

The property was purchased in 1873 and at the time, the building was said to have been a storage building and/or a banking business. Alterations to the building were made, such as the roof and room additions resulting in today's current look. The first recordings of residential use dates back to the 1890's. Currently, it is owned by Kenneth Godat, who resides on the property.

The owner would like to add one (1) Accessory Dwelling Unit, one (1) carport structure, and landscaping of the back yard.

These alterations will follow UDC dimension standards with a few setback requests through the Design Development Option review. Included in this document is our preliminary site plan to ensure our interpretations are acceptable through Zoning, Design Development Option Review, and Historic Preservation Review Boards.

Narrative: Proposed addition of ADU, demolish outbuilding (laundry/storage)

Address: 807 S 4th Ave. Tucson, Arizona

Parcel #: 117-08-0390

Parcel Area: 6098.4 square feet

Zoning: HR-3

Owner(s): Kenneth Godat

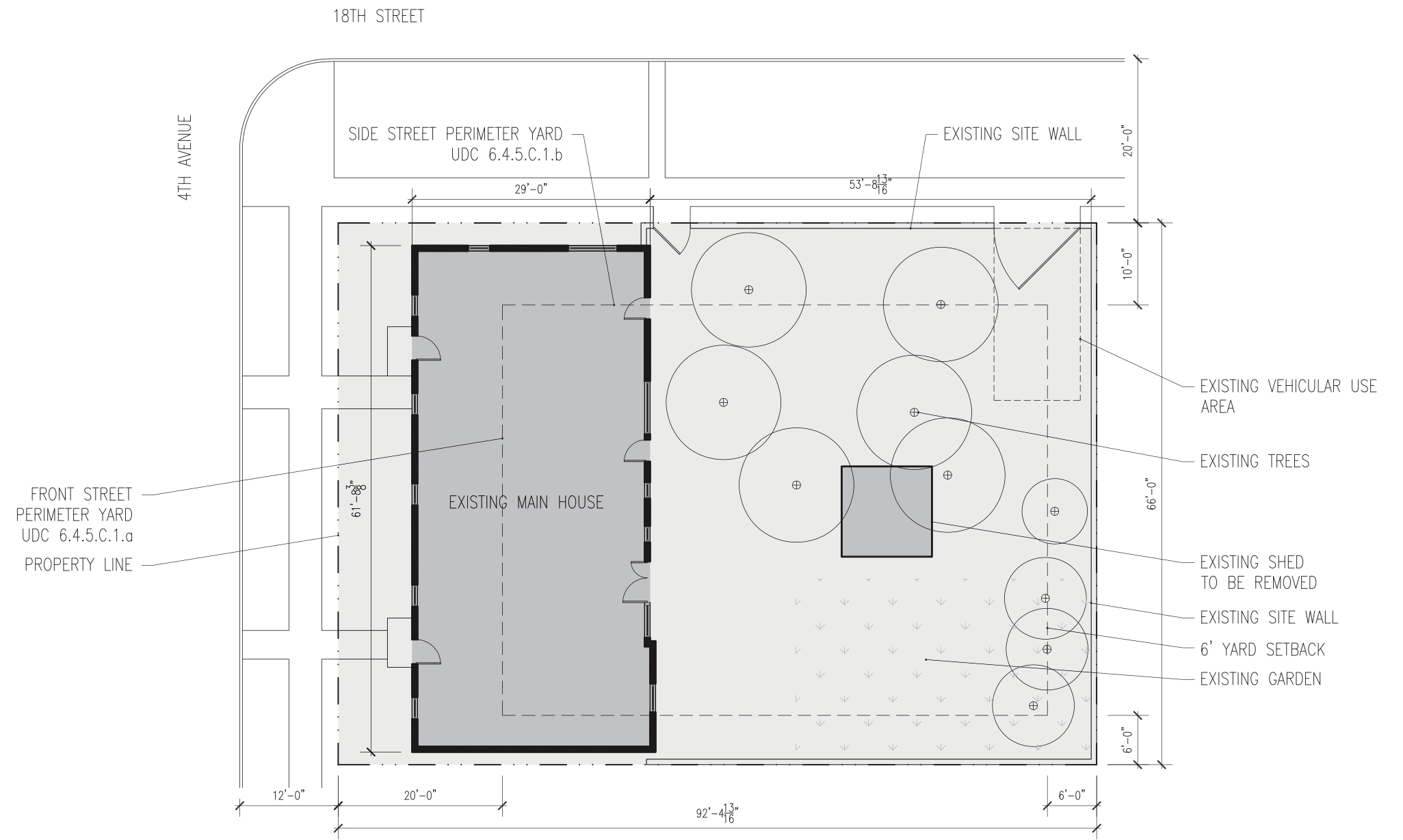
Items for Consideration:

ADU: Kenneth would like to construct, approximately, a 600 square foot ADU on his property for guests. The proposed site plan shows the ADU placed 6'-4" in the street perimeter side yard setback. This placement aligns the north facade with the historical setback of the existing house, and prevents any mature trees to be removed from the yard. Reduction of setbacks will be reviewed through DDO Process.

Carport Structure: A carport shade structure, height not to exceed 12 feet, would also be included in the alteration of the site. It will be located in the area of the existing vehicular use area, existing in the yard setbacks.

Existing Shed: The owner would like to demolish existing shed.

Landscaping: Landscaping will be in part of the design scope and will abide by the historic preservation standards.





View from West Looking East



View from North Looking South

ADU Requirements

- Maximum Size of Unit:** The maximum size of the ADU is up to 10% of the lot size, up to a maximum of 1,000 SF. All lots are allowed an ADU of at least 650 SF.
- Max Building Height:** Per zone standards - typically 25 feet maximum.
- Parking:** 1 parking space required per ADU; can be waived if 1/4 mile from transit or a bike boulevard.
- Setbacks:** Per zone standards; or reduce setbacks through Design Development Option Process.

Height

- UDC Table 6.3-2.A** R-3 Height (maximum) SF, Civic Uses, & Admin/Prof Offices: 25'; MF/Nonres: 40'
- UDC 6.4.4.A.1** Building height is the vertical distance measured between the highest part of a structure and the finished grade at the midpoint of the front facade of the principal structure, excluding chimneys, mechanical equipment, and other misc. additions.
- UDC 11.4.5** **Development Zone:** Where the development parcel is a corner lot, the term "adjacent" includes all the residential corner lots or developments diagonally opposite the development parcel, fronting on the same two streets in the same block, and on the opposite sides of those streets.

