



BOARD OF ADJUSTMENT VARIANCE APPLICATION

T22SA00163

C10-22-03

3/22/22

Case Number: C10-_____ Activity Number: T22PRE0008 Date Accepted: _____

PROPERTY LOCATION INFORMATION

Property Address: 9024 E Kirkpatrick Circle

Project Description: Existing Carport Variance

Zoning: C-1 Property Size (sqft): 8,650

Number of Existing Buildings: 2 Number of Stories: 1 Height: 9'

Legal Description: 16090 0083, Centennial Park No.3 Lot 83, Section 14-15E-15, R-1

Pima County Tax Parcel Number/s: 133-31-0830

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

APPLICANT: Antonio Lopez

ADDRESS: 9024 E Kirkpatrick Circle

PHONE: (520) 256-0844 FAX: () EMAIL: cubanvirgo54@gmail.com

PROPERTY OWNER (If ownership in escrow, please note): Antonio Lopez

ADDRESS: 9024 E Kirkpatrick Circle

PHONE: ((520) 256-0844 FAX: () EMAIL: cubanvirgo54@gmail.com

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): T21CM00889

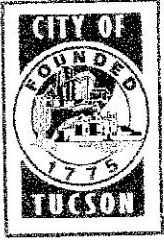
I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

Antonio Lopez

SIGNATURE OF OWNER/APPLICANT

1 Mar 2022

Date



BOARD OF ADJUSTMENT - PROJECT DESCRIPTION

Provide a description of the project including, but not limited to its lot area, square footage of proposed or existing structures, proposed use/s, is a multiphase project, etc. If this project is the subject of a rezoning or special exception request, HPZ review, or a zoning violation, please provide current status of that case.

This project consist of three areas of the property which require a BoA.

1. Small storage shed at the east edge of the property line 0'-0" setback. Approxintely 81 SF, constructed of CMU block and steel roof framing, steel entry door and steel framed interior shelving units.

2. Small 8'x16' carport awning on the west edge of the property line 0'-0" setback. This frame is attached to the existing house on the garage wall, constructed with presure treated 2x4 and 2x6's with a recycled steel garage door for roof sheeting. The total SF is 128.

3. The primary addition is the three car carport attached to the north/front of the existing garage and porch. This structure framing is made of 4"x6", 4"x10" and 8"x8" iron recycled steel beams with 2x6 trusses throughout. The total SF is 555. The setback from the street property line (sidewalk) to the roof overhang fascia is 4' and 10'-6" to the nearest support column. Porch carport section is covered with 3/4" TG fire rated plywood and the garage carport section is covered with 1/2" roofing plywood. Both are coated with peal and stick Granulated Poliglass Cap Roofing Sheeting.

Case Number: C10- Activity Number:



APPLICANT'S REQUEST TO THE BOARD OF ADJUSTMENT

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

1. The current setback requirement for the existing west property line carport is 6', I am requesting a 0' setback variance.

2. The current setback requirement for the existing east property line storage shed is 6', I am requesting a 0' setback variance.

3. The current setback requirement for the newly constructed carport is 20' from street side property line, I am requesting a 4' setback variance.

Lined area for additional text or notes.

Case Number: C10-

Activity Number: T22PRE0008



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;

The property limits the ability to provide addiquit storage and vehicle shading for resident's of the house without impacting the property setbacks. The house was built in 1964 before the advent of mulitple vehicles and multiple resident's. Summer heat waves limits use of outdoor spaces due to lack of shade and or protection from the sun.

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

The house with a width of 63 feet consumes most of the width of the property is 80 feet. With the current setback requirements this does not allow any structures to be erected to the east or west of the house. The carport at the front of property is slated for additional shaded parking due to the damaging intense sun Tucson receives daily.

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;

There are several properties in my neighborhood which have similar structures previously constructed and approved by the city. Three other carports actually are closer to the street than my carport.

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 residence was purchased in 1994 as is and was at that time suitable for a young small family. The house has a width of 63 feet consumes most of the width of the propoerty which has a width of 80 feet we are limited due to setback regulations.

Case Number: C10- Activity Number: T22PRE0008



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;
The projects in question only impact existing property boundaries and do not affect any other neighbors.

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,
The east shed is visually considered part of the property line wall, where the west carport is somewhat obscured by the 9'W x 6'H redwood property line entry gate.
The front Carport will enhance the property value of all residences in my neighborhood.
It also provides a shaded rest area for elderly neighbors walking their pets.

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 request does not provide relief of the UDC minimum variance per code, therefore we are requesting this variance to accomidate these existing structures.

Case Number: C10- _____ Activity Number: T22PRE0008 _____

12/15/2021 STEVE SHIELDS ZONING REVIEW Reqs Change ZONING REVIEW TRANSMITTAL

FROM: PDSZ Zoning Review

PROJECT: T21CM00889 6024 E Kirkpatrick Cir – R-1 Carport & Porch Addition, Permit Existing Carport and Detached Shed (1st Review)

TRANSMITTAL: December 15, 2021

COMMENTS: the following comments are relative to an application for a Design Development Option (DDO) (UDC 3.11.1).

