



**BOARD OF ADJUSTMENT VARIANCE APPLICATION**

Case Number: C10- 22-04 Activity Number: T22SA00153 Date Accepted: 3/22/22

**PROPERTY LOCATION INFORMATION**

Property Address: 1775 E 1ST ST, Tucson, AZ 85719

Project Description: Renovation and two-story addition to an existing two-story sorority house

Zoning: R-3 Property Size (sqft): +/-24,528 SF

Number of Existing Buildings: 1 Number of Stories: 2 Height: +/- 24'-1 1/2"

Legal Description: LOTS 14, 15 AND 16, BLOCK 2 OF NOB HILL ADDITION, A SUBDIVISION OF PIMA COUNTY, ARIZONA BOOK 2 OF MAPS AND PLATS AT PAGE 5. EXCEPT THE NORTH 8.00 FEET AS CONVEYED IN DOCKET 9482 AT PAGE 821.

Pima County Tax Parcel Number/s: 124-02-034F

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

APPLICANT: Kyle G. Ray, Senior Project Manager, TreanorHL Architects

ADDRESS: 55 Roswell Street, Suite 200, Alpharetta, GA 30009

PHONE: (678) 254-0423 FAX: ( ) EMAIL: kray@treanorhl.com

PROPERTY OWNER (If ownership in escrow, please note): ALPHA CHI OMEGA NATIONAL HOUSING CORP

ADDRESS: 5939 Castle Creek Parkway North Dr. Indianapolis, IN 46250

PHONE: ( 317 ) 579 - 5050 FAX: ( ) EMAIL: AJGabel@alphachiomega.org

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): DP21-0351

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

Kyle G. Ray 03-21-2022  
 SIGNATURE OF OWNER/APPLICANT 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.

The proposed project is a renovation and addition to Alpha Chi Omega's existing one and two story Sorority house. The house is located at 1775 E 1st St, Tucson, AZ 85719. The lot is zoned R-3, and is owned by the Alpha Chi Omega National Housing Corporation. It is positioned on the corner of E. 1st St. and N. Martin Ave. The original house was designed by Friedman & Jobusch Architects and Engineers in 1963. Repp+McClain was the Architect of the 2014 Kitchen Renovation. The lot size is +/-24,528 SF or 0.5631 acres. The lot is bordered to the east by Phi Gamma Delta across N. Martin Avenue, Zeta Beta Tau to the west, and Theta Tau diagonal across the street. Zeta Beta Tau and Theta Tau are two-story structures. There is a parking lot to the south across E 1st St. and a 7-Eleven convenience store to the north. The existing area of the house is 14,883 SF and the proposed addition is 2,914 SF totaling 17,797 gross SF. The proposed addition scope includes demolishing a portion of the existing one-story house and building the proposed two-story addition in its place. The proposed two-story addition extends to the east, approximately 5'-5 1/2" beyond the existing house along the east property line.

The primary purpose of the proposed addition is to expand the Kitchen, Serving, and Dining services to accommodate the current and growing needs of the Sorority Chapter. These functions will be on the First Level of the addition. The proposed interior renovation of the house provides a new Conference Room, Study Spaces, Social Spaces, expanded House Director's Suite and accessible Toilet Rooms. Existing Sleeping Rooms were taken off-line to accommodate these proposed public spaces in the existing house renovation. The proposed 2nd Level of the addition has been designed to add public bathrooms with showers, add the displaced beds from the renovation, and add 4 additional beds. Programmatic requirements are much different now than they were in 1963 when the house was originally built.

This proposed project is not planned to have phased construction.

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APPLICANT’S REQUEST TO THE BOARD OF ADJUSTMENT

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

Alpha Chi Omega is requesting the City of Tucson Board of Adjustments to allow relief from the Unified Development Code with the following Variances:

**1. Per UDC Table 7.4.4-1 Residential Use Group - Dormitory, Fraternity, or Sorority**

The Motor Vehicle Parking Spaces Required for the proposed 55 beds x 0.7 space per resident = 39 parking spaces - 3 for bicycle coverage = 36 required spaces

**Required - 36 spaces**

**Provided - 11 on-site parking spaces** at the existing parking lot.

- This includes 1 new accessible space at the NW rear area of the property.

AXO currently has 12 spaces at this location, but will lose one (1) for the new accessible striped access aisle. The on-site parking lot will be slightly modified to meet current parking dimensions per the requirements of the UDC.

AXO has 14 additional parking spaces along (7) N. Martin Ave. and the (7) rear alley. The are non-contributing due to direct street and alley access. AXO is seeking relief to have these included in our total parking calculations per UDC Variance 3 below.

Alpha Chi Omega is proposing to keep the existing 10 parking spaces plus 1 new accessible space at the NW rear of the property, add the 14 non-contributing existing AXO spaces at the alley and N. Martin Ave. side of the property. In addition, propose to **continue using** alternatives for the remaining required spaces by utilizing university parking facilities, bike transportation, and access to public and University of Arizona transportation methods.

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APPLICANT'S REQUEST TO THE BOARD OF ADJUSTMENT - cont.

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

**2. Per UDC Article 6.4.5.C.1.b The required Street Perimeter Yard setback for the proposed addition on the east side of the building has a required setback of 10'-0".**

Alpha chi Omega is requesting relief of the East Street Perimeter Setback requirement of 10'-0" to a proposed 3.04'.

One of the main objectives of the addition was to enlarge and enhance the dining experience for the entire Sorority Chapter. The existing Kitchen, Food Deliveries, Food Serving and Dining/Chapter Room are all located on the east (N. Martin Ave.) and north (rear alley) property lines leaving this the most efficient and logical location for the Dining/Chapter/Serving Room addition. To meet the sorority's current and future programmatic requirements and needs, AXO seeks relief for this addition to allow for an appropriately sized Dining/Chapter Room and Serving Room while allowing for additional new meeting, study, social and bathroom spaces to be dispersed throughout the proposed renovated areas.

**3. Per UDC Article 7.4.6.K - The use of streets or alleys for direct access to vehicle parking for this use is not allowed.**

Alpha Chi Omega is requesting that the existing 7 parking spaces on the East property line along N. Martin Avenue and the existing 7 parking spaces on the North property line along the Alley, be included with the existing 11 on-site parking spaces including the new Accessible Parking Space, bringing the total to 25 parking spaces. These are existing parking conditions, and the scope of this project is not altering or modifying how the Sorority currently accesses and utilizes these existing AXO parking spaces. Other adjacent Board of Regent owned parking on N. Martin Avenue have the same access configuration as these 7 AXO reserved spaces.

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### BOARD OF ADJUSTMENT – REQUIRED FINDINGS

Arizona State Statutes and UDC Section 3.10.3.K. state that the Board may grant a variance only if the variance request complies with each and every one of these "Findings" in full. It is up to the applicant to explain to the Board how the request complies with each Finding. **Important Note:** Do not leave any "Finding" unanswered or marked "Not Applicable" or "N/A".

1. That, because there are special circumstances applicable to the property, strict enforcement of the UDC will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;

#### **Motor Vehicle Parking Spaces Required**

Strict enforcement of the UDC parking requirements will hinder the proposed addition of the Alpha Chi Omega House. Prior to Alpha Chi Omega's proposed addition, the required 36 spaces would not fit on the site as the property has no available land to add or expand parking including the area proposed for the addition. The existing 12 on-site spaces will become 11 total spaces with the addition of an accessible striped aisle for one new accessible handicapped space. The on-site parking lot at the rear will be slightly modified to meet current parking dimensions per the requirements of the UDC. Alpha Chi Omega does have 14 additional non-contributing spaces that have direct access from N. Martin Ave. and the rear Alley. In addition to this total of 25 available spaces, Alpha Chi Omega proposes that its members will continue utilizing the university parking facilities, bike transportation, and access to public and University of Arizona transportation methods. Other Greek houses have successfully been able to address growing programmatic needs with similar limitations on their sites.

