

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

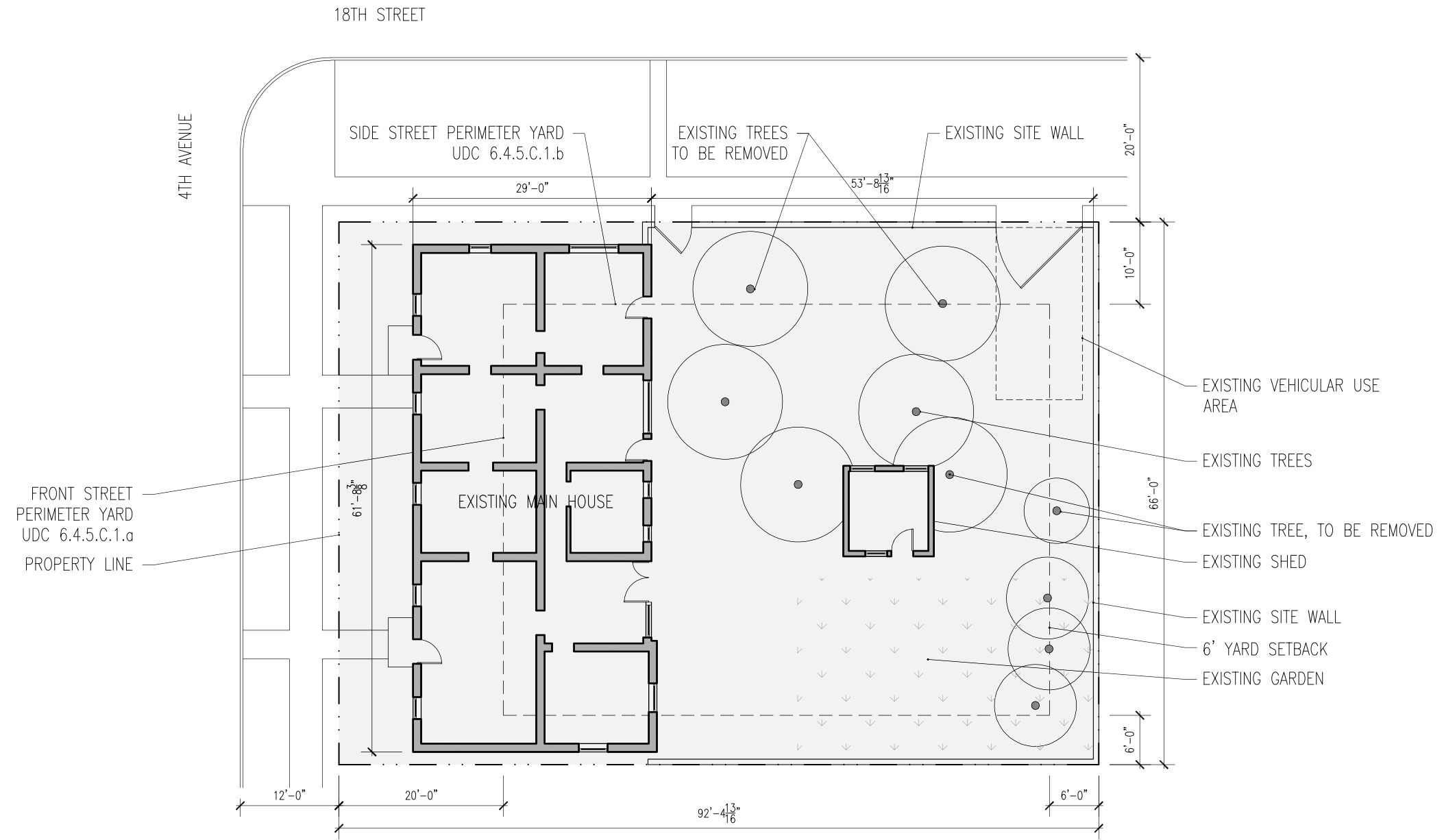
Owner(s): Kenneth Godat

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.

