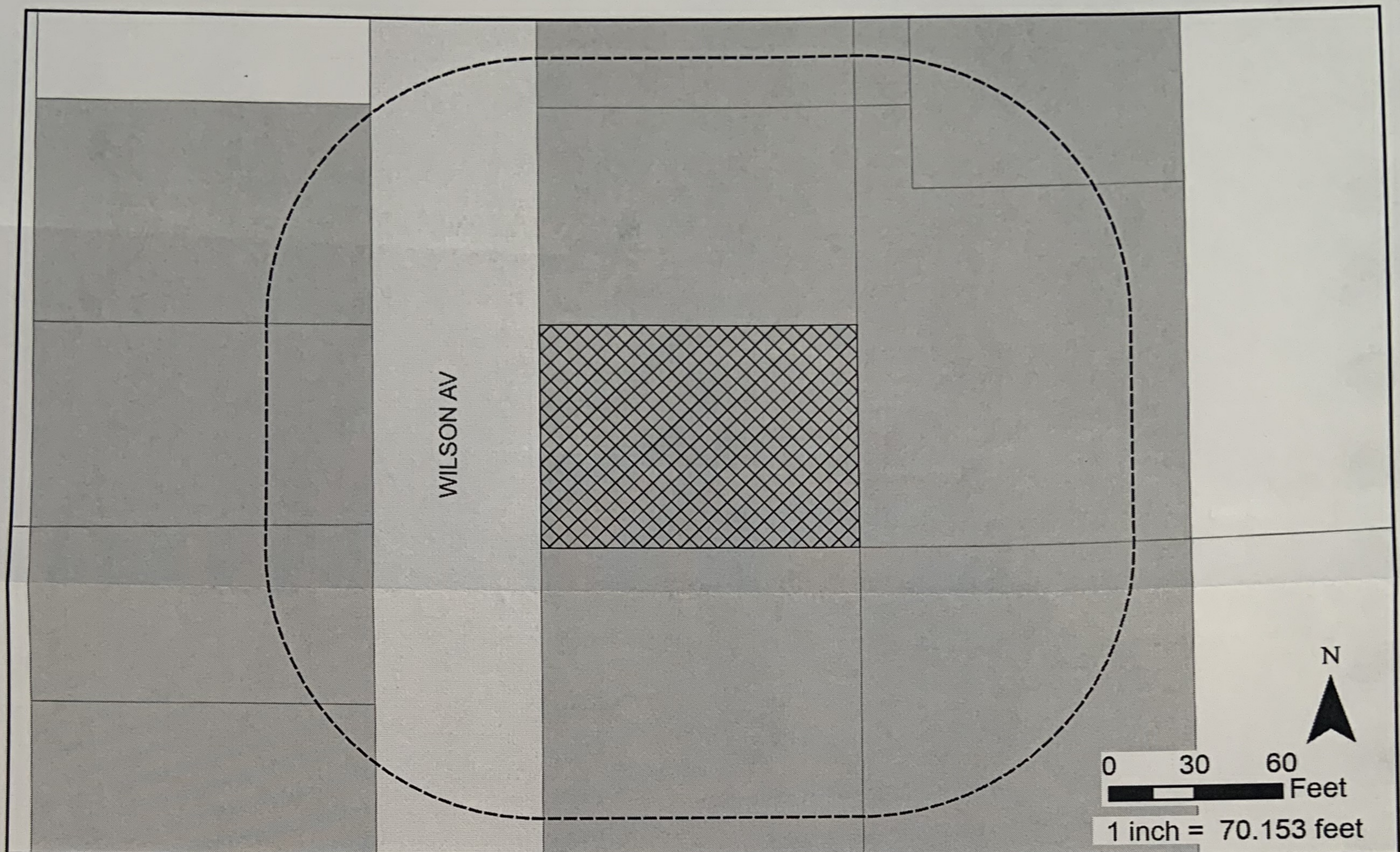

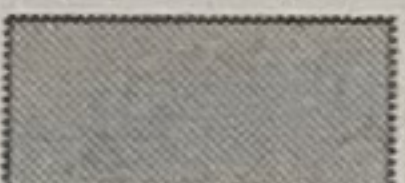
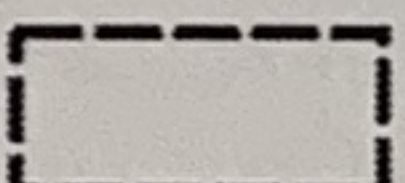


