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City of Tucson

Planning and Development Services

201 N. Stone Ave.

Tucson, AZ 85701

Re: T21CM09912

519 S. Russell Ave. 201 N. Stone Ave.

Tucson, AZ 85701

Uniform Development Code Section 5.8.9 compliance

- A. The high stucco'd parapet-walled addition will be consistent with the style of the existing territorial structure.
- B. The 14'-0" height of the addition will be the same as the existing structure.
- C. The 3'-0" proposed side and rear yard setbacks are consistent with other setbacks in the neighborhood.
- D. The proportions of the door and window openings will be similar to those in the existing structure.
- E. The parapet roof will be the same as what the existing structure has. The existing structure has a 2"+/- thick stone parapet cap. We will be providing a similar 2"+/- cap of concrete or concrete blocks. We will provide similar roof-drainage scupper to those in the existing structure.
- F. We will provide a compatible, but not matching, stucco texture for the addition.
- G. The site utilization of the project will remain as it is now.
- H. There will be a corrugated-metal patio cover in the (not-visible-from-the street) rear yard. Corrugated metal roofing is commonly found in barrio neighborhoods.
- I. The architectural details of the addition, such as metal roof-drainage scuppers, square stucco edges, wood lintels, window recess depths and lack of window-sill projections and will be consistent with the existing structure.
- J. The size, mass and scale of the addition will be consistent with both the existing structure and with contributing properties within the development zone.
- K. The size, proportions and scale of the door and window openings will be consistent with both those in the existing structure and with those in contributing properties within the development zone.

- L. The green wall color and deep-red door and window colors will be the same as those in the existing structure. There will be no landscaping changes. The existing site enclosure – a combination of 1'-4" high concrete blocks topped by wood fences of varying heights – will remain as-is.

Currently, there are two electric services on the front of the existing structure. Electrical wiring will run underground from here to the addition. There will be no signs. No new parking spaces will be provided and none are required.