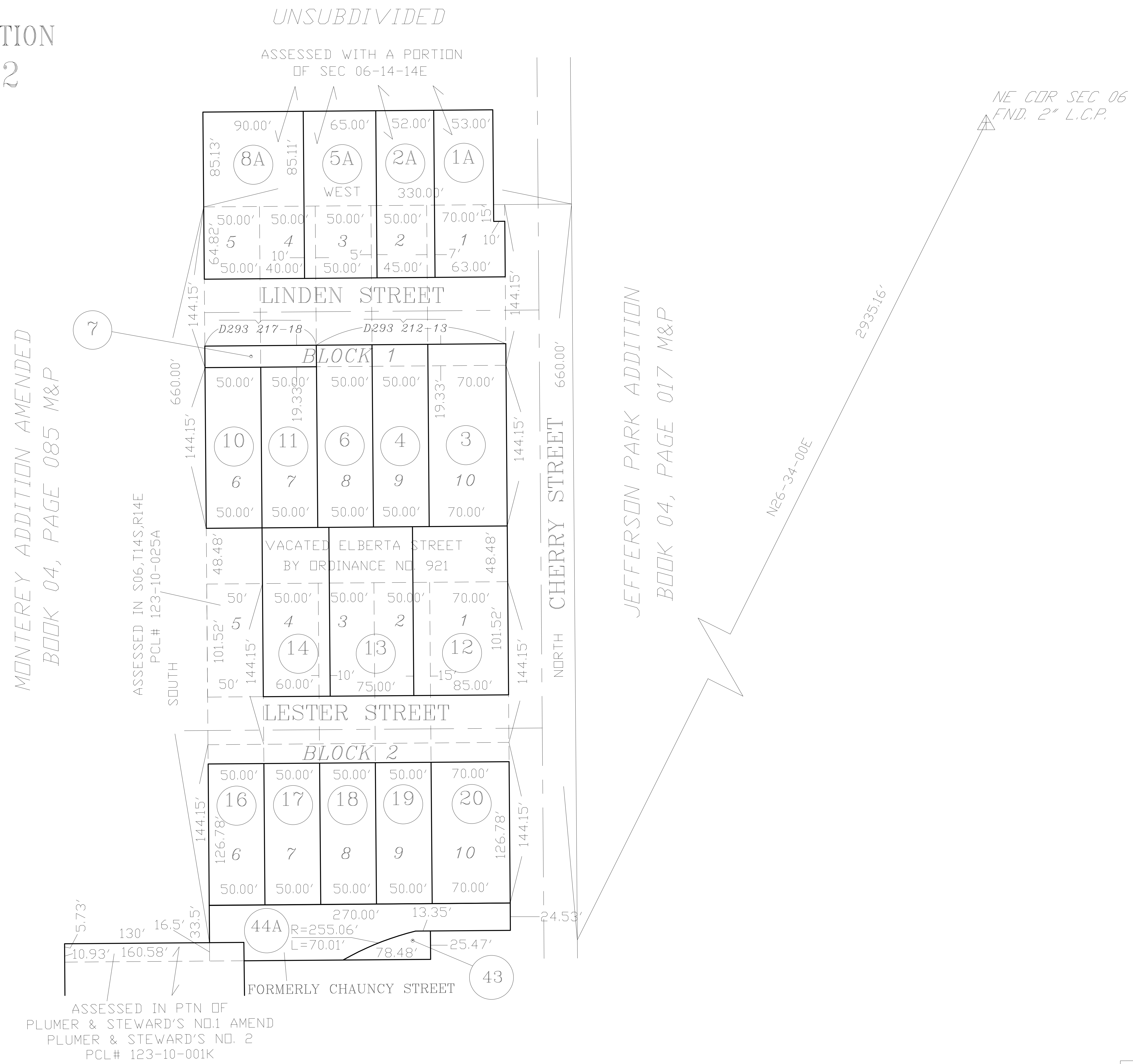
Description	Quality	Construction	Value
Workshop	Average	Fr Plywood/Hardboard Siding	\$14,113

**Permits (1)**

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T21BU00065	PRES ~ FINAL	02/04/2021	08/02/2021	TUC	\$15,214	0					
	<b>Description:</b>										