Design Development Option
DDO-24-81 Taylor Residence Detached Workshop and Shed



 Subject Property  Properties Notified  100' Notification Area Ward(s): 3

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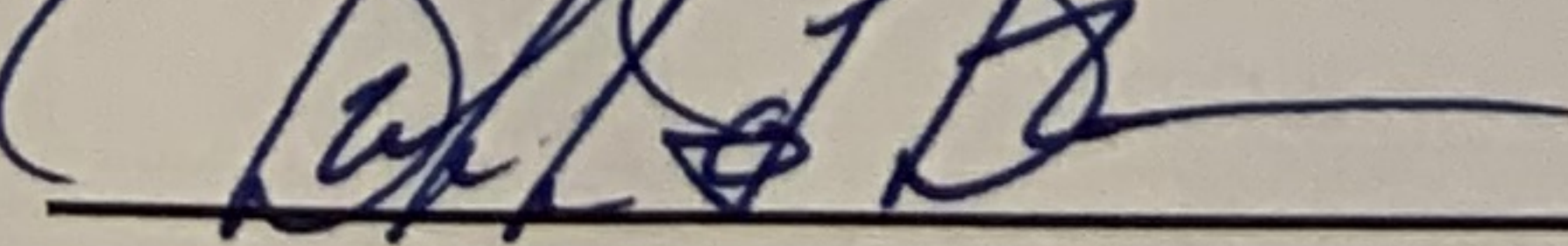
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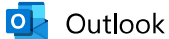
I / We the undersigned property owner(s) ☒ DO NOT OBJECT to the applicant's request.
☐ PROTEST the applicant's request.

Reason: I have owned and lived in my property since 1984.
The buildings in question have been in existence all that time,
and have never caused me any concern. I approve of this
DDO request.

Attach additional sheets if necessary

Owner Name	Mailing Address	Phone Number
Deborah L. Dobson	2214 E. Greenlee Rd.	520-271-1306

Owner's Signature:  Date: 9/19/2024



Outlook

[EXTERNAL] DDO-24-81 Taylor Residence Detached Workshop and Shed, 3438 N Wilson Ave, RX-2

From Christie Cummins <cwcmmom_13@yahoo.com>**Date** Thu 9/19/2024 7:07 PM**To** DSD_Zoning_Administration <DSD_Zoning_Administration@tucsonaz.gov>**Cc** Jim Cummins <double_cu@hotmail.com>**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

re: Activity Number TC-RES-1222-01632

I object to the request of the applicant's request for this DDO.

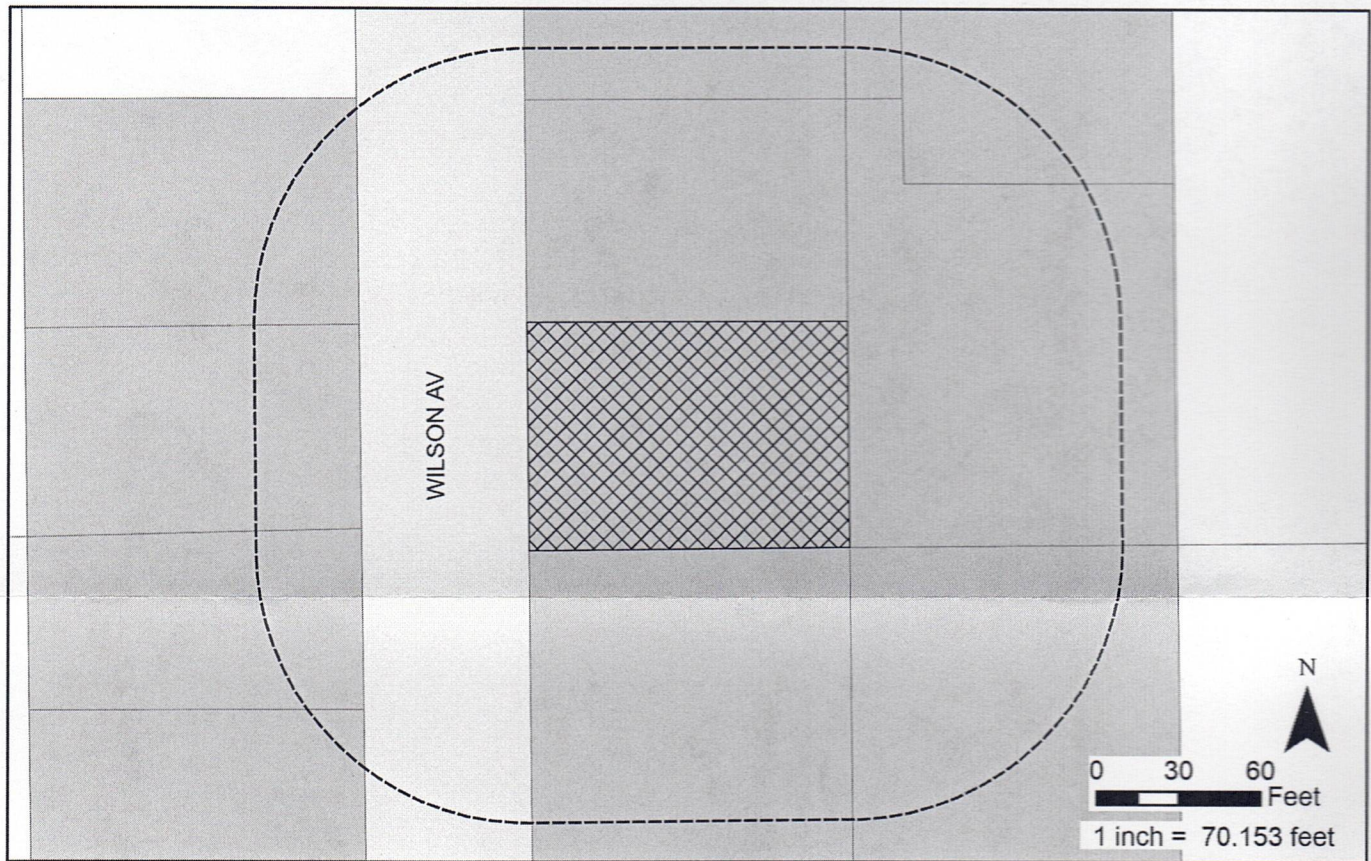
Reason: As stated in the DDO Request, "The applicant constructed a workshop and shed without prior zoning approval," and, I believe, knowing full well that it was out of compliance with the criteria for setbacks. Knowing that it is in violation, and applying well after the purchase of the property, it leads me to believe that the applicant will be using it regularly, not only for personal use but perhaps for commercial use.