This site is located in the R-1 zone Unified Development Code 4.7.1, (UDC). A single-family residence (SFR) is a permitted use in this zone (Table 4.8-2). See Use-Specific Standards 4.9.7.B.5 - 9. 10.

Perimeter yard setbacks are based on a measurement from design grade to the highest point of the exterior wall UDC Article 6.4.5.B & Figure 6.4.5-A.

The minimum setback to the front street perimeter property line is the greater of twenty (20) feet, or one and one-half (1 1/2) the height of the proposed wall ((UDC 6.4.5.C.1.a).

The DDO process may only be used to reduce the driveway length to a carport, and not to a garage (UDC Section 3.11.1.B.4).

Comments for the proposed carport & porch:

1. Setback measurements for carport and porch type structures are measured from the post supporting the structure as long as there is no more than a 2'-0" overhang. In the case where a roof overhang is greater than 2'-0" than the setback is measure from 2'-0" back from the edge of roof. UDC Article 6.4.5.B.2 & 6.4.5.D.2.a.(2). For the proposed carport and porch show the required perimeter yard setbacks from either the post supporting the structure or the 2'-0" overhang as applicable. It appears that a Design Development Option (DDO) will be required but until the setbacks are shown correctly Zoning cannot provide the required comments to submit the DDO. As a Board of Adjustment is required for the existing setback to the west property line it is recommended that the proposed carport and porch setbacks be process in the Board of Adjustment to prevent the need to two different processes.

The minimum setback is the greater of six (6) feet, or two-thirds (2/3) the height of the structure's wall facing each interior property line (Table 6.3-2.A).

Comments for the existing carport:

2. Based on a wall height less than 9'-0" the required perimeter yard setback for the existing carport to the west property line is 6'-0", proposed setback is 0'-0". A Board of Adjustment for Variance is required to reduce the perimeter yard to 0'-0".

Comments for existing shed:

3. Based on a wall height less than 9'-0" the required perimeter yard setback for the existing carport to the west property line is 6'-0", proposed setback is 0'-0". As this is a detached accessory structure a neighbor's setback waiver maybe used to reduce the perimeter yard setback to 0'-0", see UDC Article 6.6.2.D. To secure the setback waiver the following text must be provide on the plot plan and be signed and dated by the adjacent property owner:

My Name is _____ and I am the owner of the property located at _____. I have reviewed the site plan and I have no objection to structure being located or constructed _____ feet from the property line as depicted on the site plan.

Signature: _____

Date: _____

The following comments must be addressed prior to approval of the plan:

4. Provide a dimension from the center line of the street to the face of curb, face of curb is where the pavement meets the concrete of the curb. Provide a dimension from the face of curb to the property line. Distance from the centerline of street to the face of curb should be 16'-0" and from face of curb to property should be 9'-0".

5. The scale for the drawing shown, 1" = 1'-0", is not correct.

6. There is a dashed line that has a call out of "PROPERTY LINE" that runs around the entire property. It appears that this is a setback line not a property line. Remove this line from the plan.

7. Remove all references to the infill of the pool as permit T21BU00061 Pool Demo has already been issued.

8. Provide black & white drawings on the next submittal as the colors can be difficult to read, and submit as a single multi-page pdf file.

As the existing carport requires a Board of Adjustment for Variance, a DDO cannot reduce a setback to less than 1'-0", Zoning recommends that you include all setback reductions in the Variance process except the existing shed. Board of Adjustment application and requirements can be found at: https://www.tucsonaz.gov/files/pdsd/codes/Zoning_Administration_Application_BA_fillable.pdf, and is submitted at: <https://www.tucsonaz.gov/pdsd-filedrop>, using Submission Type "Zoning Administration"

If you have any questions about this transmittal, please contact Elisa Hamblin at Elisa.Hamblin@tucsonaz.gov

Parcel Number: 133-31-0830

Property Address			
Street Number	Street Direction	Street Name	Location
9024	E	KIRKPATRICK CI	Tucson

Contact Information	
Property Owner Information:	Property Description:
LOPEZ ANTONIO & THERESA M JT/RS 9024 E KIRKPATRICK CIR TUCSON AZ 85710-0000	CENTENNIAL PARK NO 3 LOT 83

Valuation Data					
Property Appraiser: Phone:					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2022	PRIM RESIDENCE (3)	10.0	\$217,057	\$201,492	\$20,149
2023	PRIM RESIDENCE (3)	10.0	\$261,522	\$211,567	\$21,157