#### **Setback Encroachment**

Strict enforcement of the UDC 10'-0" east side yard setback will hinder the proposed addition of the Alpha Chi Omega House. This addition will allow for the expansion of needed Study, Social, Dining, Kitchen, Serving and Sleeping Spaces for the current and future growth of the Sorority. These spaces will allow for Alpha Chi Omega to be competitive with other sororities in the district by providing the important essential amenities and spaces that are important to University and Greek Life.

#### **14 Additional Dedicated Spaces Assigned to Alpha Chi Omega**

AXO has 14 additional parking spaces along N. Martin Ave. (7 assigned) and the rear alley (7). We are seeking to have these included in our total parking calculations per UDC Variance 3. These 14 spaces will function as they always have since they were developed. The 7 spaces accessed from the rear alley were constructed with the original house in 1963. The locations of these 14 existing parking spaces and their access will not be affected with this addition project and will continue to function as they always have.

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

Alpha Chi Omega believes they have not created special circumstances by proposing this renovation and addition project. AXO believes this will enhance the academic and social experience that **all** Greek Life at the University of Arizona strives to achieve while providing a safe, learning and inviting house for its occupants and members. As university student populations grow, Greek Life strives to grow and accommodate the needs of its current and future members. University life and programmatic needs of Greek houses have changed since the house was constructed in 1963.

#### **Motor Vehicle Parking Spaces Required**

The existing 12 on-site spaces will become 11 total spaces with the addition of the accessible striped aisle for a new handicapped space. The proposed addition will not change the way the current on-site and off-site parking spaces function except for the addition of the 1 accessible handicapped space. The location and function will remain the same as they always have. The on-site parking lot will be slightly modified to meet current parking dimensions per the requirements of the UDC.

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**BOARD OF ADJUSTMENT – REQUIRED FINDINGS (CONTINUED)**

**Setback Encroachment**

The proposed addition to the east setback allows Alpha Chi Omega to be competitive with other sororities in the district by providing a quality University and Greek Life experience with a house that can accommodate current needs. This addition is essential to achieving that goal for the current and future members.

**14 Additional Dedicated Spaces at Property Assigned to Alpha Chi Omega**

All AXO's 14 existing off-site parking space locations and access will not be affected with this addition project and will continue to function as they always have except for the addition of the 1 accessible handicapped space. AXO seeks to have these included in their parking space calculations.

- 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;

Alpha Chi Omega believes that the authorized adjustments of all 3 requested variances will not constitute a grant of special privileges inconsistent with other similar properties in the area. Other Greek Houses are experiencing the same growth and challenges of providing a safe, functional, learning environment and experience the same challenges for on-site parking requirements and setbacks within the confines of limited sized lots in the neighborhood or district.

- 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;

Alpha Chi Omega believes that because of special circumstances applicable to the property, the property cannot reasonably be developed in conformity with the provisions of the UDC. The sites size cannot accommodate additional required on-site parking and meet the side yard setback requirements while meeting the growth and programmatic challenges of universities and student housing.

**Motor Vehicle Parking Spaces Required**

The available land at the Alpha Chi Omega site cannot reasonably accommodate a workable or expandable on-site parking area to increase the required parking spaces. Review of the site plan shows the limitations of the rear yard and how the existing parking cannot be expanded. The on-site parking lot will be slightly modified to meet current parking dimensions per the requirements of the UDC.

**Setback Encroachment**

The growing programmatic requirements of the Kitchen, Serving and Dining functions of the sorority can only be accommodated on the east side of the property along N. Martin Avenue as this is where the existing food service infrastructure is located. Any other possible locations for the addition to the west or north would not allow the Sorority house to function efficiently. The Serving and Dining functions on the Main Level of the proposed addition need to be adjacent to the existing Food Services deliveries and Kitchen which are at the northeast corner of the lot. Extending the two-story portion of the existing house in the east direction not only functions better programmatically, but the proposed massing of the addition simply extends the existing two-story massing which results in a design that looks homogeneous to the mass of the original house. The goal was to have an addition that has been well thought out, seamless and not have the appearance of an arbitrary addition.

**14 Additional Dedicated Spaces at Property Assigned to Alpha Chi Omega**

Due to the site constraints of this property and that the parking cannot be expanded, Alpha Chi Omega is requesting that these AXO additional parking spaces be included in their total parking count. This will bring their total to 25 spaces.

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**BOARD OF ADJUSTMENT – REQUIRED FINDINGS (CONTINUED)**

5. That the granting of the variance shall not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

The proposed variance will not be detrimental to the public welfare, be injurious to other properties or neighborhood improvements. The proposed addition will have the same scale and massing as the existing house and will have the same roof lines, details, finishes and match the overall modern style of the existing house that has existed since 1963. The proposed project will be providing a new ramp to provide accessibility to the Front Main Entry to the house and one new accessible handicap space.

**Motor Vehicle Parking Spaces Required**

The existing 11 on-site parking spaces including the new accessible space at will not be detrimental to the public welfare as they will remain at their current locations. The on-site parking lot will be slightly modified to meet current parking dimensions per the requirements of the UDC. This will allow maneuvering in the parking lot to be safer. The Sorority members will continue to utilize alternate methods of transportation already set in place in the neighborhood. This allows for less asphalt and more green space.

**Setback Encroachment**

Alpha Chi Omega’s proposed addition extends to the east past the existing building on the east property line approximately 5’-5 ½” and still allows for a sidewalk and pedestrian passage along the west side of N. Martin Avenue.

**14 Additional Dedicated Spaces at Property Assigned to Alpha Chi Omega**

All 14 non-conforming existing parking spaces access and configuration will not be modified with this project and therefore will not be detrimental to the public welfare or injurious to other properties. They will function as they always have.

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,

**Motor Vehicle Parking Spaces Required**

As Alpha Chi can only accommodate the existing 11 on-site parking spaces including the new handicapped accessible space. This will negate additional hardscape parking areas and potentially decrease vehicular congestion in the neighborhood. This will not impair an adequate supply of light and air to adjacent property. The on-site parking lot will be slightly modified to meet current parking dimensions per the requirements of the UDC. The Sorority members will continue to utilize alternate methods of transportation already set in place in the neighborhood. This allows for less asphalt and more green space.

**Setback Encroachment**

Alpha Chi Omega believes the proposed addition will not adversely impair air or supply of light from the adjacent Phi Gamma Delta house as it is located across the street on N. Martin Avenue. All other structures are further away and will not be affected.

**14 Additional Dedicated Spaces at Property Assigned to Alpha Chi Omega**

All 14 non-conforming existing parking spaces access and configuration will not be modified with this project and therefore will not impair an adequate supply of light and air to adjacent property. They will function as they always have.

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.

Alpha Chi Omega believes that with the 3 requested variances are the minimum variances that will afford relief and is the least modification possible of the UDC provisions. Alpha Chi Omega’s believes that the provided design documents, descriptions, and answers above have shown that in good faith, Alpha Chi Omega shrived for a project that is the least invasive and most sensitive infill solution that will enhance the educational experience of chapter members while attending the University of Arizona.