Items in the Section 3.11.1.D that I do not believe meet this application to the PDSD requirement for approval:

1. b. Does not modify a conditional requirement or finding to determine whether the use should be allowed in the zone; (it's mid block in our neighborhood)
1. g. Does not create a situation where proposed development substantially reduces the amount of privacy that would be enjoyed by nearby residents and more that would be available if the development was built without the modification; (next door neighbor has had to put up a canvas shade sail to cover the the look of the structure and noise level) **Same for Item i.**
2. e. Does not create a situation where the proposed use of the property will impose objectionable noise levels on adjoining properties greater than would occur if the buildings or structures were built without the modifications. (The workshop contains welding equipment and may containing other equipment that could be noisy when in use.)

I the undersigned property owner(s) **X** PROTEST the applicant's request.Christie Cummins - 1945 E Lind Rd. - Tucson, AZ 85719 713-828-4113

Design Development Option
DDO-24-81 Taylor Residence Detached Workshop and Shed



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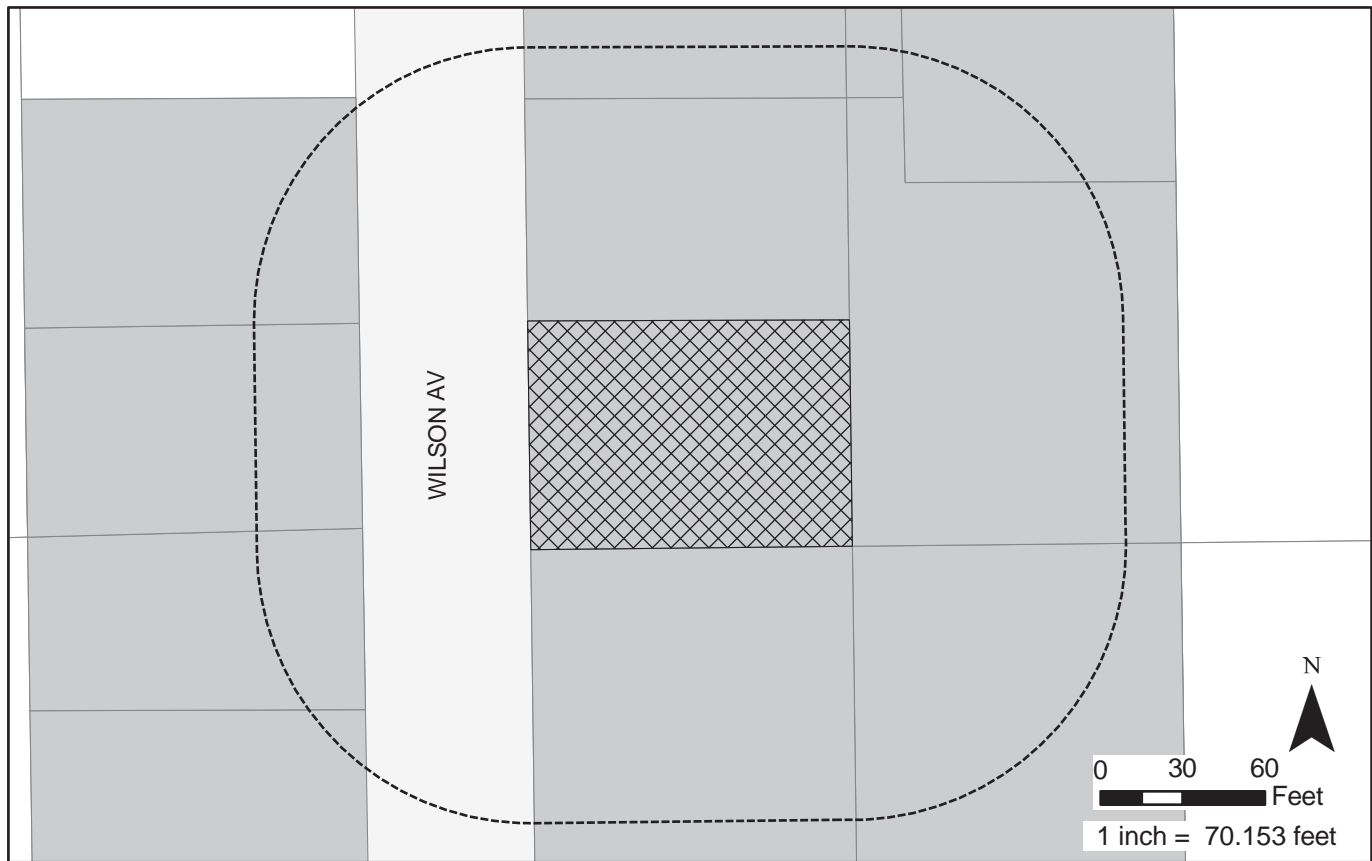
Reason: It does not affect us in any way. If adjoining neighbors
are OK with it, so are we.