Property Information					
Township:	14.0	Section:	15	Range:	15.0E
Map:	16	Plat:	90	Block:	0
Tract:		Land Measure:	1.00S	Lot:	00083
Census Tract:	4021	File Id:	1	Group Code:	
Use Code:	0131 (SFR GRADE 010-3 URBAN SUBDIVIDED)			Date of Last Change:	7/12/2005

Valuation Area				
District Supervisor: STEVE CHRISTY District No: 4				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
91	2111056 DEL	20404901	16090 DEL	8

Recording Information (1)				
Sequence No.	Docket	Page	Date Recorded	Type
94019445	9719	858	1/31/1994	

Residential Characteristics

Main Structure:

Appraisal Date:	11/1/2009	Property Type:	Single Family Residence	Area ID:	Ed 8-204049-01-3
Processed:	12/31/1969	Building Class:	3	Physical Condition:	Good
Total Living Area:	2,046	Garage Type:	Garage	Effective Construction Year:	1964
Garage Capacity:	2	Stories:	1	Patio Type:	Covered
Rooms:	8	Patio Number:	2	Quality:	Fair
Pool Area:	450	Exterior Walls:	Brick	Valuation Type:	00
Roof Type:	Built Up	Total Main:	\$210,735	Heating:	Forced
Total Control:	\$210,735	Cooling:	Refrigeration	Total Actual:	\$261,522
Bath Fixtures:	6	FCV Adjustment Factor:	1.000	Enhancement:	\$0
Last Calc:	0128				

Permits (2)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T02CM03198	SADD ~ FINAL	08/16/2002	12/30/2003	TUC	\$9,090	448	*/*	11/06/2009			100
Description: ADDITION:ARIZONA ROOM											
T02CM03198	SADD ~ FINAL	08/16/2002	12/30/2003	TUC	\$9,090	448	*/*	11/06/2009		11/06/2009	100
Description: ADDITION:ARIZONA ROOM											

Notes (1)

Created: 11/6/2009 Modified: 11/6/2009	Update 11n per 11/09 aerial review for permit T02Cm03198 (Addn:448sf Az Rm):LA 1598sf-> 2046sf, Rms 7-> 8, Evap-> AC. Rule B.
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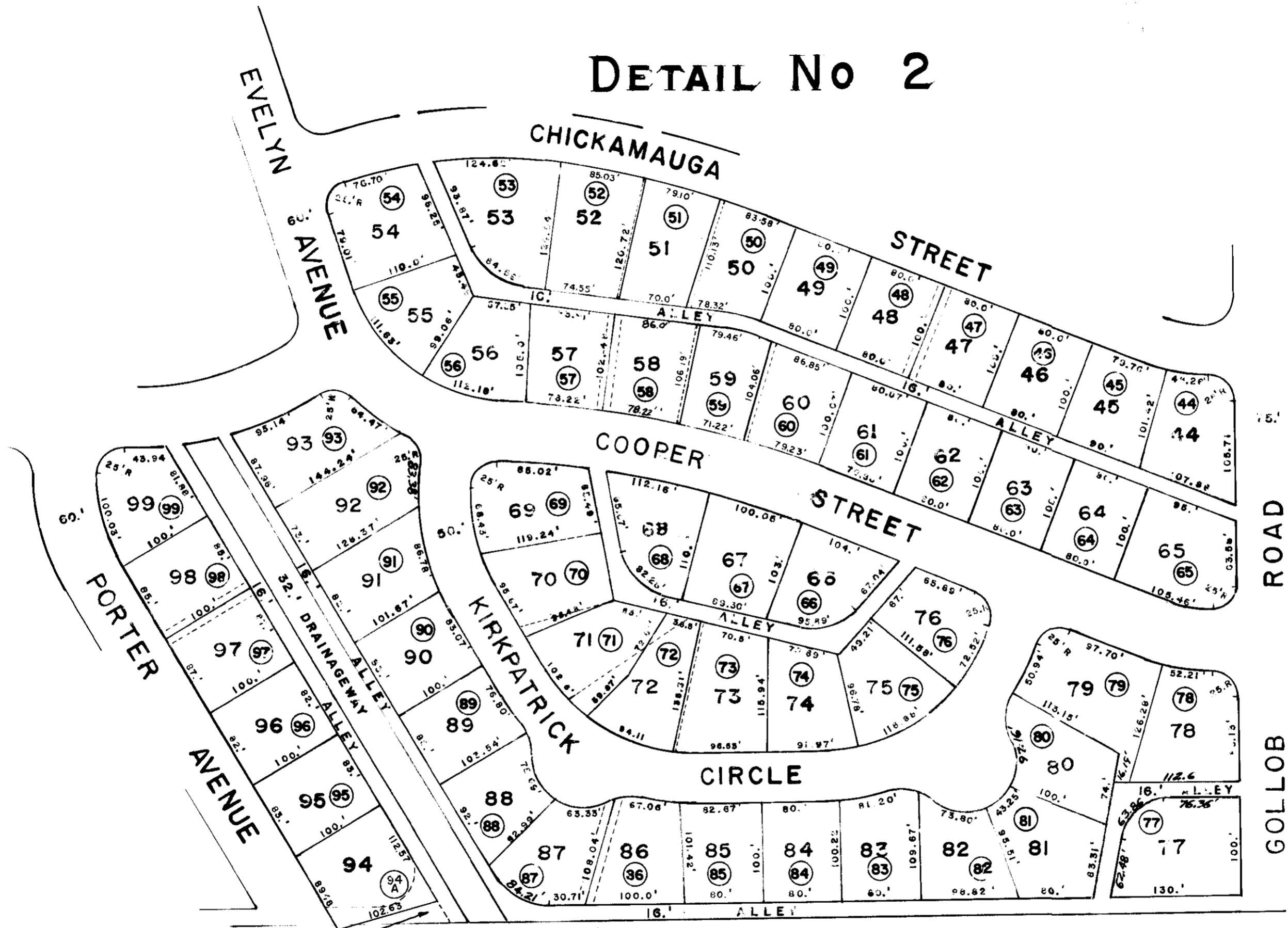
ASSESSOR'S RECORD MAP