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





View of East Facade Windows and Door



View of West Facade Windows and Doors



View of East Facade Windows and French Door



View of North Facade Windows

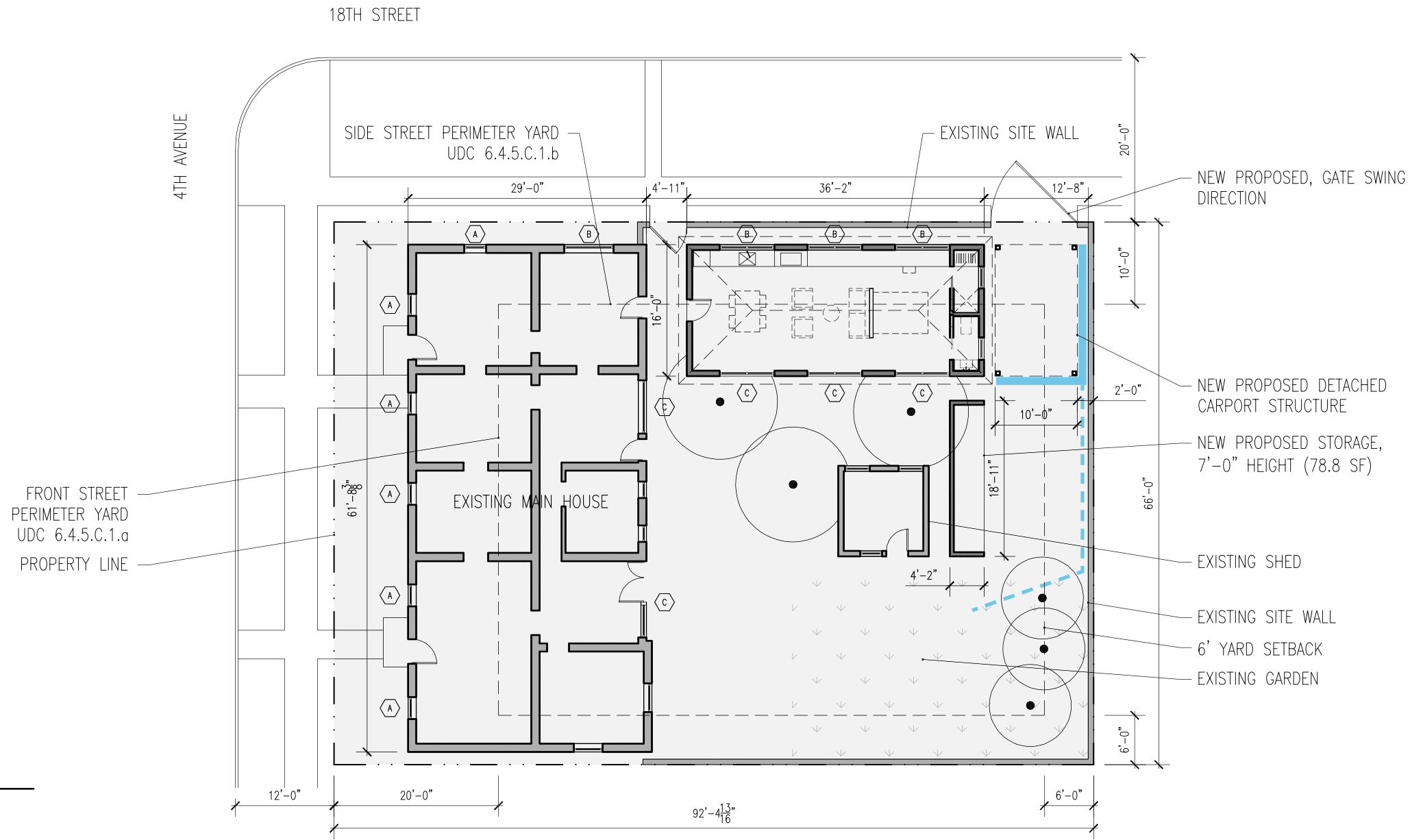
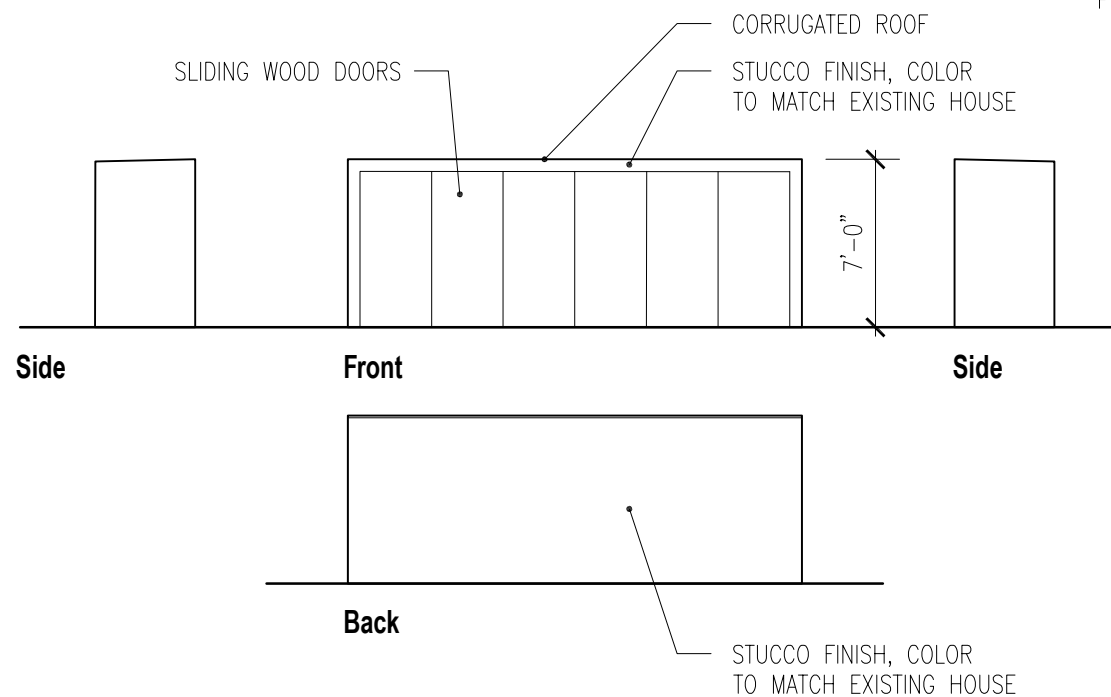
Accessory Structures