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Planning & Development Services Department  
 201 N. Stone Avenue  
 PO Box 27210  
 Tucson, AZ 85726  
 (520) 791-5550

**Letter of Agency/Authorization**

*If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).*

Date: 03-15-2022

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:**  
 Kyle G. Ray, Senior Project Manager, TreanorHL Architects Phone: (678) 254-0423

**Applicant's Address:**  
 55 Roswell Street, Suite 200, Alpharetta, GA 30009

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

The subject property located at:	1775 E 1ST ST, Tucson, AZ 85719
Assessor's Parcel Number:	124-02-034F
Printed Name of Owner of Record:	Alpha Chi Omega National Housing Corp
Address of Owner of Record:	5939 Castle Creek Parkway North Dr. Indianapolis, IN
Phone Number of Owner of Record:	317-579-5050 46250
Signature of Owner of Record: (must be original signature)	<i>Clayton Stabel</i>

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**GRENIER ENGINEERING, INC.**  
**Professional Engineering Consultants**

March 15, 2022  
City of Tucson, CDRC  
Attn: Elisa Hamblin  
201 N. Stone Ave., 1<sup>st</sup> Floor  
Tucson, Arizona 85701

RE: DP21-0351 Alpha Chi Omega, 2nd Submittal

This letter and attached are the second submittal for the referenced project. Enclosed are the following:

- Revised plan addressing city comments finalized on 2/24/2022;
- Comment response letters, addressing agency comments;
- Developer Driven Revision letter

Response to all comments received from agencies and/or departments not approving the previous submittal follow. Each letter and date is shown with the comments and Grenier Engineering, Inc.'s response:

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<b>1/20/2020</b>	<b>Steve Shields</b>	<b>Zoning</b>
<b>1.</b>	<b>COMMENT:</b> Provide the development package case number, DP21-0351, adjacent to the title block on all sheets. <b>Response: DP Number added</b>	
<b>2.</b>	<b>COMMENT:</b> Zoning and Land Use Note 1 calls out "LIGHT INDUSTRIAL", R-3 is not a light industrial zone. <b>Response: Permitting Note A.1 has been corrected.</b>	
<b>3.</b>	<b>COMMENT:</b> Review UDC TABLE 4.8-2: PERMITTED USES - URBAN RESIDENTIAL ZONES and provide the applicable Use Specific Standards for a Group Dwelling in the R-3 Zone. <b>Response: Specific Use Standard has been added to Permitting Note A.3</b>	
<b>4.</b>	<b>COMMENT:</b> As code modification will be needed, see comments 8 & 10, once approved provide the case number(s), adjacent to the title block on all sheets and provide a general note stating the case number, date of approval, what was modified, and if applicable list all conditions of approval. <b>Response: Will provide once variance process is completed.</b>	

5. COMMENT: Clearly identify if new beds/bedrooms are proposed in the additions and if so how many new beds/bedrooms are proposed.  
**Response: The project will include 4 additional beds to the building. Permitting Note A.4 revised to reflect this.**
6. COMMENT: The Zoning listed for the parcels to the north of the alley is not correct.  
**Response: Zoning for northern parcels corrected.**
7. COMMENT: As this site is nonconforming for parking and an expansion is proposed the nonconforming status is terminated and the site must meet the requirements of UDC Article 7.4, see UDC Article 9.3.3. Provide a fully dimensioned vehicle use area.  
**Response: The proposed parking areas have been revised to meet section 7.4 of UDC.**
8. COMMENT: As this site is nonconforming for parking and an expansion is proposed the nonconforming status is terminated and the site must meet the requirements of UDC Article 7.4, see UDC Article 9.3.3. All vehicle parking is required on site see UDC Article 7.4.6.B. Demonstrate on the plan how this requirement is met. If off-site parking is proposed demonstrate how the requirement of UDC Article 7.4.6.B.1 are met. Per UDC Article 7.4.6.K the use of streets or alleys for direct access to vehicle parking for this use is not allowed. That said the seven (7) spaces along the north & east side of the property do not count toward the provided number of spaces. Zoning acknowledges that some type of code modification, i.e. variance, IPP, will be required to meet parking requirements.  
**Response: A variance process is being pursued to address this comment**
9. COMMENT: The required perimeter yards listed under "PERIMETER YARDS" are not correct. The north and west should be listed as 10' or  $\frac{3}{4}$  the height of the exterior wall, greater of the two, 1st Street should be listed as 20' or 1-1/2 times the height of the exterior wall, greater of the two, and Martin should be listed as 10'.  
**Response: Perimeter yards and proposed building heights have been updated on plans.**

10. COMMENT: The proposed perimeter yard setback from the addition along the east side of the building does not meet the side street perimeter yard setback requirement of 10'0", see UDC Article 6.4.5.C.1.b. Depending on how the vehicle parking comments are addressed and if a variance is applied for the perimeter yard setback can be processed with the parking issues. If some other process is use for the vehicle parking at a minimum a Design Development Option will need to be submitted and approved to reduce the setback.

**Response: A variance process is being pursued to address this comment**

11. COMMENT: There appears to be some type patio cover shown along the south side of the building, clearly show this structure on the plan, provide the height and a street perimeter yard setback to 1st St.

**Response: The Existing patio cover to remain on the south side of the building has been bolded for clarity. The height of this cover has been noted on sheet C3.0 and both minimum and provide setbacks have been shown. No existing setback conflict.**

12. COMMENT: Per ICC A117.1-2009 Section 505.10 handrails shall extend beyond and in the same direction of the stair flights. The proposed handrails called out under Keynote 24 do not meet this requirement.

**Response: The stairs at the southern end of the patio have been shifted 1' north to allow the railing over run to extend straight out. The other railings already met this criteria.**

Thank you,

Jason Morse, P.E.

# Permit Review Details

Permit: DP21-0351

Parcel: 12402034F

Addresses:

1775 E 1ST ST

Review Status: **Active**

## Review Details

Show  entries

Search:

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
12/24/2021	ANY	FIRE	REVIEW	Active	None
12/24/2021	SBEASLE1	START	PLANS SUBMITTED	Completed	None
12/24/2021	SBEASLE1	ENGINEERING	REVIEW	Approved	Engineering was approved by Loren Makus during the OK to Submit.
12/24/2021	ANY	ZONING-DECISION LETTER	REVIEW	Active	None