133-31
2/7

CENTENNIAL PARK No. 3

DETAIL No 2



ASSESSED WITH LOT 1
ESTES PARK 134-04-192A

SCALE - 1" = 100'

SEE BOOK 16, PAGE 90, M & P

1973

M16090_02

~~XXXXXX~~

133310610 ZAKHARIAN ROBERT & ARAMAIS R JT/RS 43 HEMLOCK LN PAINTED POST NY 14870	134042400 AMMERMAN ALEXIS F & KITTRELL NIKO JT/RS 9040 E BLUEFIELD ST TUCSON AZ 85710	134042520 ANTONICK-BOEHME CINDY & 366 S GOLLOB RD TUCSON AZ 85710
133310760 AUMAN RICHARD P & MELANIE L JT/RS 9053 E KIRKPATRICK CIR TUCSON AZ 85710	134042320 BAIR REVOC TR 9035 E BLUEFIELD ST TUCSON AZ 85710	134042290 BAITY CORA L FAMILY TR 9005 E BLUEFIELD ST TUCSON AZ 85710
133310810 BAUGHER JAMILA K & JAMES H JT/RS 9040 E KIRKPATRICK CIR TUCSON AZ 85710	133310850 BOWERS PHILIP 9008 E KIRKPATRICK CIR TUCSON AZ 85710	134042500 BROSNAN ELIZABETH JESSICA 9031 E KENYON DR TUCSON AZ 85710
133310790 CELENTANO DANIEL L 9054 E KIRKPATRICK CIR TUCSON AZ 85710	134042340 CONNALLY JENNIFER 9055 E BLUEFIELD ST TUCSON AZ 85710	133310750 COTA-ROBLES STEVEN ANDREW & DEBORAH 9035 E KIRKPATRICK CIR TUCSON AZ 85710
133310460 COURVILLE JAMES A 9040 E CHICKAMAUGA ST TUCSON AZ 85710	0 CRIMMINS THERESA MAU & MICHAEL A CP/RS 323 S PORTER AVE TUCSON AZ 85710	133310620 CUELLAR ESTHER V 9041 E COOPER ST TUCSON AZ 85710
133310870 DU MICHELLE 8982 E KIRKPATRICK CIR TUCSON AZ 85710	133310730 DUKE ESTATE PROPERTIES LLC 9009 E KIRKPATRICK CIR TUCSON AZ 85710	134042300 EKSTRUM MARK E F & LINDA J CP/RS 9015 E BLUEFIELD ST TUCSON AZ 85710
133310600 GARDNER TANYA 9021 E COOPER ST TUCSON AZ 85710	133310900 GRAY KRISTI M 8962 E KIRKPATRICK CIR TUCSON AZ 85710	133310710 GRIMM ROAN KALANI & RAYMIE CHAVEZ CP/RS 8969 E KIRKPATRICK CIR TUCSON AZ 85710
133310590 GUZZARDO JOSEPH J LIVING TR 9011 E COOPER ST TUCSON AZ 85710	134042420 HARRIS MICHAEL R 9020 E BLUEFIELD ST TUCSON AZ 85710	133310740 HENDERSON ADAM 9017 E KIRKPATRICK CIR TUCSON AZ 85710
133310650 HILLMER MATTHEW & JENNIFER 9071 E COOPER ST TUCSON AZ 85710	134042330 HUTSON MICHAEL L & CHERRY K JT/RS 9045 E BLUEFIELD ST TUCSON AZ 85710	133310780 JIVIDEN BRETT PERRY 9072 E COOPER ST TUCSON AZ 85710
134042440 KADIMOVA NASIBA & KADIMOV AKRAM CP/RS 345 S PORTER AVE TUCSON AZ 85710	134042360 LA RUE ALYSSA JUNE & NICHOLAS 9075 E BLUEFIELD ST TUCSON AZ 85710	133310640 LAHRMAN LIVING TR 9061 E COOPER ST TUCSON AZ 85710