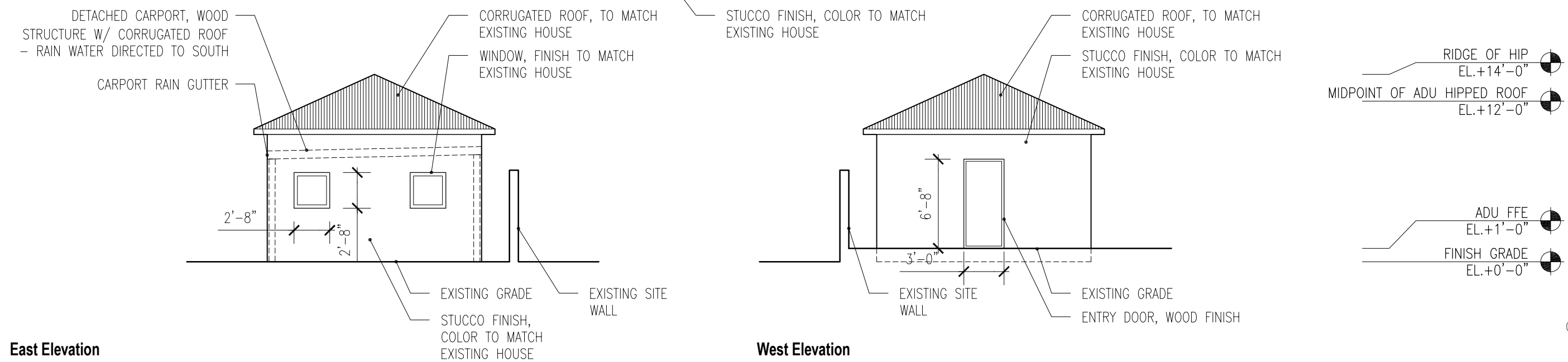
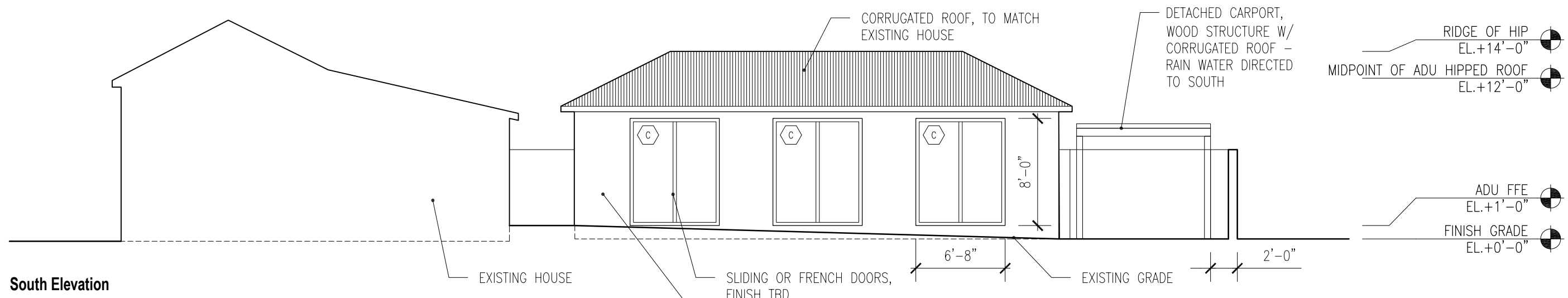
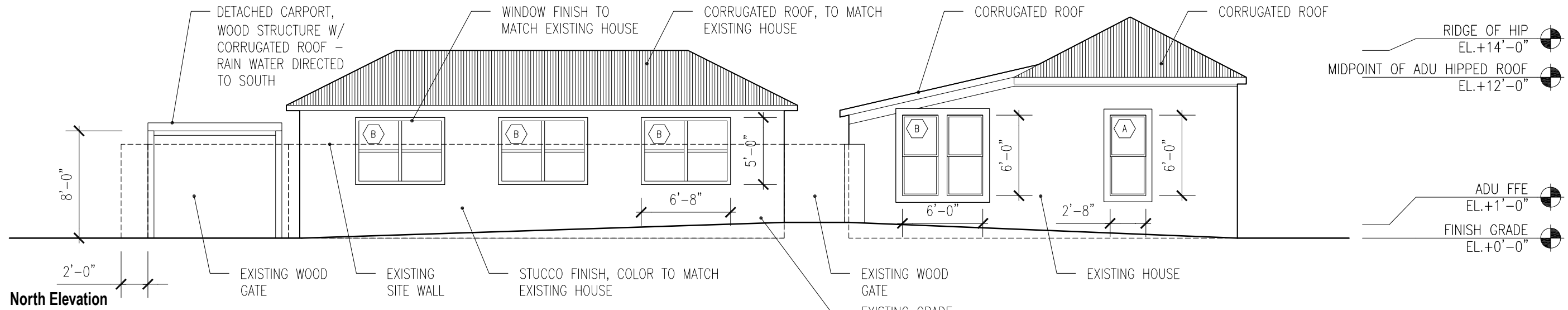
UDC 6.6.2.D An accessory structure that exceeds the allowable height of a wall within a perimeter yard and is detached from a principal structure shall comply with the perimeter yard width standards of the principal structure, except that the accessory structure may be built to a parcel line with the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