Task End Date	Reviewer's Name	ZONING Type of Review	REVIEW Description	Reqs Change Status	Comment
1/20/2022	STEVE SHIELDS	ZONING	REVIEW	Reqs Change	<p>PDSD TRANSMITTAL</p> <p>FROM: PDSD Zoning Review</p> <p>PROJECT: Alpha Chi Omega Sorority – Building Addition Development Package (1st Review) DP21-0351</p> <p>TRANSMITTAL DATE: January 20, 2022</p> <p>DUE DATE: January 24, 2022</p> <p>COMMENTS: Please resubmit revised drawings and any redlined plans along with a detailed response letter, which states how all Zoning Review Section comments were addressed.</p> <p>This plan has been reviewed for compliance with the Unified Development Code (UDC) Administrative Manual (AM) Section 2-06. Also, compliance with applicable development criteria for the proposed use as listed in the City of Tucson Uniform Development Code (UDC) and the UDC Technical Standards Manual (TSM).</p> <p>Section 3.3.3.G.5.c UDC, an applicant has one year from the date of application to obtain approval of a site plan that complies with zoning and other development requirements in effect at the time of application, unless an ordinance adopted by Mayor and Council during this period states otherwise. A site plan application that has been in review for a period of one year and has not yet been approved is considered denied. To continue the review of a site plan for the property, a new site plan must be submitted that complies with regulations in effect at the time of re-</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>submittal. The new submittal initiates a new one-year review period. One-year Expiration date is December 21, 2022.</p> <p>CONTENT REQUIREMENTS</p> <p>1. COMMENT: 2-06.4.3 – Provide the development package case number, DP21-0351, adjacent to the title block on all sheets.</p> <p>2-06.4.7 - General Notes The following general notes are required. Additional notes specific to each plan are required where applicable.</p> <p>2-06.4.7.A - Zoning and Land Use Notes</p> <p>2. COMMENT: 2-06.4.7.A.1 – Zoning and Land Use Note 1 calls out “LIGHT INDUSTRIAL”, R-3 is not a light industrial zone.</p> <p>3. COMMENT: 2-06.4.7.A.4 – Review UDC TABLE 4.8-2: PERMITTED USES - URBAN RESIDENTIAL ZONES and provide the applicable Use Specific Standards for a Group Dwelling in the R-3 Zone.</p> <p>4. COMMENT: 2-06.4.7.A.6.a – As code modification will be needed, see comments 8 &amp; 10, once approved provide the case number(s), adjacent to the title block on all sheets and provide a general note stating the case number, date of approval, what was modified, and if applicable list all conditions of approval.</p> <p>2-06.4.7.A.8 - For development package documents provide:</p> <p>5. COMMENT: 2-06.4.7.A.8.a – Clearly identify if new</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>beds/bedrooms are proposed in the additions and if so how many new beds/bedrooms are proposed.</p> <p>2-06.4.9 - Information on Proposed Development The following information on the proposed project shall be shown on the drawing or added as notes.</p> <p>6. COMMENT: 2-06.4.9.F – The Zoning listed for the parcels to the north of the alley is not correct.</p> <p>7. COMMENT: 2-06.4.9.H.5 – As this site is nonconforming for parking and an expansion is proposed the nonconforming status is terminated and the site must meet the requirements of UDC Article 7.4, see UDC Article 9.3.3. Provide a fully dimensioned vehicle use area.</p> <p>8. COMMENT: 2-06.4.9.H.5.a - As this site is nonconforming for parking and an expansion is proposed the nonconforming status is terminated and the site must meet the requirements of UDC Article 7.4, see UDC Article 9.3.3. All vehicle parking is required on site see UDC Article 7.4.6.B. Demonstrate on the plan how this requirement is met. If off-site parking is proposed demonstrate how the requirement of UDC Article 7.4.6.B.1 are met. Per UDC Article 7.4.6.K the use of streets or alleys for direct access to vehicle parking for this use is not allowed. That said the seven (7) spaces along the north &amp; east side of the property do not count toward the provided number of spaces. Zoning acknowledges that some type of code modification, i.e. variance, IPP, will be required to meet parking requirements.</p> <p>9. COMMENT: 2-06.4.9.O – The required perimeter yards listed under “PERIMETER YARDS” are not correct. The north</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>and west should be listed as 10' or <math>\frac{3}{4}</math> the height of the exterior wall, greater of the two, 1st Street should be listed as 20' or 1-1/2 times the height of the exterior wall, greater of the two, and Martin should be listed as 10'.</p> <p>10. COMMENT: 2-06.4.9.O – The proposed perimeter yard setback from the addition along the east side of the building does not meet the side street perimeter yard setback requirement of 10'0", see UDC Article 6.4.5.C.1.b. Depending on how the vehicle parking comments are addressed and if a variance is applied for the perimeter yard setback can be processed with the parking issues. If some other process is use for the vehicle parking at a minimum a Design Development Option will need to be submitted and approved to reduce the setback.</p> <p>11. COMMENT: 2-06.4.9.O – There appears to be some type patio cover shown along the south side of the building, clearly show this structure on the plan, provide the height and a street perimeter yard setback to 1st St.</p> <p>12. COMMENT: 2-06.4.9.R – Per ICC A117.1-2009 Section 505.10 handrails shall extend beyond and in the same direction of the stair flights. The proposed handrails called out under Keynote 24 do not meet this requirement.</p> <p>If you have any questions about this transmittal, please contact Elisa Hamblin at <a href="mailto:Elisa.Hamblin@tucsonaz.gov">Elisa.Hamblin@tucsonaz.gov</a>.</p> <p>To resubmit your plans for additional review, please visit: <a href="https://docs.tucsonaz.gov/Forms/tucsonpermitapp">https://docs.tucsonaz.gov/Forms/tucsonpermitapp</a></p> <p>RESUBMITTAL OF THE FOLLOWING IS REQUIRED: Revised development package</p>



<b>Task End Date</b>	<b>Reviewer's Name</b>	<b>Type of Review</b>	<b>Description</b>	<b>Status</b>	<b>Comment</b>
1/24/2022	ROBERT SHERRY	PLUMBING-COMMERCIAL	REVIEW	Completed	None
1/24/2022	AWARNER1	LANDSCAPE	REVIEW	Passed	None

Showing 1 to 7 of 7 entries

Previous 1 Next

Parcel Number: 124-02-034FCollapse All –

Book-Map-Parcel:

Tax Year:

Mapping:

Tax Area:

0150

Property Address

Street Number	Street Direction	Street Name	Location
1775	E	1ST ST	Tucson

Contact Information

Property Owner Information:	Property Description:
ALPHA CHI OMEGA NATIONAL HOUSING CORP 5939 CASTLE CREEK PARKWAY NORTH DR INDIANAPOLIS IN  46250-4343	NOB HILL LOTS 14 THRU 16 EXC N8' BLK 2

Noticed Valuation Data

Property Appraiser: Phone:							
Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2022	COMMERCIAL (1)	18.0	\$147,150	\$994,917	\$1,142,067	\$1,142,067	\$205,572
2023	COMMERCIAL (1)	17.0	\$147,150	\$1,056,797	\$1,203,947	\$1,199,170	\$203,859

Property Information

Section:	7
Town:	14.0
Range:	14.0E
Map & Plat:	2/5

<b>Block:</b>	002
<b>Tract:</b>	
<b>Lot:</b>	00014
<b>Land Measure:</b>	24,525.00F
<b>Group Code:</b>	000
<b>Census Tract:</b>	500
<b>Use Code:</b>	2723 (CLUB LODGE FRATERNAL/SORORITY )
<b>File Id:</b>	1
<b>Date of Last Change:</b>	8/8/2014

#### Valuation Area

District Supervisor: ADELITA GRIJALVA District No: 5				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
6	1111044	01009301	02005	13

#### Recording Information 5

Sequence No.	Docket	Page	Date Recorded	Type
20132320359	0	0	8/20/2013	WTDEED
20132320358	0	0	8/20/2013	QCDEED
0	1715	198		
0	2481	66	4/28/1965	
0	6185	1588	12/31/1979	

#### Commercial Characteristics

Commercial Summary				
Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	15,152	\$1,056,797	\$0	\$0

## Commercial Detail

SEQ-SECT	Const Year	Model / Grade	IPR	Sq Ft	RCN	RCNLD	Model Description
<a href="#">001-001</a>	1964	035/4	0000000	15,152	\$2,156,889	\$1,034,013	APARTMENT (3 OR LESS STORIES)
<a href="#">001-002</a>	1964	035/4	0000000	0	\$47,527	\$22,784	APARTMENT (3 OR LESS STORIES)

## Permits 5

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T99ME00268	COTH ~ FINAL	03/02/1999	03/02/1999	TUC	\$0	0					
<b>Description:</b> PRESSURE VESSEL CERTIFICATE:TUC-22946,22947,22945											
T17CM03837	COTH ~ FINAL	07/11/2017	06/28/2018	TUC	\$60,000	0	2/5				
<b>Description:</b> ROOF REPAIR											
T17CM03838	CALT ~ FINAL	05/30/2017	09/14/2017	TUC	\$125,000	0	2/5				
<b>Description:</b> TI; SORORITY HOUSE/BATHROOM ONLY											
T14CM07418	CALT ~ FINAL	12/22/2014	01/07/2015	TUC	\$3,500	0	2/5				
<b>Description:</b> ADD NEW ACCESSIBLE ACCESS											
T08BU01051	COTH ~ FINAL	06/11/2008	07/24/2008	TUC	\$20,185	0					0
<b>Description:</b> Install 115 new fire sprinkler heads and 5 ft of 4 in underground.											