134042480 LAMMIE PATRICIA A 9011 E KENYON DR TUCSON AZ 85710	133310680 LINDHOLM MARK & CONSTANCE CP/RS 9010 E COOPER ST TUCSON AZ 85710	133310830 LOPEZ ANTONIO & THERESA M JT/RS 9024 E KIRKPATRICK CIR TUCSON AZ 85710
134042280 MARTIN MICHAEL W & CHRISTINE E CP/RS 333 S PORTER AVE TUCSON AZ 85710	134042390 MASKAYKIN YURIY & SHAKHOVA SVETLANA CP/RS 125 S GOLLOB RD TUCSON AZ 85710	133310660 MOORE RICHARD ERVIN 9034 E COOPER ST TUCSON AZ 85710
134042310 MORGAN BRADEN R 9025 E BLUEFIELD ST TUCSON AZ 85710	134042490 NEALY CRAIG BENTON 9021 E KENYON DR TUCSON AZ 85710	133310630 PADILLA FRANK J & MAREA Y JT/RS 9051 E COOPER ST TUCSON AZ 85710
134042380 PATTERSON BOBBY L & BARBARA M JT/RS 9060 E BLUEFIELD ST TUCSON AZ 85710	133310720 RAMIREZ MAYRA E & HARPER CLARENCE JT/RS 8979 E KIRKPATRICK CIR TUCSON AZ 85710	134042460 RAMOS SARAH 365 S PORTER AVE TUCSON AZ 85710
133310820 RAY PHILIP J & LISA M JT/RS 9032 E KIRKPATRICK CIR TUCSON AZ 85710	133310840 RIZZUTI HEDI REVOC LIVING TR 9016 E KIRKPATRICK CIR TUCSON AZ 85710	133310470 ROLL SAMUEL C & STEPHANIE A JT/RS 9032 E CHICKAMAUGA ST TUCSON AZ 85710
133310670 SEMENOWICH ELIZABETH ANN 9020 E COOPER ST TUCSON AZ 85710	133310450 SIMMS BETH & MATTHEW CP/RS 9048 E CHICKAMAUGA ST TUCSON AZ 85710	133310690 SMITH NICOLE M 8953 E KIRKPATRICK CIR TUCSON AZ 85710
134042370 SOUTH DANIEL BLAINE & DEXTER CAROLYN DENISE 9070 E BLUEFIELD ST TUCSON AZ 85710	133310440 STEVENSON SCOTT JEFFREY 9056 E CHICKAMAUGA ST TUCSON AZ 85710	134042430 TAPIA EMILIO ALEJANDRO & ALVAREZ NICOLE CP/RS 9010 E BLUEFIELD ST TUCSON AZ 85710
133310800 TRUJILLO ANGEL R & CYNTHIA CP/RS 9048 E KIRKPATRICK CIR TUCSON AZ 85710	134042450 VALLEJO FRANK 355 S PORTER AVE TUCSON AZ 85710	133310880 VAN AKEN GEORGE M & EDNA I CP/RS 8976 E KIRKPATRICK CIR TUCSON AZ 85710
133310770 WARES WILLIAM D II & PATY BRYAN P CP/RS 306 S GOLLOB RD TUCSON AZ 85710	133310700 WILEY FAMILY TR 8961 E KIRKPATRICK CIR TUCSON AZ 85710	134042350 WILKA EMALIE E 9065 E BLUEFIELD ST TUCSON AZ 85710
134042410 WILLERT RICHARD R & ANN E CP/RS 9030 E BLUEFIELD ST TUCSON AZ 85710	133310890 DINH KIMMY 9465 E WATSON DR TUCSON AZ 85730	133310860 JONES SCOTT E 436 N CONSTITUTION DR TUCSON AZ 85748

Don Goebel - N.A. - Old Spanish Trail

9996 E Emberwood Dr

Tucson, AZ 85748

Donald Ledbetter - N.A. - Bonanza

10001 E Colette

Tucson, AZ 85748

Eva Jane Chartier - N.A. - Carriage Park

8330 E 3rd St

Tucson, AZ 85710

Joyce K. Beal - N.A. - Old Spanish Trail

9610 E 29th St

Tucson, AZ 85748

Kenneth L. Bertschy - N.A. - Carriage Park

502 N Kent Dr

Tucson, AZ 85710

Nikki Lee - Ward 4

8123 E. Poinciana DR

Tucson, AZ 85730

Paul Cunningham - Ward 2

7575 E. Speedway BL

Tucson, AZ 85710

Regina Romero - Mayor

255 W. Alameda ST

Tucson, AZ 85701

Robert Bowers (Chair) - N.A. - Bonanza

10015 E Lorian St

Tucson, AZ 85748

William (Howie) Hibbs - N.A. - Old Spanish Trail

9541 E Thomas Place

Tucson, AZ 85748



File Mail

Name and Address of Sender
ANTONIO LOPEZ
9024 E KIRKPATRICK
CIR
TUCSON AZ 85710

Check type of mail or service
 Adult Signature Required Priority Mail Express
 Adult Signature Restricted Delivery Registered Mail
 Certified Mail Return Receipt for Merchandise
 Certified Mail Restricted Delivery Signature Confirmation
 Collect on Delivery (COD) Signature Confirmation Restricted Delivery
 Insured Mail
 Priority Mail