<b>Notes (6)</b>	
<b>Created:</b> 9/28/2021 <b>Modified:</b> 9/27/2021	subdivided lot. 2023N: u/c 0132 > 0131
<b>Created:</b> 7/1/2021 <b>Modified:</b> 7/1/2021	TRCNo 2105097: re parcel child per batch #29518
<b>Created:</b> 3/1/2021 <b>Modified:</b> 4/13/2021	Created per combination of 123-10-0250, 123-10-0240, 123-11-0150. Update cooling EVAP > REFR, parking NONE > CP3, include workshop enhancement. All changes 2022S.
<b>Created:</b> 2/10/2021 <b>Modified:</b> 2/10/2021	Split 2022 release to sections batch 29518
<b>Created:</b> 10/20/2020 <b>Modified:</b> 10/20/2020	2022 reparcel 123100250 combined with 123100240 and 123110150 batch 29518 area calc 27000 per req from Jeannette Calhoun & Kenneth Wiley
<b>Created:</b> 9/19/2014 <b>Modified:</b> 9/19/2014	SQ20142520078 WRONG BLOCK NUMBER

ASSESSOR'S RECORD MAP  
 123-11  
 PONDEROSA ADDITION  
 BLOCKS 001-002



PLUMER & STEWARD'S ADDITION NO. 1 & 2  
 BOOK 02, PAGE 013 M&P

SEE BOOK 03, PAGE 074 M&P  
 2021-2

S06,T14S,R14E

MP03\03074- 12/01/20 AEV SBG

0 50 100 150 200  
 FEET

pima  
 county  
 assessor



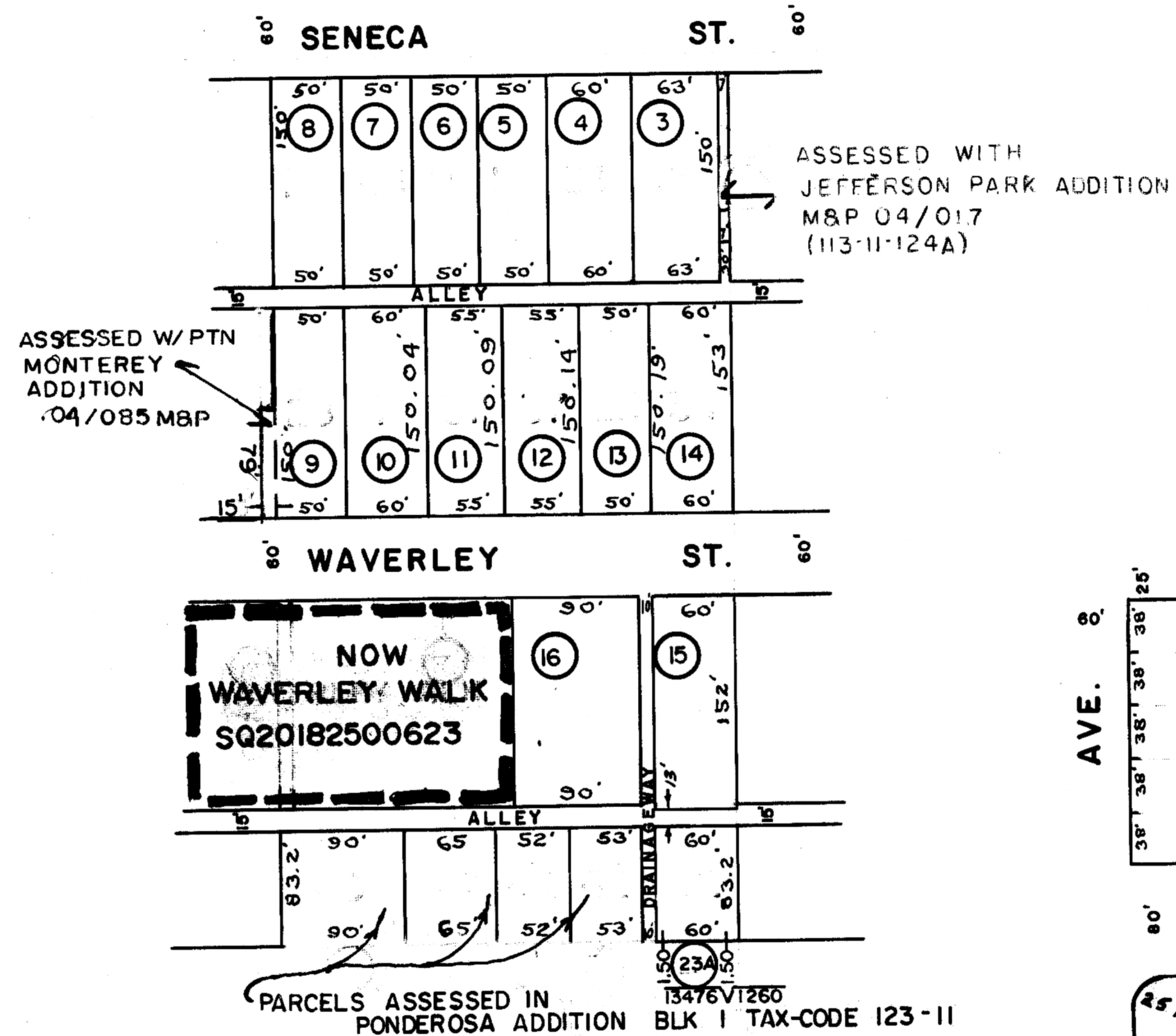
# ASSESSOR'S RECORD MAP



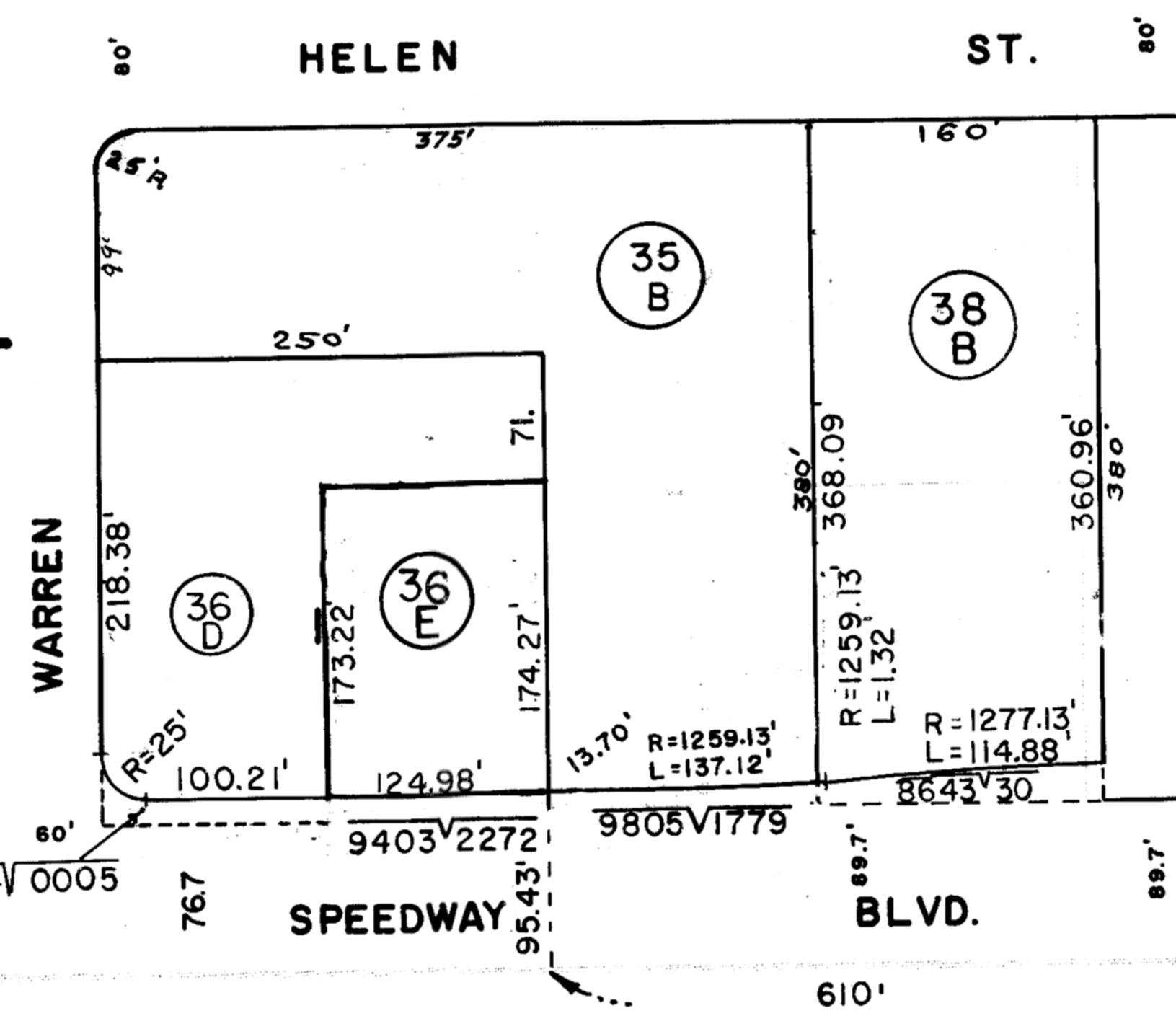
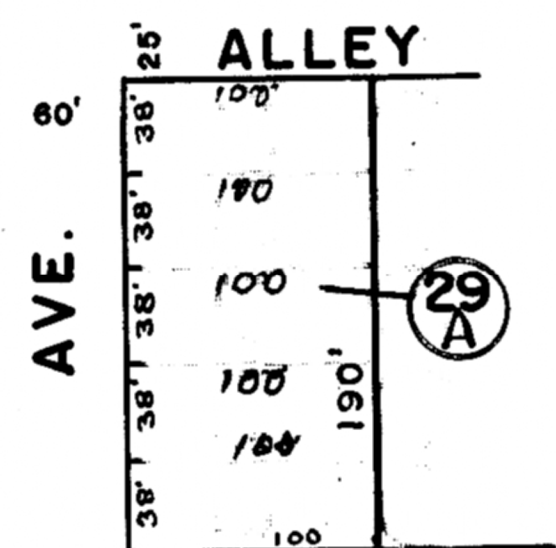
123-10  
2/2