Attach additional sheets if necessary

Owner Name	Mailing Address	Phone Number
Sandra Miller	3443 N Jackson Ave	520-451-2870

Owner's Signature: Sandra L Miller Date: 9-11-2024

Design Development Option
DDO-24-81 Taylor Residence Detached Workshop and Shed



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Reason: _____

I have numerous reasons for protesting the applicant's request as outlined below.

I am the initial party who filed the Code Violation back in August 2022. The Code Violation was not against the petitioner, but against the individuals who owned the home and who had built the illegal structure that was built on the property line to the north. I was aware the individual was very ill, and was no longer living at the house. The house for the first time in a number of years was cleaned up and free of construction equipment and materials (which did belong to the petitioner). I thought the house was getting ready to be put on the market, and wanted to make sure the "lean to" was not maintained as zero lot lines are not allowed in RX2 zoning nor in Richland Heights East. By the time the City came out in October to review the situation, it was obvious that the petitioner had purchased the home, installed a fence, curb cuts, etc.

1. The Richland Heights East Neighborhood is defined by its large lots, and generous setbacks which allow for privacy and wildlife in a very unique setting. Homes are typically diverse structures that favor the uniqueness of the neighborhood. We have a few exceptions (pertaining to use and/or setbacks), primarily those that were built prior to the RHE subdivision being created. Since the RHENA board was created, the board members have worked long and hard to maintain the essence of the Richland Heights Neighborhood.
2. The structures that are the subject of this DDO were constructed illegally. They were not "grandfathered in". The