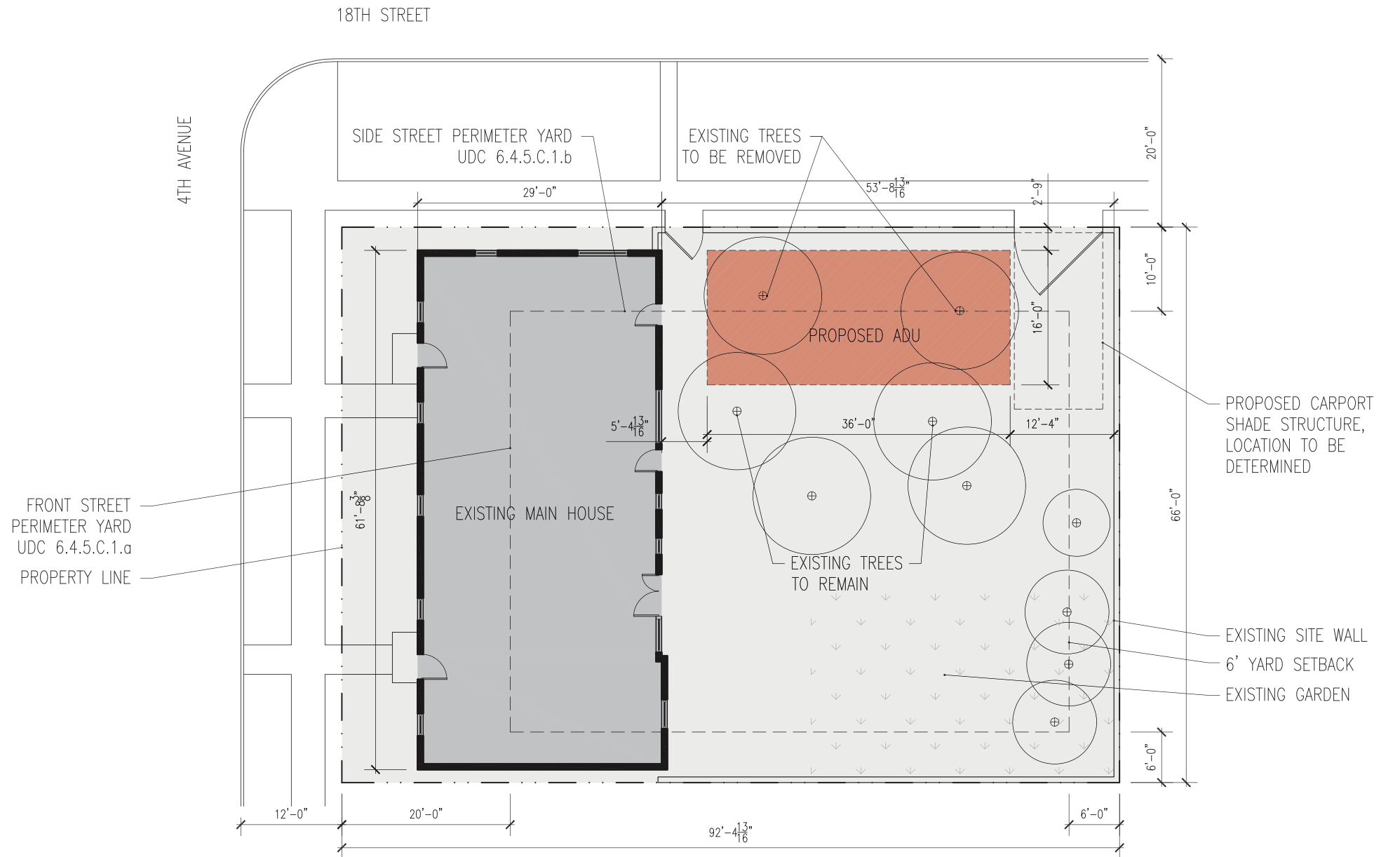
The current proposed ADU falls approximately 6'-4" into the street perimeter yard. The ADU's dimensions and location are limited due to the existing site conditions and client's proposals.

The owner requested to keep a number of mature existing trees and not to disturb their existing garden south of the property. This pushes the ADU to be located to the north, sitting between the main house and vehicular use area. For the ADU to fit within the context, it will need to cross into the street perimeter yard to avoid the mature trees on site.

We propose to align the ADU with the main house's historic setback location. This gives us enough room to construct an approximately 600 SF unit.

The ADU shall respect the required height standards and the Historic Preservation Requirements provided. At this point in our design phase, we are considering a shed roof as well as a hipped roof as an alternative.

ADU will need to be reviewed through the Design Development Option Process for setback reviews and processed through the Historical Preservation Review Board. (UDC 2.2.9.A.5)