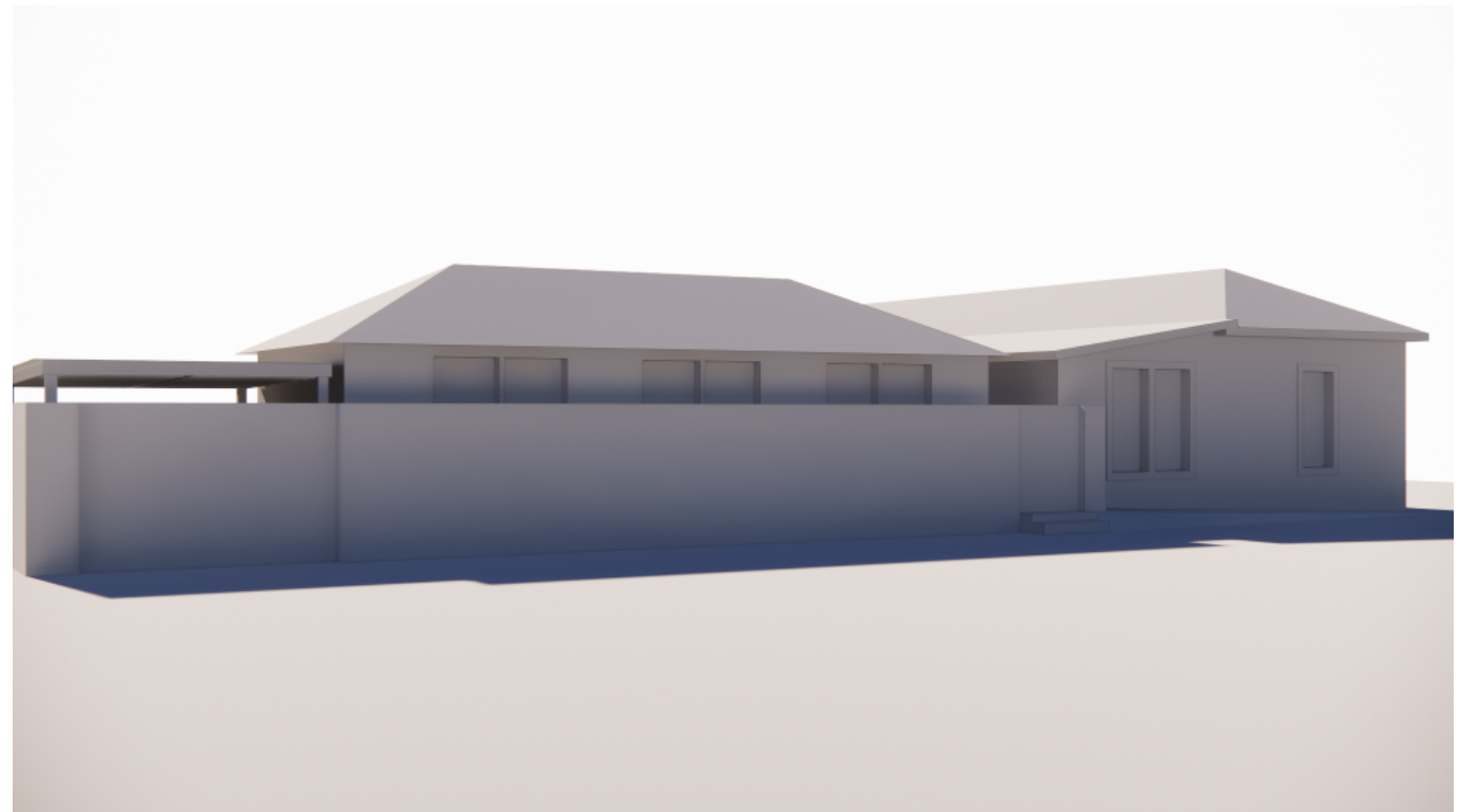
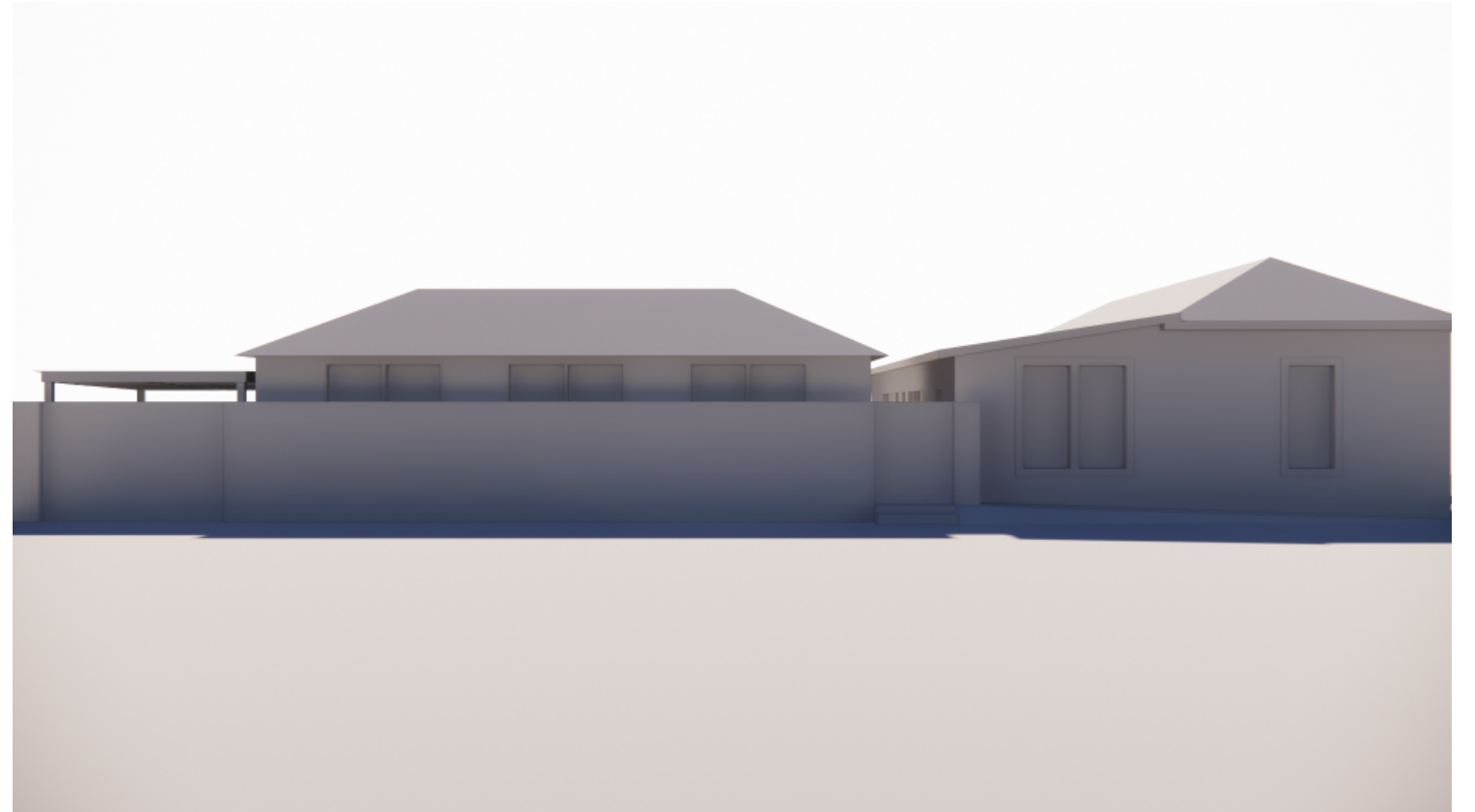
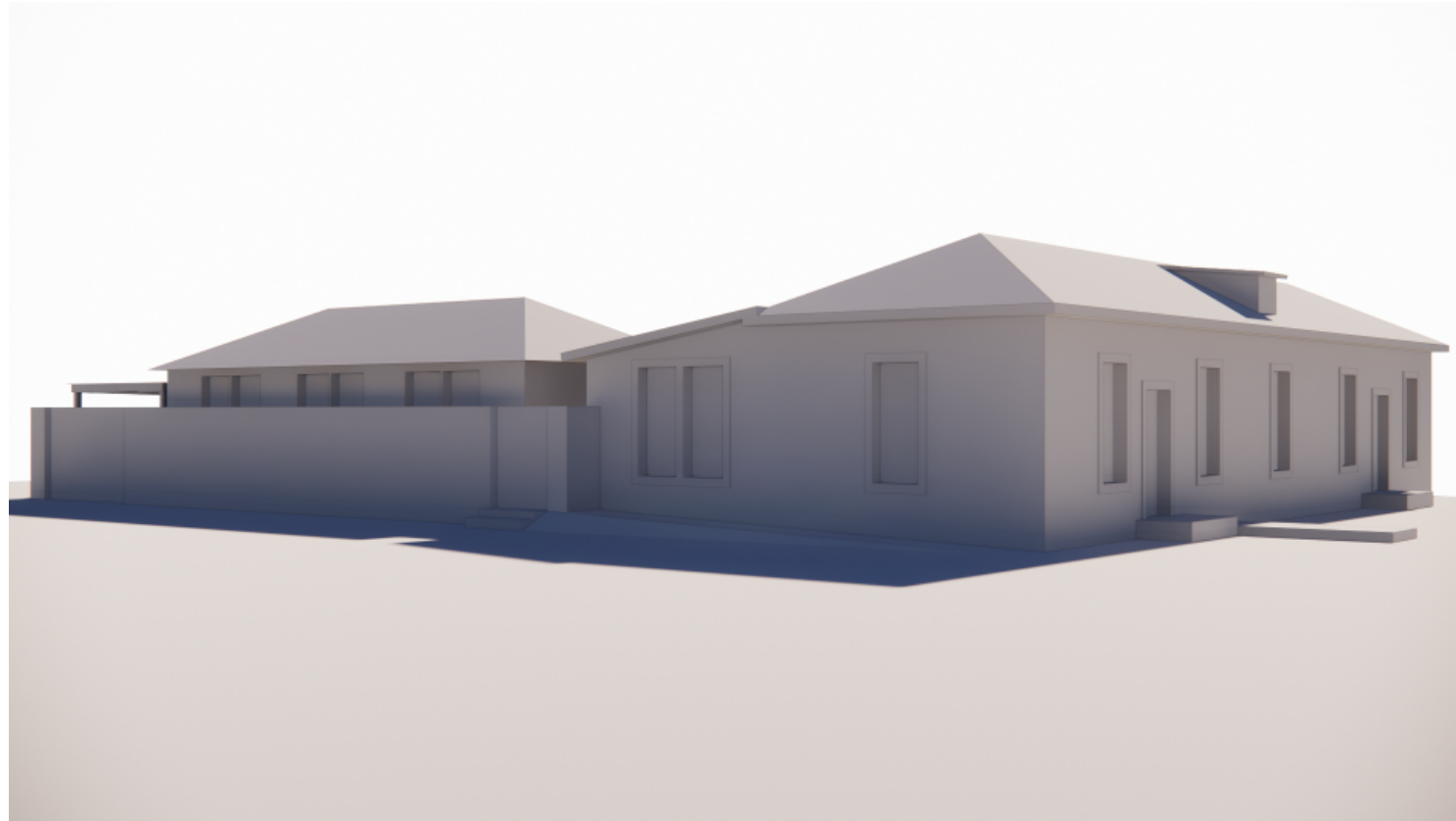
UDC 6.6.3.D The total gross floor area (gfa) of all accessory structures shall not exceed 50% or the gfa of the principal structure. Accessory structures less than 200 square feet gfa are exempt from this requirement.