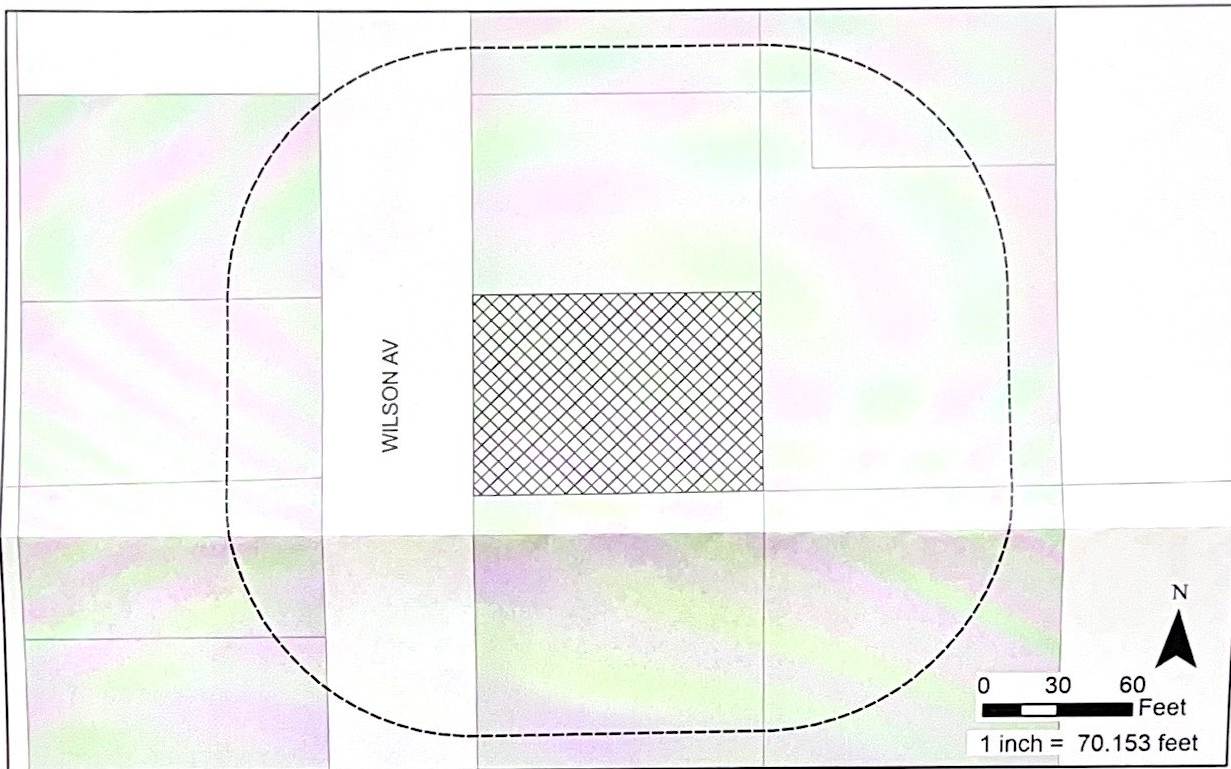
one on the north boundary was constructed sometime after 2008, and per Google Maps appeared new in 2011. I have been inside this structure, at least twice when the previous owner was helping repair an iron lamp. I do not recall that the shed even had a floor, but was packed dirt – it was that basic. My understanding is that it was built to hide the miscellaneous items stored on the property.

3. The petitioner currently owns 3 adjacent properties to his primary residence. A rental to the south, two rentals to the north and the subject across the street. Per his own comments the subject property was in dire condition so the remodel of the property should not create a hardship, and he has numerous alternatives to create these workshops/sheds legally as they are in such poor shape to begin with. What is the justification for allowing the illegal set-backs, especially in the capacity of a developer. Why are we conceding our neighborhood values to someone who obviously does not honor them.
4. Of the 9 houses within the notification area, petitioner owns 4 of them. The petitioner is reportedly a licensed General Contractor, yet he proceeded with the remodel of this project without any permits, and furthermore claimed at the board meeting in January but for the code violation he had no plans to permit any of the work.
5. A few months back, I had coffee with Kevin Dahl our Ward 3 representative and Vice Mayor. This is a program initiated by Kevin to get to know the neighborhoods. We were discussing the issue of illegal structures in the neighborhood. His comment to me was "The City policy is forgiveness"! I have heard this from neighbors in the past, but to hear it from a public official was so disheartening. How defeating for the employees of the City who take complaints from neighbors, work hard to set things right, only to have the City "forgive" the infraction?
6. I recently attended the zoom meetings on the ADU HB that the state is proposing. There was a lot of concern about these from various stakeholders. The question was brought up several times as to whether existing zoning would be respected, and the City personnel were trying to be reassuring, but it felt like there were no assurances going to be provided. I do not have a problem with ADUs. I do have a problem with individuals ignoring existing rules as they apply to the neighborhood, especially since I presume it is those very qualities that drew them to the neighborhood in the first place. The ADUs will come, and the setbacks will be lessened at some point – under the circumstances of this particular case – I do not believe we need to hand over the request on a silver platter when there are less obtrusive alternatives available to the petitioner.

Owner Name	Mailing Address	Phone Number
Maureen Pollack	2000 E Greenlee Rd	520.269.0250