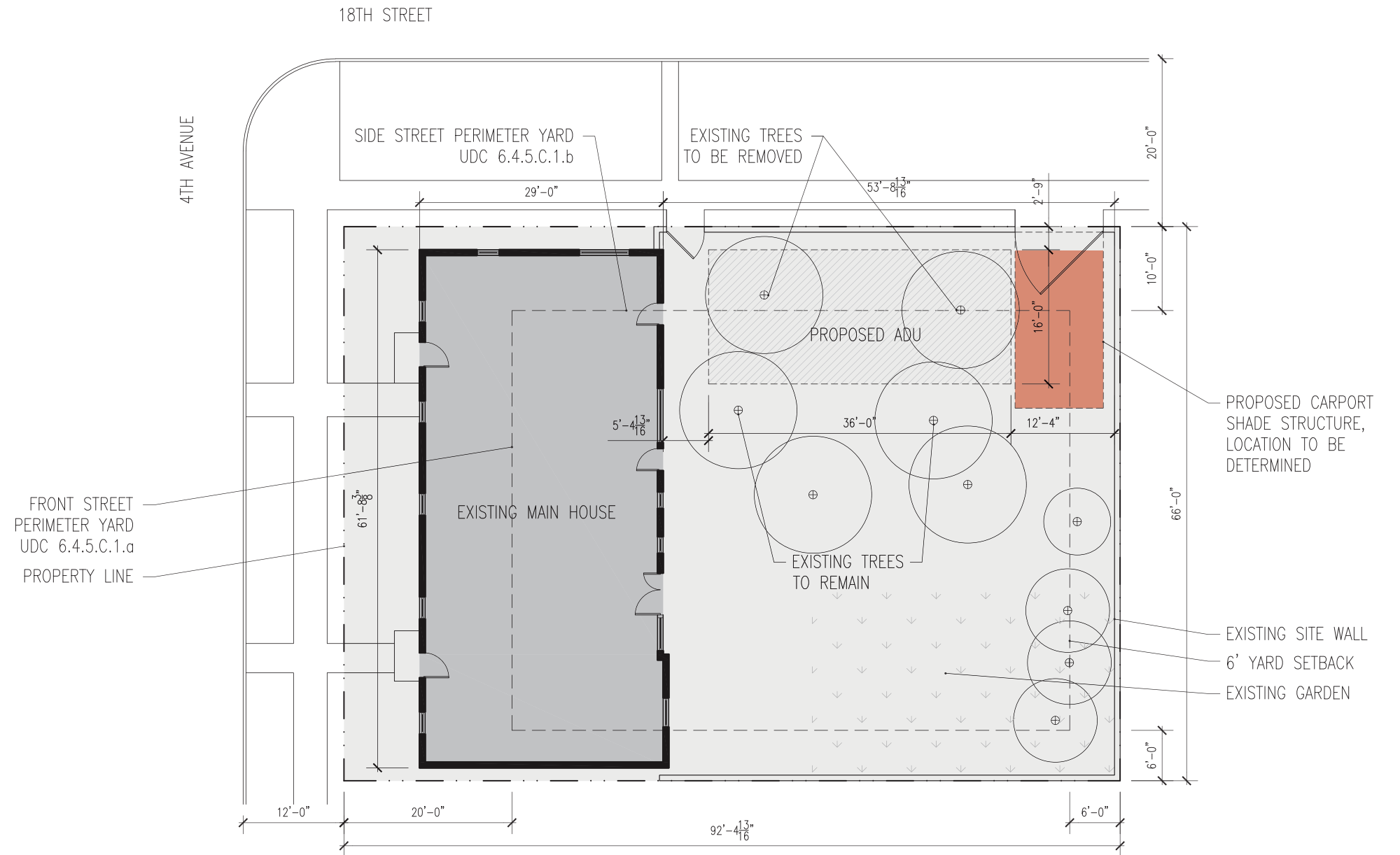


Accessory Structures

UDC 6.6.2.D An accessory structure that exceeds the allowable height of a wall within a perimeter yard and is detached from a principal structure shall comply with the perimeter yard width standards of the principal structure, except that the accessory structure may be built to a parcel line with the consent of the adjoining or, when separated by an alley, adjacent property owner or as permitted by Section 6.6.5.

UDC 6.6.3.C Accessory structures shall not exceed 12 feet in height, unless attached to a principal structure. If attached to the principal structure, maximum height permitted shall be the same as for the principal structure.

UDC 6.6.3.D The total gross floor area (gfa) of all accessory structures shall not exceed 50% or the gfa of the principal structure. Accessory structures less than 200 square feet gfa are exempt from this requirement.



Location of the carport, because it falls inside the perimeter yard setbacks, will need the consent of adjacent adjoining properties. The structure may or may not be connected to the ADU depending upon further design development.

To take the carport out of view from the house and garden, it may be located east of the ADU or blocked by a wall or screen.

The carport shall comply with a 12' maximum height if detached from principal structure.

Carport will need to be reviewed through the Design Development Option Process for setback reviews and processed through the Historical Preservation Review Board. (UDC 2.2.9.A.5)



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