Affix Star
 (for additional
 Postmark)



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U.S. POSTAGE PAID
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 85710
 JAN 29, 22
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\$3.76

R2305E124680-20

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee											SH Fee		
1.	SEMENOVICH ELIZABETH ANN 9024 E COOPER ST TUCSON AZ 85710	.58														
2.	SOUTH DANIEL BLAINE + LEXTOR CAROLYN DENISE 9070 E BLUEFIELD ST. TUCSON AZ 85710															
3.	TRUNILLO ANGEL E + CYNTHIA CP/RS 9048 E KIRKPATRICK CIR TUCSON AZ 85710															
4.	WARES WILLIAM D II + PATY BRYAN P CP/RS 306 S GOLDBERG RD TUCSON AZ 85710															
5.	WILLERT RICHARD R + ANN E CP/RS 9030 E BLUEFIELD ST. TUCSON AZ 85710															
6.	LINDHOLM MARK + CONSTANCE CP/RS 9010 E COOPER ST. TUCSON AZ 85710															
7.	MASKAYKIN YURIY + SHAKOVA SVETLANA CP/RS 125 S GOLDBERG RD TUCSON AZ 85710															
8.	NEALY GRAIG BENTON 9021 E KENYON DR TUCSON AZ 85710															
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)														
8	Eight															

Complete in Ink

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Name and Address of Sender
ANTONIO LOPEZ
9024 E. KIRKPATRICK CIR.
TUCSON AZ 85710

Check type of mail or service

Adult Signature Required Priority Mail Express
 Adult Signature Restricted Delivery Registered Mail
 Certified Mail Return Receipt for Merchandise
 Certified Mail Restricted Delivery Signature Confirmation
 Collect on Delivery (COD) Signature Confirmation Restricted Delivery
 Insured Mail
 Priority Mail

Affix Stamp Here
 (for additional copies
 Postmark with Date



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U.S. POSTAGE PAID
 TUCSON, AZ
 85710
 JAN 29, 22
 AMOUNT
\$3.76
 R2305E124680-20

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handlin Charge	COD															
1.	RAMIREZ MAYRAE & HARPER CLARENCE JTRS 8979 E. KIRKPATRICK CIR. TUCSON AZ 85710	.58																		
2.	RIZZUTI HEDI REVOC LIVING TR. 9016 E. KIRKPATRICK CIR. TUCSON AZ 85710																			
3.	SIMMS BETH & MATTHEW CA/RS 9048 E. CHICKAMAUGA ST. TUCSON AZ 85710																			
4.	STEVENSON SCOTT JEFFREY 9056 E. CHICKAMAUGA ST TUCSON AZ 85710																			
5.	VALLERJO FRANK 355 S. PORTER AVE TUCSON AZ 85710																			
6.	WILEY FAMILY TR 8961 E. KIRKPATRICK CIR. TUCSON AZ 85710																			
7.	DINH KIMMY 9465 E. WATSON DR. TUCSON AZ 85710																			
8.	LOPEZ ANTONIO & THERESA M JTRS 9024 E. KIRKPATRICK CIR. TUCSON AZ 85710																			

Total Number of Pieces Listed by Sender: **8**
 Total Number of Pieces Received at Post Office: **Eight**

Postmaster, Def. (Name of receiving employee)



Firm Mailing Book For Accountable Mail

Name and Address of Sender
ANTONIO LOPEZ
9024 E KIRKPATRICK CIR
TUCSON AZ 85710

Check type of mail or service

<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Priority Mail Express
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail
<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Priority Mail	