Water Runoff Water runoff from the carport will be guttered and directed to the garden south of the property. (Diagrammed in Blue)

Proposed Storage Elevations







3D images are conceptual renders and do not show materiality or final details. Renders are to be used to visualize location and proportion of the new proposed ADU and shade structure.

Perimeter Yard

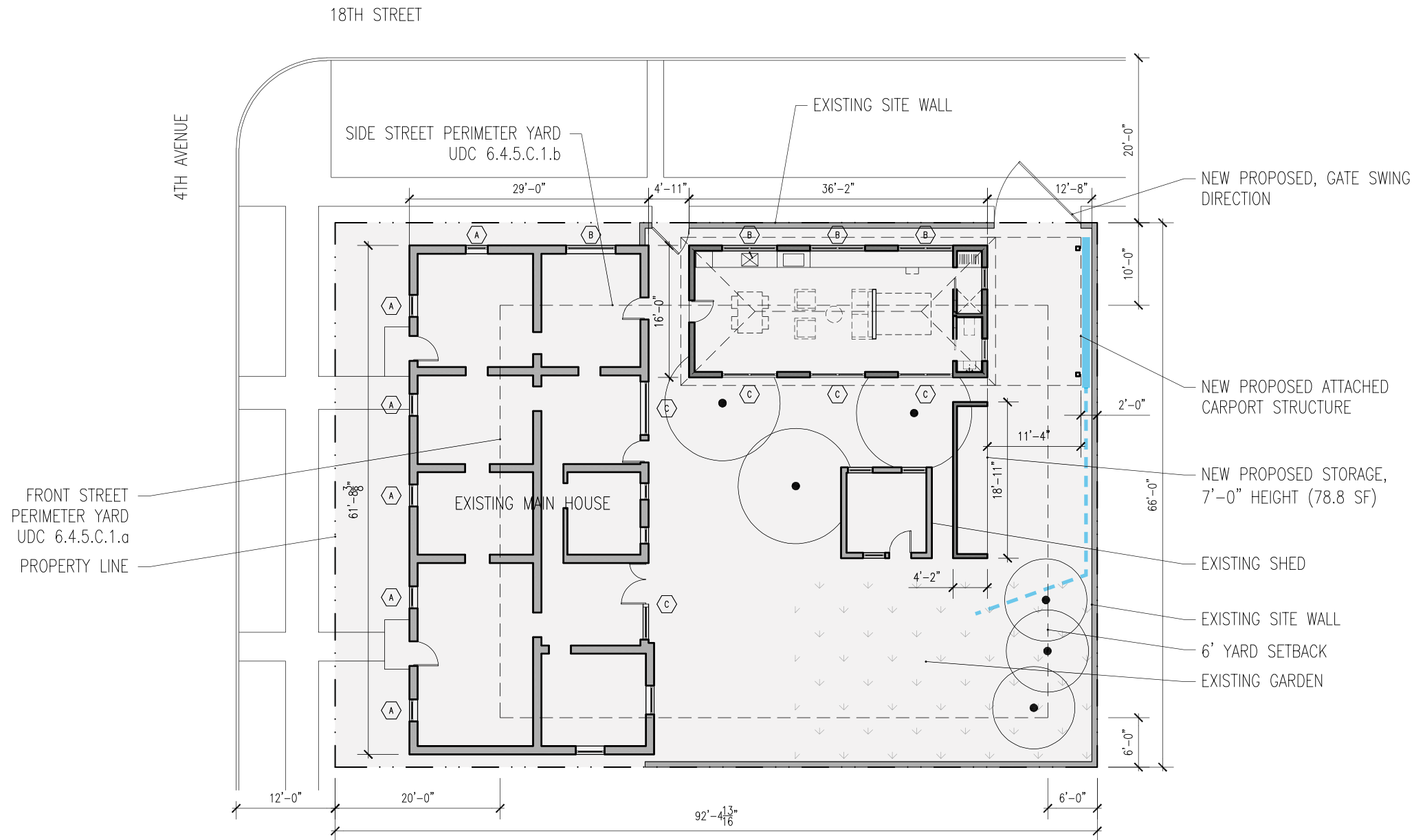
UDC 6.4.5.B-2 A vertical structural member(s) (i.e., post, column, dormer wall) supporting a roof extension from the principal structure is considered a wall for applying perimeter yard requirements.

