

Permit Review Details

Permit: T21CM08312

Parcel: 117143630

Addresses:

414 W 18TH ST

Review Status: **Completed**

Review Details

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Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
10/29/2021	STEVE SHIELDS	ZONING	REVIEW	Reqs Change	<p>ZONING REVIEW TRANSMITTAL</p> <p>FROM: PDSO Zoning Review</p> <p>PROJECT: T21CM08312 414 W 18th St – HO-3 Exterior Demolition and Addition of New Structure</p> <p>TRANSMITTAL: October 29, 2021 COMMENTS: the following comments are relative to an application for Historic Review (UDC 5.8.8).</p> <p>This site is located in the HO-3 zone (UDC 4.7.15). A single family residence is an allowed use in the zone. Proposed exterior demolition and rebuild requires Historic Review.</p>

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					<p>The minimum setback is the greater of ten (10) feet, or three-quarters (3/4) the height of the structure's wall facing each interior property line (Table 6.3-3.A).</p> <p>1. Based on a wall height of 13'-10 the required perimeter yard setbacks from the proposed rebuild is 10'-5" to the east and west property line, proposed setback to the east property line is 8'-8", proposed setback to the west property line not provided.</p> <p>Historic review is required for the proposed demo and rebuild. Historic review is a separate submittal from the building plans and is submitted at: https://www.tucsonaz.gov/pdsd-filedrop, using the submission type "Historic Review". Historic Review Section, Jodie Brown has been notified that the Historic application was submitted incorrectly and she will determine if you will accept the application as submitted. You can contact Jodie Brown at Jodie.Brown@tucsonaz.gov.</p> <p>If you have any questions about this transmittal, please contact Elisa Hamblin at Elisa.Hamblin@tucsonaz.gov.</p>
10/29/2021	SSHIELD1	ENGINEERING	REVIEW	Passed	None
11/16/2021	KEN VAN KARSEN	BUILDING-RESIDENTIAL	REVIEW	Reqs Change	Provide a complete plan set for 2018 IRC compliance review.

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