Affix Stamp
 (for additional postage)
 Postmark with



U.S. POSTAGE PAID
 TUCSON, AZ 85710
 JAN 29, 2017
 AMOUNT
\$3.76
 R2305E124680-20

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee											SH Fee		
1.	MOORE RICHARD ERVIN 9024 E COOPER ST. TUCSON AZ 85710	58														
2.	PADILLA FRANK J & MARELY ST/RS 9051 E COOPER ST. TUCSON AZ 85710															
3.	RAMOS SARAH 3165 S PORTER AVE. TUCSON AZ 85710															
4.	ROLL SAMUAL C & STEPHANIE A JT/RS 9032 E CHICKAMAUGA ST. TUCSON AZ 85710															
5.	SMITH NICOLE M 8953 E KIRKPATRICK CIR TUCSON AZ 85710															
6.	TAPIA EMILIO ALEJANDRO & ALVAREZ NICOLE CP/RS 9010 E BLUEFIELD ST. TUCSON AZ 85710															
7.	VAN AKEN GEORGE M & DENISE CP/RS 8976 E KIRKPATRICK CIR TUCSON AZ 85710															
8.	WILKA CHARLIE E 9065 E BLUEFIELD ST. TUCSON AZ 85710															
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1.	JONES SCOTT E 436 N CONSTITUTION DR TUCSON AZ 85710	.58				
2.	REGINA ROMERO - MAYOR 255 W. ALAMEDA ST. TUCSON AZ 85710					
3.	WILLIAM (HOWIE) HIBBS - N.A. - OLD SPANISH TRAIL 2541 E THOMAS PLAZA TUCSON AZ 85748					
4.	PAUL CANNINGHAM - WARD 2 7575 E SPEEDWAY BL TUCSON AZ 85710					
5.	ROBERT BOWERS (CHAIR) - N.A. - SONANZA 10015 E LORIAN ST TUCSON AZ 85748					
6.	JOYCE K BEAL - N.A. OLD SPANISH TRAIL 9610 E 29TH ST. TUCSON AZ 85748					
7.	DON GOEBEL - N.A. - OLD SPANISH TRAIL 9996 E EMERALWOOD DR TUCSON AZ 85748					
8.	NIKKI LEE - WARD 4 8123 E POINCIANA DR TUCSON AZ 85720					
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1.	KENNETH L BERTSCHY - NA - CARRIAGE PARK 502 W KENT DR TUCSON AZ 85710	.58		
2.	EVA JANE CHARTIER - NA CARRIAGE PARK 2330 E 3RD ST TUCSON AZ 85710			
3.	DONALD LED BETTER NA BONANZA 1001 E COLETTE TUCSON AZ 85748			
4.	ZAKHARIAN ROBERT & ARAMAISS R JT/RS 43 HEMLOCK LN PAINTED POST NY 14870			
5.	ALMAN RICHARD P & MELANIE L JT/RS 9053 E KIRKPATRICK CIR TUCSON AZ 85710			
6.	BAUGHEN JAMILA K & JAMES H. JT/RS 9040 E KIRKPATRICK CIR TUCSON AZ 85710			
7.	CELENTANO DANIEL L 9054 E KIRKPATRICK CIR TUCSON AZ 85710			
8.	COURVILLE JAMES A 9040 E CHICKAMANGA ST. TUCSON AZ 85710			

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1.	DU MICHELLE 8982 E KIRK PATRICK CIR TUCSON AZ 85710	158														
2.	GARDNER TANYA 9021 E COOPER ST TUCSON AZ 85710															
3.	GUZZARD JOSEPH J LIVING TR 9011 E COOPER ST TUCSON AZ 85710															
4.	HILLMER-MATHEW & JENNIFER 9071 E COOPER ST TUCSON AZ 85710															
5.	KADIMOVA NASIBA & KADIMOV AKRAM C/RS 345 S PORTER AVE TUCSON AZ 85710															
6.	AMMEGMAN ALEXIS F & KITRELL PIKO C/RS 9040 E BLUEFIELD ST. TUCSON AZ 85710															
7.	BARR REVOC TR 9055 E BLUEFIELD ST TUCSON AZ 85710															
8.	BOWERS PHILIP 9008 E KIRK PATRICK CIR TUCSON AZ 85710															