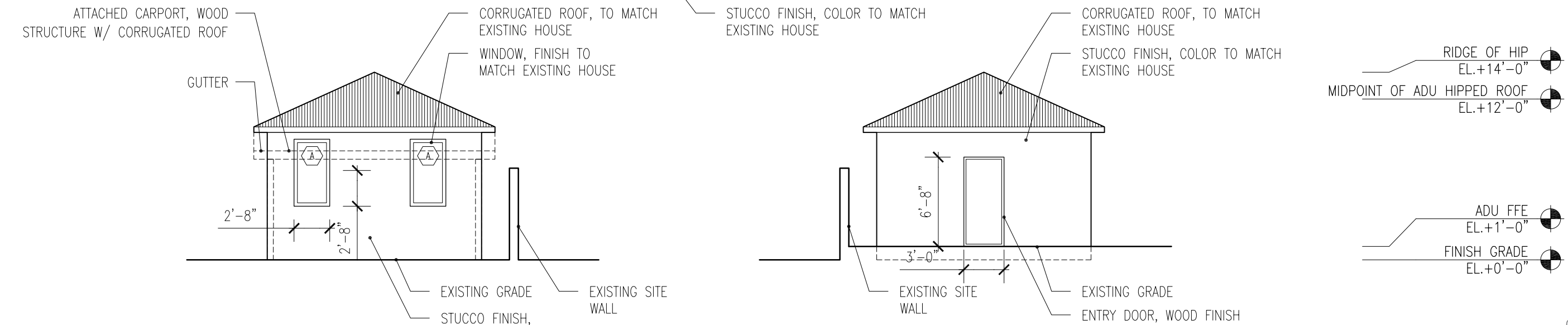
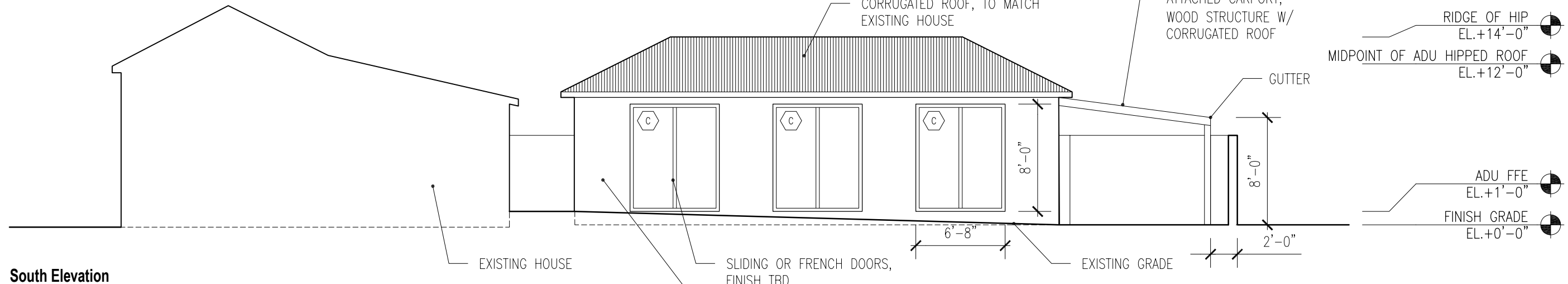
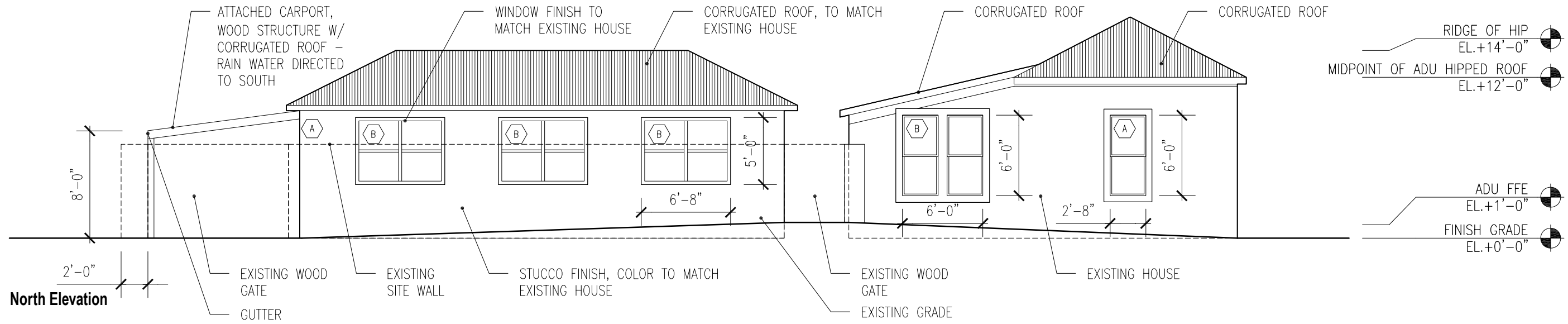