Owner's Signature: Maureen Pollack Date: 09.16.2024

Design Development Option
DDO-24-81 Taylor Residence Detached Workshop and Shed



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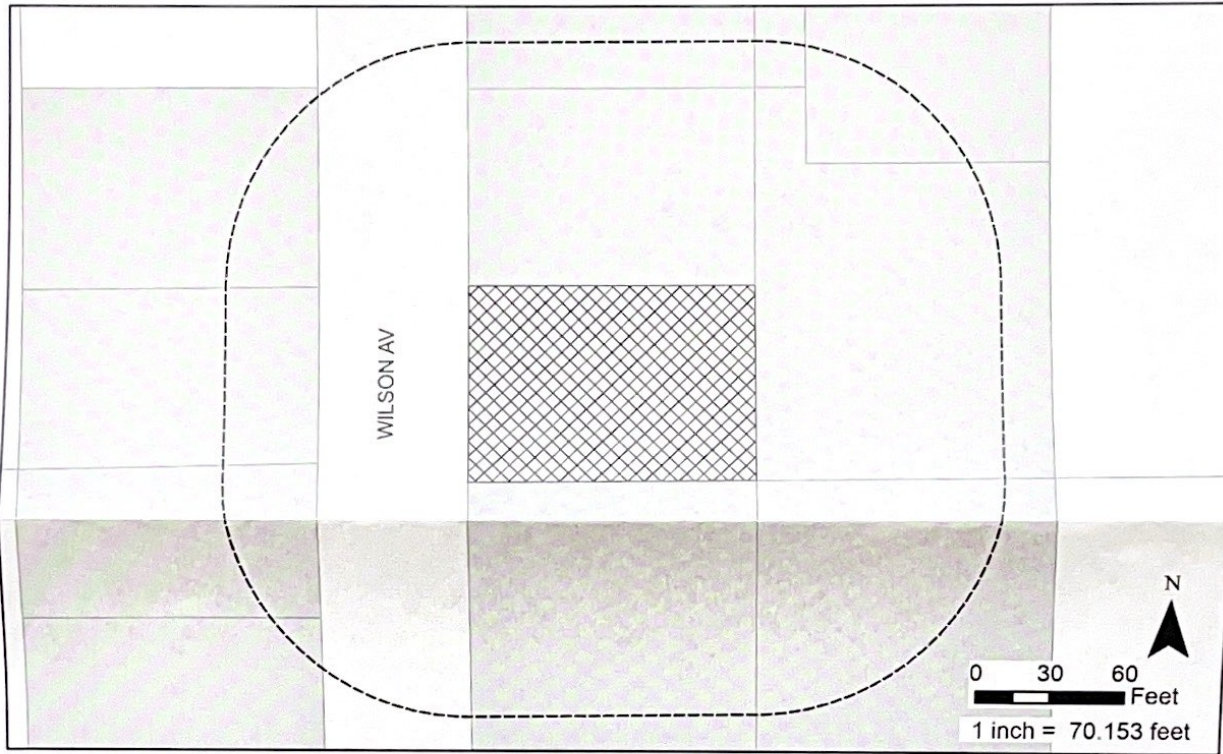
Reason: _____

Attach additional sheets if necessary

Owner Name	Mailing Address	Phone Number
DAN TAYLOR	3427 N. WILSON AVE 85719	520-979-5521

Owner's Signature:  Date: 9-12-24

Design Development Option
DDO-24-81 Taylor Residence Detached Workshop and Shed



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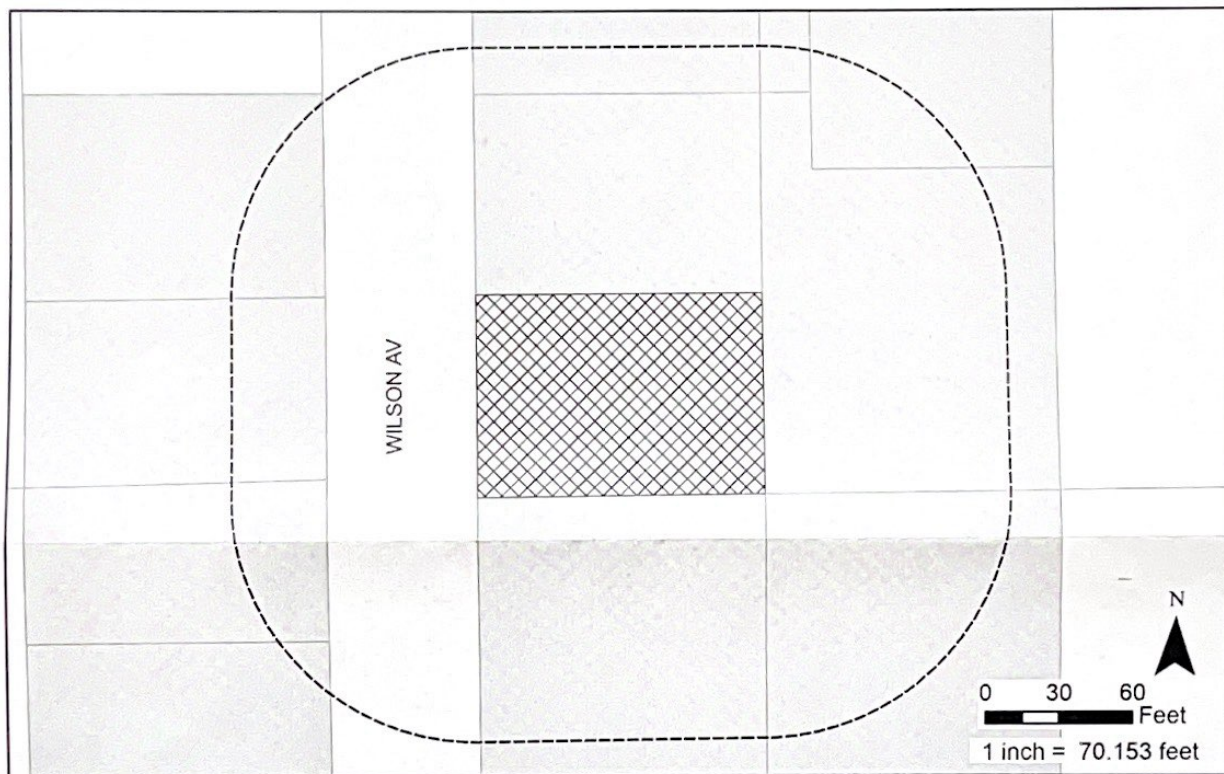
Reason: _____