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1.	CONNALLY JENNIFER 9055 E BLUEFIELD ST TUCSON AZ 85710	.58																	
2.	CRIMMINS THERES MAU MICHAEL A. CIPRS 523 S PORTER AVE TUCSON AZ 85710																		
3.	DUR ESTATE PROPERTIES LLC 9009 E KIRKPATRICK CIR TUCSON AZ 85710																		
4.	GRAY KRISTI M 8962 E KIRKPATRICK CIR TUCSON AZ 85710																		
5.	HARRIS MICHAEL R 9020 E BLUEFIELD ST TUCSON AZ 85710																		
6.	HUTSON MICHAEL L + CHERYL R CIPRS 9045 E BLUEFIELD ST TUCSON AZ 85710																		
7.	LA RAE AYESA JANE + NICHOLAS 9075 E BLUEFIELD ST TUCSON AZ 85710																		
8.	ANTONICK - ROEHME CINDY 266 S GOWAN RD TUCSON AZ 85710																		
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1.	BALTY CORA L FAMILY TR 9005 E BLUEFIELD ST TUCSON AZ 85710	.58															
2.	BROSNAN ELIZABETH JESSICA 9031 E KENYON DR TUCSON AZ 85710																
3.	COFA ROBES STEVEN ANDREWA DEBORAH 9035 E KIRKPATRICK CIR TUCSON AZ 85710																
4.	CUELLAR ESTHER ✓ 9041 E COOPER ST TUCSON AZ 85710																
5.	EKSTROM MARK R F & LINDA J CP/RP 9015 E BLUEFIELD ST TUCSON AZ 85710																
6.	GRAM RON KALANI & RAYMIE CHAVES 8969 E KIRKPATRICK CIR TUCSON AZ 85710																
7.	HENDERSON ADAM 9017 E KIRKPATRICK CIR TUCSON AZ 85710																
8.	JIVIDER BRETT FERRA 9077 E COOPER ST TUCSON AZ 85710																
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1.	LAHRMAN LIVING TR 9061 E COOPER ST TUCSON AZ 85710	.58														
2.	LAMMIE PATRICIA A 9011 E KENYON DR TUCSON AZ 85710															
3.	MARTIN MICHAEL W + CHRISTINE E C/P/RS 333 S PORTER AVE TUCSON AZ 85710															
4.	MORGAN BRADEN R 9025 E BLUEFIELD ST TUCSON AZ 85710															
5.	PATTERSON BOBBY L + BARBARA M JT/RS 9060 E BLUEFIELD ST TUCSON AZ 85710															
6.	RAY PHILIP J + LISA M JT/RS 9032 E KIRKPATRICK CIR TUCSON AZ 85710															
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Date: 29 Jan 2022

Subject: Neighborhood Meeting for our Board of Adjustment Variance Application

Dear Neighbor,

We are proposing obtaining three Tucson City Variances for property line setbacks, for existing and new structures on my property. Which consist of one existing concrete block and metal roof small storage shed (72 SF) located on the east edge of my property line, one wood framed with metal sheathing roofing small existing shade/carport structure (136 SF) located on the west edge of my property line and one iron, steel, and wood, three car carport (555 SF) newly constructed/completed and attached on the north garage face of the residence.

Per the City of Tucson Unified Development Code, UDC Article 6.4.5.B & Figure 6.4.5-A. The minimum setback to the front street perimeter property line is the greater of twenty (20) feet, or one and one-half (1 ½) the height of the proposed wall ((UDC 6.4.5.C.1.a): The proposed carport in front/north side of my house requires to be 20' from the street property line. The existing carport on the west side of my house is required to be 6' away from the west property line. As well as the storage shed at the east side of my house is also required to be 6' away from the east property line.

Therefore, this project will require a variance to the code requirements. The variance's we are seeking are:

1. The allowance of the 0'-0" setback for the small east storage shed.
2. The allowance of the 0'-0" setback for the small west shade/carport structures.
3. The approval of a 4' setback from the street property line for the newly constructed three car carport structure on the north face of the residence and facing Kirkpatrick Circle.

Prior to submitting our variance application to the City of Tucson Planning & Development Services Department, we are required to offer to meet with our neighbors to discuss our project and answer any questions and address any concerns you might have.

The meeting will be held on Friday 25 Feb 5:00 PM – 6:00 PM using Skype and the Link-in Address is:

<https://join.skype.com/OzN5R1bGJ33K>, or please email me at cubanvirgo54@gmail.com, if you wish to attend so that I can send you the meeting link. If you are not able to attend the meeting and have questions and/or concerns, feel free to contact me at: cubanvirgo54@gmail.com or 520-256-0844.

A formal application for the variances will be submitted to the City of Tucson Planning & Development Services Department. Once our application is processed, we will be scheduled for a Board of Adjustment public hearing in which you may attend and speak at if so desired. You will receive an official notice from the city as to the date, time and place of the Board of Adjustment public hearing as well as a comment form that you may fill out regarding our project.

Thank you and we look forward to meeting with you.

V/R

Antonio Lopez

Signatures

Date: 26 February 2022

Subject: Lopez Residence Teleconference Comments & Attendees (T22PRE0008):

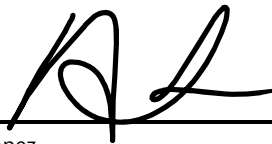
Conducted Teleconference on 25 Feb 2022, beginning at 1645 (4:45 PM) and concluded the meeting at 1812 (6:12 PM), we had no one chimed in, called in, nor logging into the Skype meeting place.

I had previously tested the meeting place system days before, with my spouse, who is currently in Spain and a local work associate, and both went well. I was unable to record this meeting because the system activates the recording option once two attendees are on the meeting call.

Quickly after the mailers went out to my 60+ neighbors, I received two phone calls from confused neighbors wondering why they received these letters, once I explained the situation, they became sympathetic to my battle with the city, and both callers agreed that they had no comments regarding my variance request or permit application. Several other close neighbors stopped by in person to also express their confusion over the complexity of the permit procedure, and all commented on how nice the structure looked.

Respectfully,

X

A handwritten signature in black ink, appearing to be 'AL', written over a horizontal line.

Antonio Lopez
Owner/Resident