## Notes 8

<b>Created:</b> 8/1/2014 <b>Modified:</b> 8/1/2014	Field check 07/31/2014. Kitchen, bathroom and interior entry way complete. Exterior entryway has not been started.
<b>Created:</b> 12/26/2013 <b>Modified:</b> 12/26/2013	NOE 2014 APPORTION VALUES DUE TO SPLIT

<b>Created:</b> 12/26/2013 <b>Modified:</b> 12/26/2013	SPLIT 2014 BACK FROM SECTIONS BATCH 20536
<b>Created:</b> 12/21/2013 <b>Modified:</b> 12/21/2013	Completed Valuation Worksheet for 2014 apportionment. 2015 updated. See note below.
<b>Created:</b> 12/17/2013 <b>Modified:</b> 12/17/2013	124-02-034C BECOMES 124-02-034E & 034F, TRANSFERRED ALL IMPS TO 124-02-034F, UPDATED APEX. 2015N
<b>Created:</b> 11/21/2013 <b>Modified:</b> 11/21/2013	2014 NO LONGER EXEMPT BY SALE IN SQ20132320358 USE CHANGE 9590->2723 RULE B
<b>Created:</b> 11/20/2013 <b>Modified:</b> 11/20/2013	SPLIT 2014 RELEASED BATCH 20536
<b>Created:</b> 11/6/2013 <b>Modified:</b> 11/6/2013	2014 SPLIT AFTER SQ20132320358 & TRANSFERRED BY SQ20132320359 BATCH 20536 AREA CALC 24525 SF PER DIMS OF SUB MAP

# ASSESSOR'S RECORD MAP

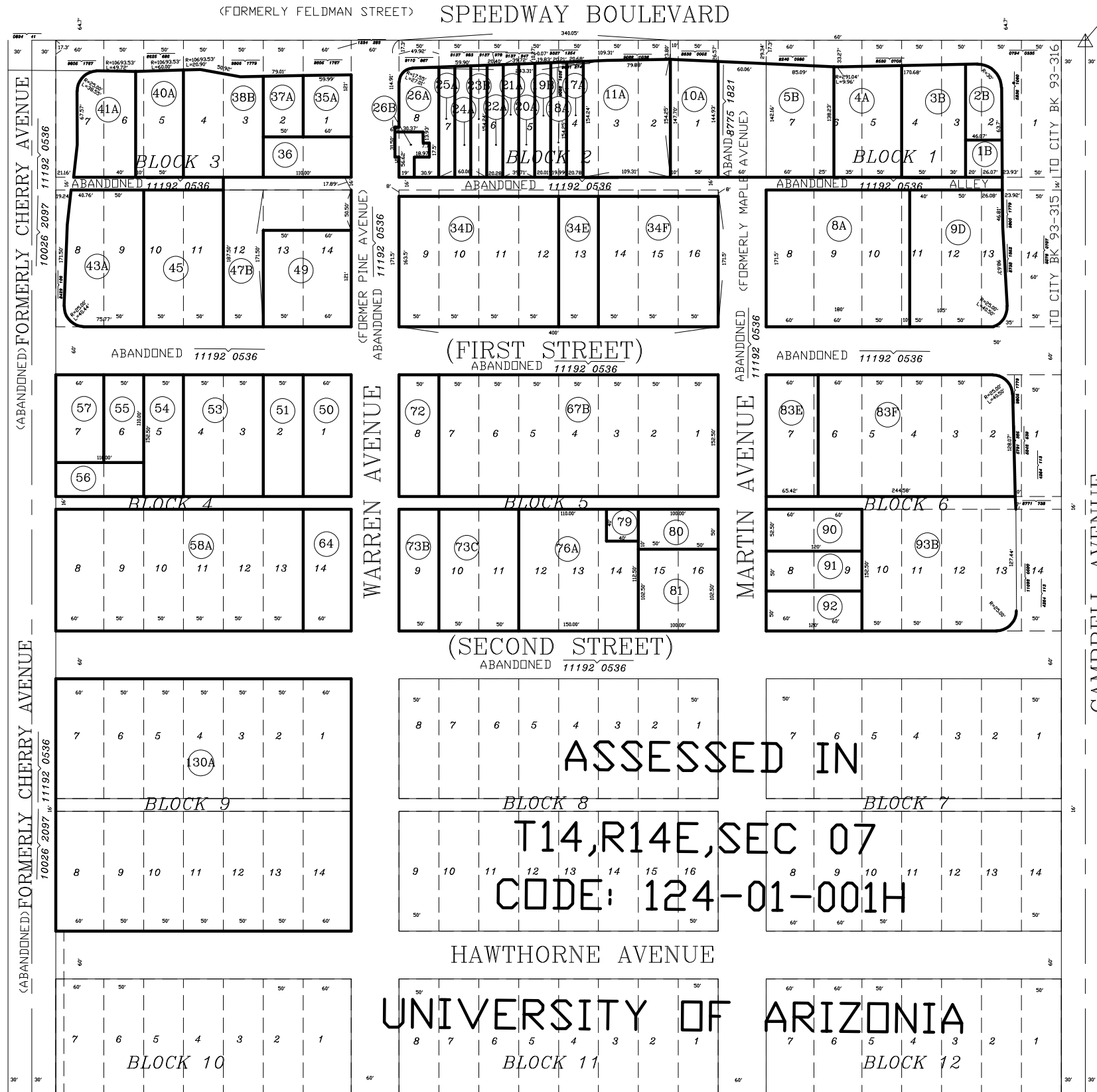
124-02

**NOB HILL ADDITION**  
**BLOCKS 001-012**

PLUMER & STEWARD'S NO.1 AMENDED  
& PLUMER & STEWARD'S NO.2 BLK 4  
BOOK 02 PAGE 013 M&P UNSUBDIVIDED

BARNES ADDITION  
BOOK 04 PAGE 090 M&P

NE. COR SEC 07,  
T14S,R14E



UNIVERSITY EXTENSION  
BOOK 001 PAGE 018 M&P

UNIVERSITY OF ARIZONA

ASSESSED IN SEC 07,T14,14  
CODE: 124-01-001H

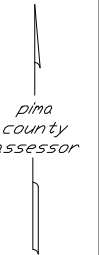
NOTE: ASSESSED IN SEC 07/14S/R14E  
WITH A PTN OF NOB HILL ADDITION BK 02, PG 005 M&P  
BLKS 1-6,9 AND UNIVERSITY EXTENSION BK 01, PG 18 M&P  
BLKS 2,4,5,12 & UNIVERSITY EXTENSION RESUB  
BK 04, PAG 78 M&P BLKS 1 & 3  
CODE: 124-01-001F

SPEEDWAY HEIGHTS  
BOOK 02 PAGE 029 M&P

ASSESSED IN  
T14,R14E,SEC 07  
CODE: 124-01-001H

HAWTHORNE AVENUE  
**UNIVERSITY OF ARIZONIA**  
BLOCK 11      BLOCK 12

PTN RINCON HEIGHTS BLKS 1-3  
BOOK 03 PAGE 106 M&P



SEE BOOK 02 PAGE 005 M&P  
2017-1

S07,T14S,R14E

MP02\02005- 12/21/17

0 75 150 225 300  
FEET

# TREANORHL

Date: March 11, 2022

RE: Neighborhood Meeting for our Board of Adjustment Site Variances

Project: Alpha Chi Omega Chapter House Renovation and Addition

Alpha Chi Omega National House Corporation would like to invite you to attend a Virtual Neighborhood Meeting as follows:

**Date:** Monday, March 21, 2022

**Time:** 5:30pm MST

**Location:** On-line Virtual Zoom Call

Dear Neighbor,

This Neighborhood meeting is being held to present the Alpha Chi Omega Addition and Renovation project, listen to neighborhood concerns, and respond to those concerns. Plans and Elevations of the project will be available at the meeting for review.