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DAN TAYLOR	3427 N. WILSON AVE	520-979-5521

Owner's Signature: _____ Date: 9-12-24

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DDO-24-81 Taylor Residence Detached Workshop and Shed



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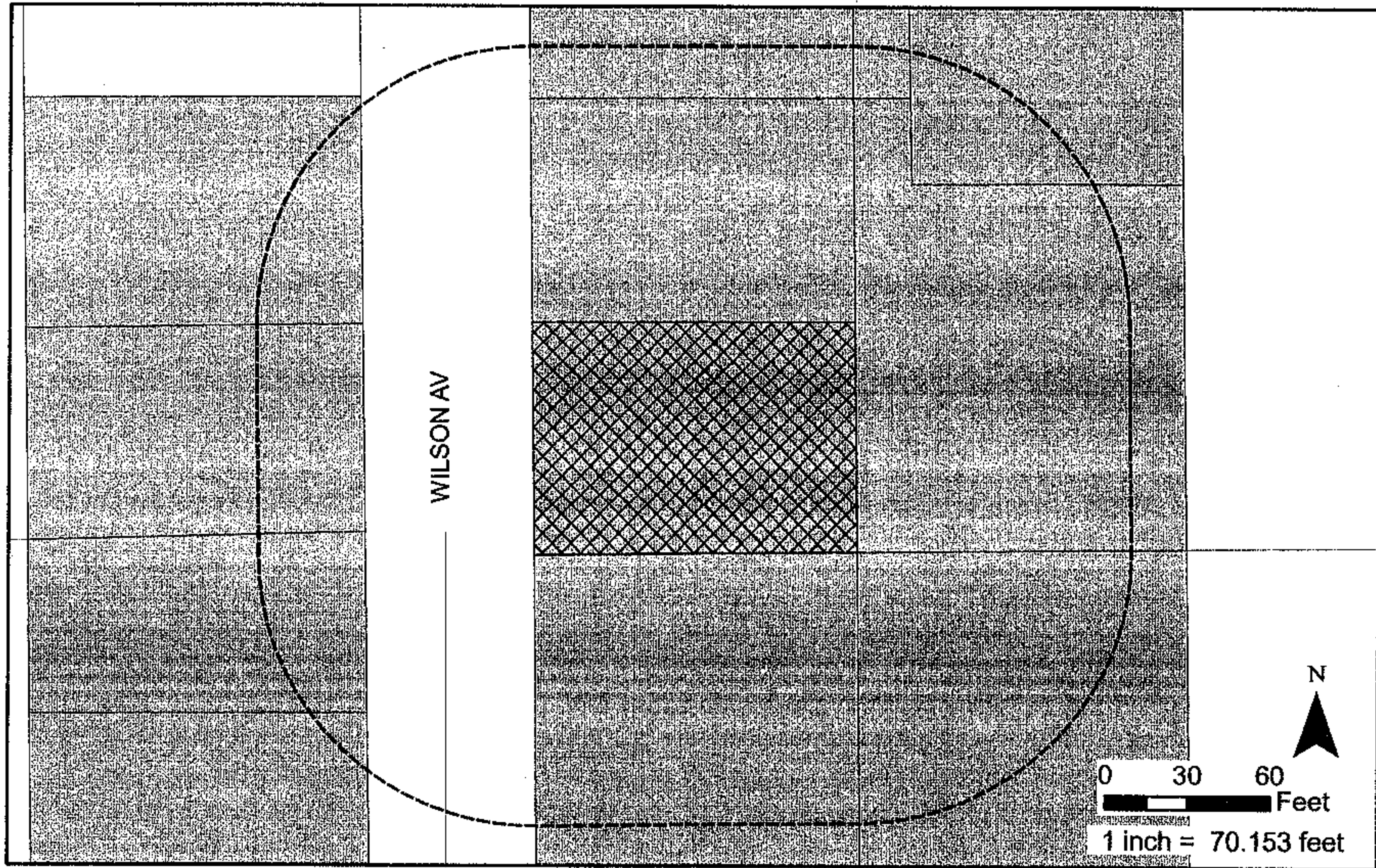
I / We the undersigned property owner(s) ☒ DO NOT OBJECT to the applicant's request.
☐ PROTEST the applicant's request.
Reason: STRUCTURES BUILT BY PRIOR OWNER Thank you.