## SECTION 6, TOWNSHIP 14 SOUTH, RANGE 14 EAST

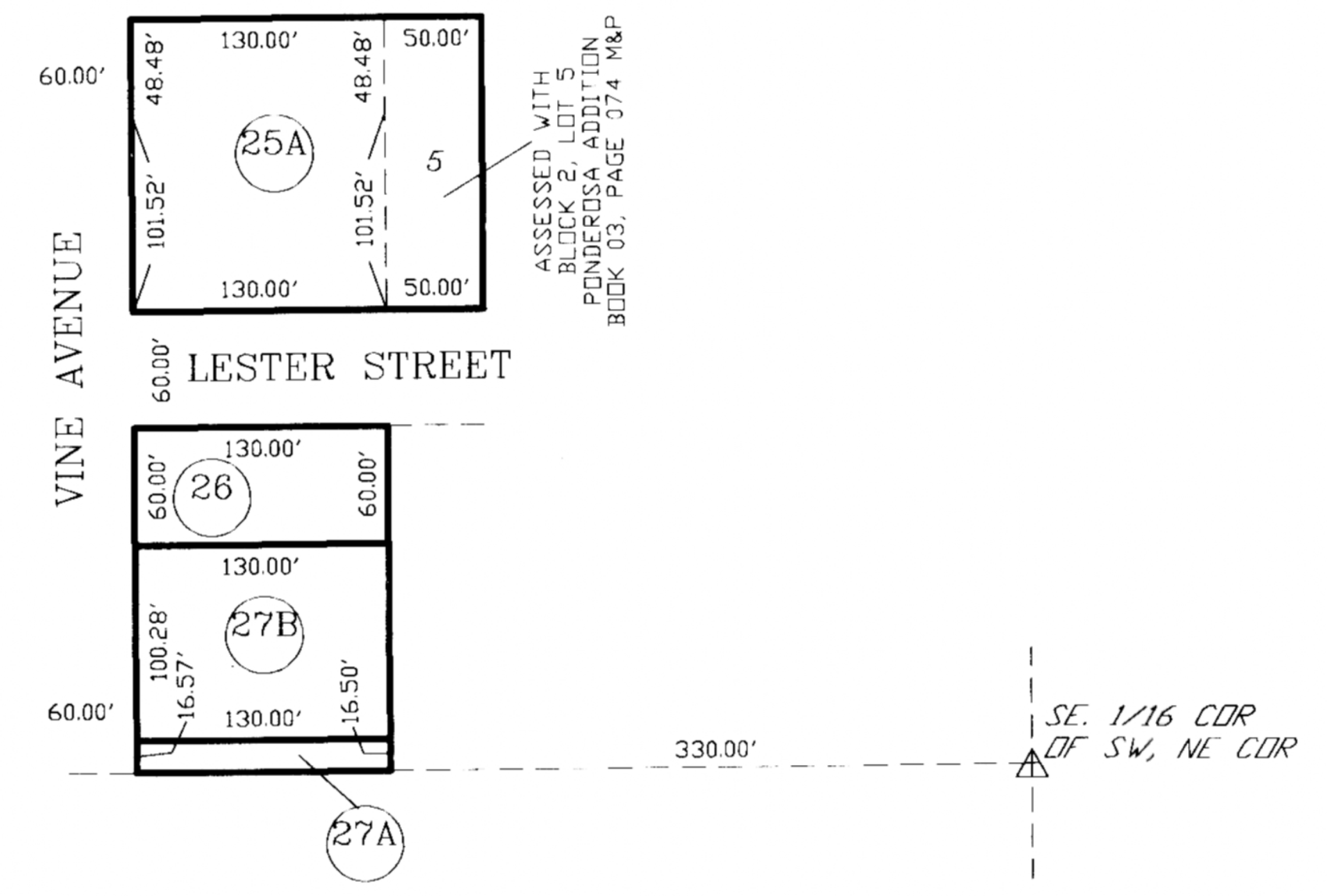
### DETAILS No. 1, 2, & 3



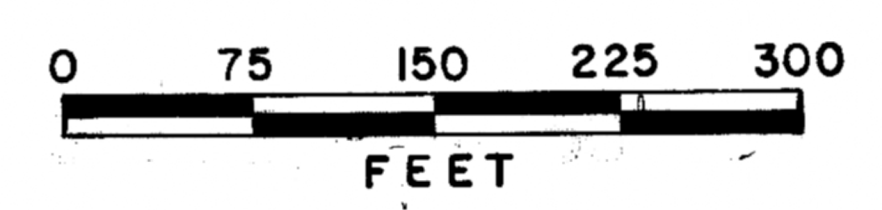
DETAIL NO. 1  
NE 1/4 SW 1/4 NE 1/4



DETAIL NO. 3  