## PROJECT DESCRIPTION

The proposed project is a renovation and addition to Alpha Chi Omega's existing one- and two-story Sorority house. The house is located at 1775 E 1st St, Tucson, AZ 85719. The lot is zoned R-3 and is owned by the Alpha Chi Omega National Housing Corporation. It is positioned on the corner of E. 1st St. and N. Martin Ave. The original house was designed by Friedman & Jobusch Architects and Engineers in 1963. Repp+McClain was the Architect of the 2014 Kitchen Renovation. The lot size is +/-24,528 SF or 0.5631 acres. The lot is bordered to the east by Phi Gamma Delta across N. Martin Avenue, Zeta Beta Tau to the west, and Theta Tau diagonal across the street. The neighboring Zeta Beta Tau and Theta Tau are two-story structures. There is a parking lot to the south across E 1st St. and a 7-Eleven convenience store to the north. The existing area of the house is 14,883 SF and the proposed addition is 2,914 SF totaling 17,797 gross SF. The proposed addition scope includes demolishing a portion of the existing one-story house and building the proposed two-story addition in its place. The proposed two-story addition extends to the east, approximately 5'-5 1/2" beyond the existing house along the east property line.

The primary purpose of the proposed addition is to expand the Kitchen, Serving, and Dining services to accommodate the current and growing needs of the Sorority Chapter. These functions will be on the First Level of the addition. The proposed interior renovation of the house provides a new Conference Room, Study Spaces, Social Spaces, expanded House Director's Suite and accessible Toilet Rooms. Existing Sleeping Rooms were taken off-line to accommodate these proposed public spaces in the existing house renovation. The proposed 2nd Level of the addition has been designed to add public bathrooms with showers, add the

displaced beds from the renovation, and add 4 additional beds. The existing Sorority houses ratio of total square feet per bed is below the current industry design standards for new and renovated sorority houses. Programmatic requirements are much different now than they were in 1963 when the house was originally built.

### **UNIFIED DEVELOPMENT CODE VARIANCES BEING SOUGHT**

Alpha Chi Omega is requesting the City of Tucson Board of Adjustments to allow relief from the Unified Development Code with the following Variances:

#### **1. Per UDC Table 7.4.4-1 Residential Use Group - Dormitory, Fraternity, or Sorority**

The Motor Vehicle Parking Spaces Required for the proposed 55 beds x 0.7 space per resident = 39 parking spaces - 3 for bicycle coverage = 36 required spaces

Required - 36 spaces

Provided - 12 off-street parking spaces at the NW rear of the property.

AXO also has 14 total parking spaces along N. Martin Ave. and the Rear Alley. We are seeking to have these included in our total parking calculations per UDC Variance #3 below.

Alpha Chi Omega is proposing to keep the existing 12 parking spaces at the NW rear of the property, add 14 existing spaces at the Alley and East side of the property, and propose alternatives for the remaining required spaces by utilizing university parking facilities, bike transportation, and access to public and University of Arizona transportation methods.

#### **2. Per UDC Article 6.4.5.C.1.b - The required Street Perimeter Yard setback from the addition along the east side of the building has a required setback of 10'-0".**

Alpha Chi Omega is requesting relief of the east Street Perimeter Setback along N. Martin Ave. requirement from 10'-0" to 3'-0".

One of the main goals of the addition was to enlarge and enhance the dining experience for the entire Sorority chapter. The existing Kitchen, Food Deliveries, Food Serving and Dining/Chapter Room are all located along the east property line (N. Martin Ave.) leaving this the most efficient and logical location for the Dining/Chapter Room addition. To meet the chapters current and future needs, this addition allows for an appropriately sized Dining/Chapter Room and Serving Room.

#### **3. Per UDC Article 7.4.6.K - The use of streets or alleys for direct access to vehicle parking for this use is not allowed.**

Alpha Chi Omega is requesting that the existing 7 parking spaces on the East property line along N. Martin Avenue and the existing 7 parking spaces on the North property line along the alley, be included with the existing 12 on-site parking spaces bringing the total to 26 parking spaces. These are existing parking conditions, and the scope of this project is not altering or modifying how the Sorority currently uses and enters the existing parking spaces.



## NOTE TO INVITED PROPERTY OWNERS AND NEIGHBORHOOD ASSOCIATIONS

Property Owners and Neighborhood Associations may submit written comments to the Planning and Development Services Department Director prior to the public hearing for the project and/or at the virtual public hearing being held on March 21, 2022.

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

The meeting will be held on Monday, March 21, 2022, at 5:30PM MST, via Zoom. Please email me at [kray@treanorHL.com](mailto:kray@treanorHL.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:

Contact Information:

Kyle G. Ray, Senior Project Manager  
TreanorHL Architects  
55 Roswell Street, Suite 200  
Alpharetta, GA 30009  
678-254-0423

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 of Tucson 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.

Respectfully,

A handwritten signature in blue ink that reads "Kyle G. Ray". The signature is written in a cursive style with a large initial "K" and "R".

Kyle G. Ray  
Senior Project Manager  
TreanorHL Architects

TO: Board of Adjustment

SUBJECT: Certification of Mailout for 1775 E. 1<sup>st</sup> St Tucson AZ 85719  
*Project Address*

I, Julie W. Jordan, certify that on 3/11/22, 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: Julie W. Jordan Date: 3/28/22

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



DOWNTOWN CLEVELAND  
155 BROAD ST NW  
CLEVELAND, TN 37311-5082  
(800)275-8777

03/11/2022 02:50 PM

Product	Qty	Unit Price	Price
U.S. Flags Coil	1	\$58.00	\$58.00

Grand Total: \$58.00

Debit Card Remitted \$58.00

Card Name: MasterCard  
Account #: XXXXXXXXXXXX4634  
Approval #: 258893  
Transaction #: 938  
Receipt #: 014357  
Debit Card Purchase: \$58.00  
AID: A0000000042203 Chip  
AL: DEBIT  
PIN: Verified DEBIT

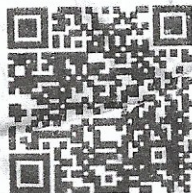
\*\*\*\*\*  
USPS is experiencing unprecedented volume increases and limited employee availability due to the impacts of COVID-19. We appreciate your patience.  
\*\*\*\*\*

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Go to: <https://postalexperience.com/Pos>  
or scan this code with your mobile device.



or call 1-800-410-7420.