Attach additional sheets if necessary

Owner Name	Mailing Address	Phone Number
DAN TAYLOR	3427 N. WILSON AVE 85719	520-979-5521

Owner's Signature: Date: 9-12-24

Design Development Option
DDO-24-81 Taylor Residence Detached Workshop and Shed



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Reason: Please see attached
2 pages + cover sheet

Attach additional sheets if necessary

Owner Name	Mailing Address	Phone Number
LINDA WURZELBACHER	3301 N Wilson Ave Tucson AZ 85719	520-3144-4685

Owner's Signature: Linda Wurzelbacher Date: 8/18/24



Linda Wurzelbacher
3301 N Wilson Ave
Tucson, AZ 85719

I live 1-1/2 blocks south of this property. Although the Taylor Residence Detached Workshop and Shed is zoned as a residence with 2 outbuildings (built without permits) the property is has been used as a business and storage facility for construction equipment/supplies & employee meet-up for a licensed general contractor. The increase truck/equipment and employee traffic on N Wilson Ave is disruptive and inappropriate for a residential neighborhood & its streets.

RHE is zoned as residential with a very limited use for "home businesses." It is my understanding from past conversations with the city, this covers 1 client at a time & no employees on site. The current use of this property results in pick-ups, supplies and equipment using Wilson Ave to access the property. RHE residents are entitled to enjoy their homes and properties free of a business operating in the middle of our neighborhood. We are zoned Residential; not Industrial. Our RHE Board and residents have spent years protecting the unique nature of our area as a quiet neighborhood. (See listing below.)

From past conversations with the city and RHENA Board members (now "retired"), it is my understanding that IF these buildings (or the business use) existed prior to City annexation ~ the late 1960's that these buildings/use would have been grandfathered IF they had existed at that time. However, this is not the case for this property. Both buildings were constructed during the 1990's. Why would the City exercise "a forgiveness policy" to reward non-compliance with established setbacks and the lack of building permits to a licensed general contractor to the detriment of RHE home owners to run his construction business from the property?

Richland Heights East (RHENA) Projects to maintain the uniqueness of our residential properties:

1. In multiple past conversations with the city, it is the understanding that Richland Heights was incorporated into the City ~ late 1960's, part of the agreement was that existing properties on the northside of Fort Lowell Rd (bordering RHE) would remain residential zoning. (Zoning still requires residential projects.) The only exception was a fencing business that was

located in the 2200 block of Fort Lowell Rd and operating at the time of annexation. In order for this exception to continue, the owner had a timeframe to “renew” that existing the exception. Once the exception expired (no renewal submitted) it automatically converted to residential use. (Houses were built on the property and is part of RHE.) Apparently, as with most annexations at the time, buildings/properties “inside RHE” not in compliance with the existing City zoning/codes was accepted "as is" but whenever major renovations/changes were made the owner was required to bring property in compliance with existing City codes.)

2. When commercial development started on Campbell Ave north of Fort Lowell, RHENA negotiated a decrease in the height of the McDonald's arches. This was a compromise between RHENA and the City so neighbors on the west end of Lind Rd didn't have to deal with the lights at night. Even when the "eco-terrorists" vandalize the place years later, the new sign was installed at the smaller size after RHENA reminded the city of our agreement.
3. When the apartment building on the south side of Ft Lowell between Wilson/Olsen fell into severe disrepair due to lack of maintenance, we initiated a request with HUD to determine how to decertify the property/buildings. Today it is privately owned & well maintained.
4. Originally, the wall at the end of Lind Rd didn't exist to separate the businesses from our residential neighborhood. Today, we continue to remind the property owners of their responsibility to maintain it and remove graffiti.
5. We were one of the first neighborhoods approved for speed humps and traffic circles. After ~25 years, we continue to maintain the traffic circles, repair metal posts, and replace plants at our own expense. We paid for 2 more speed humps and worked with the city to add 2 bump outs at Olsen/Ft Lowell and Lind/Campbell which we maintain.
6. When the office building was built at Campbell and Kleindale, past Board members negotiated for employee parking only on the south side of the first block on Kleindale.
7. We worked with the Urban Planning Program at the University of Arizona to develop a Master Plan for Richland Heights East. We continue to reference this document.