PT. SE 1/4 SE 1/4



DETAIL NO. 2



2021-1

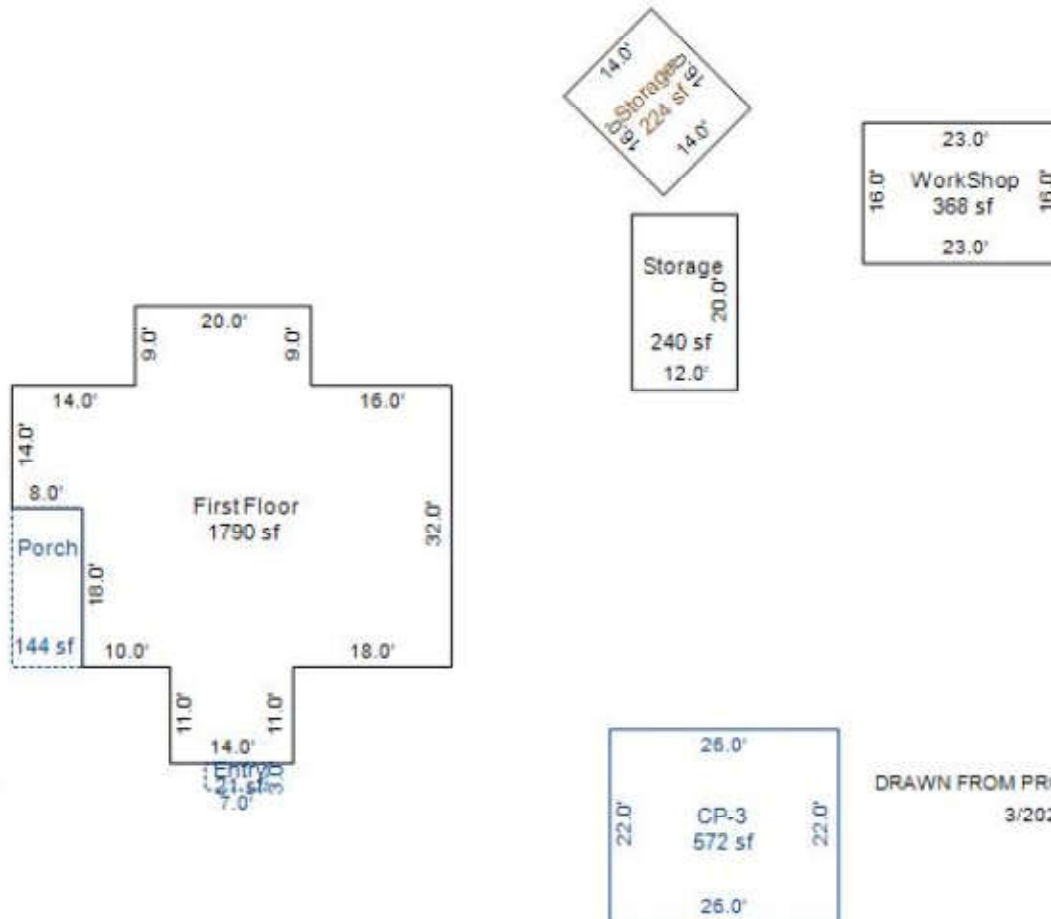
M1414061

SCANNED



123-10-025A

1844 N VINE AV



TOTAL AREA: 1790 SF

DRAWN FROM PRC & AERIAL IMAGERY  
3/2021 #383