UFN: 471706-0312  
Receipt #: 840-53700219-1-3602448-1  
Clerk: 06

12402026A	12402034F	12310036E
SUNTREADER DEVELOPMENT INC	ALPHA CHI OMEGA NATIONAL HOUSING CORP	MC DONALDS REAL ESTATE CO
9325 HUNTING VALLEY RD N	5939 CASTLE CREEK PARKWAY NORTH DR	PO BOX 66207
CLARENCE NY 14031	INDIANAPOLIS IN 46250	CHICAGO IL 60666
12402018A	12402010A	124020500
GL SCHOEN LLC	SOUTHLAND CORPORATION	SAINT THOMAS MORE ROMAN CATHOLIC
22 HIGHLAND DR	PO BOX 711	PO BOX 31
BELLEVILLE IL 62226	DALLAS TX 75221	TUCSON AZ 85702
12402034D	12402019B	12402005B
TUCSON DELTA CHI ALUMNI BOARD	MILLER ANTOINETTE LOUISE REVOC LIVING TR	FRANKLIN INVESTMENT CO LLC
2990 E FORT LOWELL RD	PO BOX 40403	6701 N ST ANDREWS DR
TUCSON AZ 85716	TUCSON AZ 85717	TUCSON AZ 85718
12310038B	124020720	12402073B
TRIPLE SSS LLC 60% & PALM SHADOWS LLC 40%	ASSOCIATION OF UNIVERSITIES FOR RESEARCH	AURA INC
5501 N SWAN RD STE 100	950 N CHERRY AVE	950 N CHERRY AVE
TUCSON AZ 85718	TUCSON AZ 85719	TUCSON AZ 85719
12402047B	12310035B	124020490
NORTH AMERICAN ISLAMIC TRUST INC	ARIZONA BOARD OF REGENTS	ARIZONA BOARD OF REGENTS
901 E 1ST ST	220 W 6TH STREET PO BOX 210300	PO BOX 210300
TUCSON AZ 85719	TUCSON AZ 85721	TUCSON AZ 85721
12402022A	12402021A	12402017A
AML INVESTMENTS	LAM INVESTORS LLC	SADEGHI BETTERIDGE TR
PO BOX 64605	PO BOX 64605	PO BOX 65270
TUCSON AZ 85728	TUCSON AZ 85728	TUCSON AZ 85728
12402011A	12402083E	12402008A
VAM REALTY LTD PRTRNSHP 26.3% &	CHI CHAPTER OF THETA TAU BLDG CORP	UPSILON ALPHA BUILDING CORP INC
PO BOX 64605	5600 W PASEO DE LAS ESTRELLAS	6817 E VIA VIGNA
TUCSON AZ 85728	TUCSON AZ 85745	TUCSON AZ 85750
124020810	12310036D	12402009D
PHI DELTA THETA FRATERNITY OF THE	FIRST INTERSTATE BANK OF AZ NA	MAVIN CAPITAL LLC
12683 N MORGAN RANCH RD	PO BOX 847	6363 CHRISTIE AVE APT 2925
ORO VALLEY AZ 85755	CARLSBAD CA 92018	EMERYVILLE CA 94608

Colby Henley - N.A. - Rincon Heights  
1140 E 10th St  
Tucson, AZ 85719

Greg Clark - N.A. - Miles  
133 S Cherry Ave  
Tucson, AZ 85719

Kevin Dahl - Ward 3  
1510 E. Grant RD  
Tucson, AZ 85719

Sarah Cebulski - N.A. - Samos  
1642 E Spring St  
Tucson, AZ 85719

Rick Small - N.A. - Catalina Vista  
2162 E Edison St  
Tucson, AZ 85719

Les Pierce - N.A. - Arroyo Chico  
2727 E. Beverly Drive  
Tucson, AZ 85716

Steve C. Kozachik - Ward 6  
3202 E. 1st ST  
Tucson, AZ 85716

Kate Green (Co-Chair) - N.A. - Miles  
440 S Cherry Ave  
Tucson, AZ 85719

Colleen Nichols - N.A. - Jefferson Park  
P.O Box 41243  
Tucson, AZ 85717

Alice Roe - N.A. - Blenman-Elm  
P.O. Box 42092  
Tucson, AZ 85733

Peter Van Peenen - N.A. - North University  
1221 N. Mountain Ave  
Tucson, AZ 85719

Grace E. Rich - N.A. - North University  
1340 N. Santa Rita  
Tucson, AZ 85719

Barbara (Barn) Miller - N.A. - Samos  
1609 E Spring St.  
Tucson, AZ 85719

Kathryn Carroll (Co-Sec) - N.A. - Sugar Hill (formerly  
Northwest)  
203 E Linden St  
Tucson, AZ 85705

Kelly Button - N.A. - Catalina Vista  
2301 E Waverly St  
Tucson, AZ 85719

Les Pierce - N.A. - Arroyo Chico  
2727 E. Beverly Drive  
Tucson, AZ 85716

Kevin Woodard - N.A. - Sugar Hill (formerly Northwest)  
403 E Elm St  
Tucson, AZ 85705

Nancy Robins - N.A. - Pie Allen  
801 E 7th St  
Tucson, AZ 85719

Patricia Gehlen - N.A. - Jefferson Park  
P.O. Box 41243  
Tucson, AZ 85717

Steve Morrison - N.A. - Blenman-Elm  
P.O. Box 42092  
Tucson, AZ 85733

Elisabeth Morgan - N.A. - North University  
1315 E. Mabel St.  
Tucson, AZ 85719

David Rubin - N.A. - Samos  
1428 E Water St  
Tucson, AZ 85719

Amanda Smith - N.A. - Rincon Heights  
1625 E 8th St  
Tucson, AZ 85719

Joyce Green - N.A. - Sugar Hill (formerly Northwest)  
2150 N 4th Ave  
Tucson, AZ 85705

Regina Romero - Mayor  
255 W. Alameda ST  
Tucson, AZ 85701

Andrew Christopher - N.A. - Arroyo Chico  
2813 E 19th St  
Tucson, AZ 85716

Richard G. Fimbres - Ward 5  
4300 S. Park AV  
Tucson, AZ 85714

Pat Homan - N.A. - Pie Allen  
850 E. 7th St  
Tucson, AZ 85719

Laurel-Heather Mildren - N.A. - Jefferson Park  
P.O. Box 41243  
Tucson, AZ 85717

JUDY SENSIBAR - N.A. - West University  
P.O. Box 42825  
Tucson, AZ 85733

MARGARET BLY - N.A. - West University

P.O. Box 42825

Tucson, AZ 85733

Patrice Lange - N.A. - Blenman-Elm

PO Box 42022

Tucson, AZ 85733

LENOR GLOVER - N.A. - West University

PO Box 42825

Tucson, AZ 85733

Jayne Toman - N.A. - Sam Hughes

PO Box 42931

Tucson, AZ 85733

Bill Craig - N.A. - Sam Hughes

PO Box 42931

Tucson, AZ 85733

Gayle Hartmann - N.A. - Sam Hughes

PO Box 42931

Tucson, AZ 85733

PO Box 1491  
Cleveland, TN 37364



PO Box 1491  
Cleveland, TN 37364



Bill Craig  
PO Box 42931  
Tucson, AZ 85733

TRIPLE SSS LLC & PALM SHADOWS LLC  
5501 N SWAN RD STE 100  
TUCSON AZ 85718

PO Box 1491  
Cleveland, TN 37364



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Cleveland, TN 37364



SOUTHLAND CORPORATION  
PO BOX 711  
DALLAS TX 75221

SADEGHI BETTERIDGE TR  
PO BOX 65270  
TUCSON AZ 85728

PO Box 1491  
Cleveland, TN 37364



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Cleveland, TN 37364



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TUCSON AZ 85719

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TUCSON AZ 85721

PO Box 1491  
Cleveland, TN 37364



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ORO VALLEY AZ 85755

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PO Box 1491  
Cleveland, TN 37364



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CLARENCE NY 14031

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Cleveland, TN 37364



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Cleveland, TN 37364



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Tucson, AZ 85705

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Cleveland, TN 37364



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1609 F Spring St  
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PO Box 1491  
Cleveland, TN 37364



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6817 E VIA VIGNA  
TUCSON AZ 85750

PO Box 1491  
Cleveland, TN 37364



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P.O. Box 42825  
Tucson, AZ 85733



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**TREANORHL**

Date: March 11, 2022

RE: Neighborhood Meeting for our Board of Adjustment Site Variances  
Project: Alpha Chi Omega Chapter House Renovation and Addition

Alpha Chi Omega National House Corporation would like to invite you to attend a Virtual Neighborhood Meeting as follows:

Date: Monday, March 21, 2022

Time: 5:30pm MST

Location: On-line Virtual Zoom Call

Dear Neighbor,

This Neighborhood meeting is being held to present the Alpha Chi Omega Addition and Renovation project, listen to neighborhood concerns, and respond to those concerns. Plans and Elevations of the project will be available at the meeting for review.

**PROJECT DESCRIPTION**

The proposed project is a renovation and addition to Alpha Chi Omega's existing one- and two-story Sorority house. The house is located at 1775 E 1st St, Tucson, AZ 85719. The lot is zoned R-3 and is owned by the Alpha Chi Omega National Housing Corporation. It is positioned on the corner of E. 1st St. and N. Martin Ave. The original house was designed by Friedman & Jobusch Architects and Engineers in 1963. Repp+McClain was the Architect of the 2014 Kitchen Renovation. The lot size is +/-24,528 SF or 0.5631 acres. The lot is bordered to the north by Phi Gamma Delta across N. Martin Avenue, Zeta Beta Tau to the west, and Theta Tau to the east by Phi Gamma Delta across N. Martin Avenue, Zeta Beta Tau and Theta Tau are two-story Tau diagonal across the street. The neighboring Zeta Beta Tau and Theta Tau are two-story structures. There is a parking lot to the south across E 1st St. and a 7-Eleven convenience store structure. The existing area of the house is 14,883 SF and the proposed addition is 2,914 SF totaling 17,797 gross SF. The proposed addition scope includes demolishing a portion of the existing one-story house and building the proposed two-story addition in its place. The proposed two-story addition extends to the east, approximately 5'-5 1/2" beyond the existing house along the east property line. The primary purpose of the proposed addition is to expand the Kitchen, Serving, and Dining services to accommodate the current and growing needs of the Sorority Chapter. These functions will be on the First Level of the addition. The proposed interior renovation of the house provides a new Conference Room, Study Spaces, Social Spaces, expanded House rector's Suite and accessible Toilet Rooms. Existing Sleeping Rooms were taken off-line to accommodate these proposed public spaces in the existing house renovation. The proposed Level of the addition has been designed to add public bathrooms with showers, add the

displaced beds from the renovation, and add 4 additional beds. The existing Sorority houses ratio of total square feet per level is below the current industry design standards for new and renovated sorority houses. Programmatic requirements are much different now than they were in 1963 when the house was originally built.

**UNIFIED DEVELOPMENT CODE VARIANCES BEING SOUGHT**

Alpha Chi Omega is requesting the City of Tucson Board of Adjustments to allow relief from the Unified Development Code with the following Variances:

1. Per UDC Table 7.4.4-1 Residential Use Group - Dormitory, Fraternity, or Sorority  
The Motor Vehicle Parking Spaces Required for the proposed 55 beds = 0.7 space per resident = 39 parking spaces - 3 for bicycle storage = 36 required spaces  
Required - 36 spaces  
Provided - 12 off-street parking spaces at the NW rear of the property.  
AXO also has 14 total parking spaces along N. Martin Ave. and the Rear Alley. We are seeking to have these included in our total parking calculations per UDC Variance #3 below.  
Alpha Chi Omega is proposing to keep the existing 12 parking spaces at the NW rear of the property, add 14 existing spaces at the Alley and East side of the property, and propose alternatives for the remaining required spaces by utilizing university parking facilities, bike transportation, and access to public and University of Arizona transportation methods.

2. Per UDC Article 6.4.5.C.1.b - The required Street Perimeter Yard setback from the addition along the east side of the building has a required setback of 10'-0".  
Alpha Chi Omega is requesting relief of the east Street Perimeter Setback along N. Martin Ave. requirement from 10'-0" to 3'-0".  
One of the main goals of the addition was to enlarge and enhance the dining experience for the entire Sorority chapter. The existing Kitchen, Food Deliveries, Food Serving and Dining/Chapter Room are all located along the east property line (N. Martin Ave.) leaving this the most efficient and logical location for the Dining/Chapter Room addition. To meet the chapters current and future needs, this addition allows for an appropriately sized Dining/Chapter Room and Serving Room.

3. Per UDC Article 7.4.6.K - The use of streets or alleys for direct access to vehicle parking for this use is not allowed.  
Alpha Chi Omega is requesting that the existing 7 parking spaces on the East property line along N. Martin Avenue and the existing 7 parking spaces on the North property line along the alley, be included with the existing 12 on-site parking spaces bringing the total to 26 parking spaces. These are existing parking conditions, and the scope of this project is not altering or modifying how the Sorority currently uses and enters the existing parking spaces.

**NOTE TO INVITED PROPERTY OWNERS AND NEIGHBORHOOD ASSOCIATIONS**

Property Owners and Neighborhood Associations may submit written comments to the Planning and Development Services Department Director prior to the public hearing for the project and/or at the virtual public hearing being held on March 21, 2022.

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


The meeting will be held on Monday, March 21, 2022, at 5:30PM MST, via Zoom. Please email me at [kay@treanorhl.com](mailto:kay@treanorhl.com). If you are unable to attend or have questions and/or concerns, feel free to contact me at:

Contact Information:  
Kyle G. Ray, Senior Project Manager  
TreasorHL Architects  
55 Rowell Street, Suite 200  
Alpharetta, GA 30009  
678-254-0423

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 of Tucson 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.

Respectfully,



Kyle G. Ray  
Senior Project Manager  
TreasorHL Architects

# TREANORHL

Date: March 21, 2022

RE: Neighborhood Meeting for Board of Adjustment Site Variances

Project: Alpha Chi Omega Chapter House Renovation and Addition

Date: Monday, March 21, 2022

Time: 5:30pm MDT

Location: On-line Virtual Zoom Call

## Neighborhood Virtual Zoom Meeting Attendee List:

Name:	Address:	Email:
Diana Amado	3202 E. 1 <sup>st</sup> ST. Tucson, AZ 85716	<a href="mailto:Diana.Amado@tucsonaz.gov">Diana.Amado@tucsonaz.gov</a>
Jason Wawro	1701 E. 1st Tucson, AZ. 85719 (Delta Chi Alumni Bd)	<a href="mailto:jwawro@mac.com">jwawro@mac.com</a>
Amy Jo Gabel	Alpha Chi Omega National Housing Corp.	<a href="mailto:ajgabel@alphachiomega.org">ajgabel@alphachiomega.org</a>
Sawyer Jones	CSL Management (Owners Rep)	<a href="mailto:sawyer@cslmanagement.com">sawyer@cslmanagement.com</a>
Kyle G. Ray	TreanorHL Architects	<a href="mailto:kray@treanorhl.com">kray@treanorhl.com</a>

## Neighborhood Meeting Notes:

Kyle Ray, of TreanorHL Architects presented the following:

- A. The 3 variances Alpha Chi Omega are seeking:
  - 1. Relief on parking space quantity requirements
  - 2. Reducing the East Side Lot Setback from 10' to 3'
  - 3. Allowing the 14 parking spaces on (7) N Martin Ave. and the (7) Alley to contribute to the total parking count
- B. Building Floor Plans were presented to show and discuss the proposed addition design and massing.
- C. Show the 3-D model to communicate the massing of the addition
- D. Q&A
  - 1. A question was asked to clarify the 3 requested variances. Kyle Ray clarified.
  - 2. There were no additional questions

At this time the meeting was adjourned.