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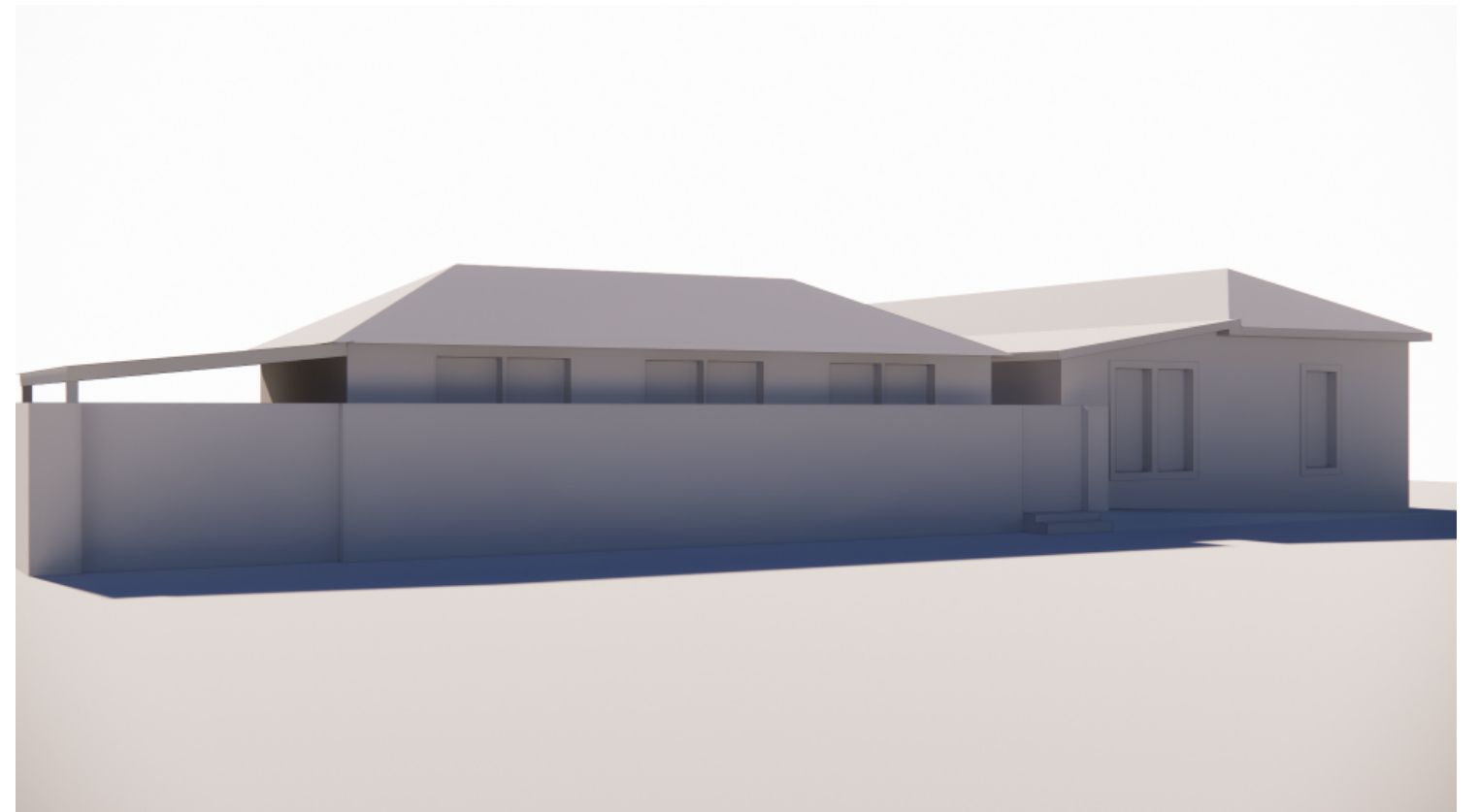
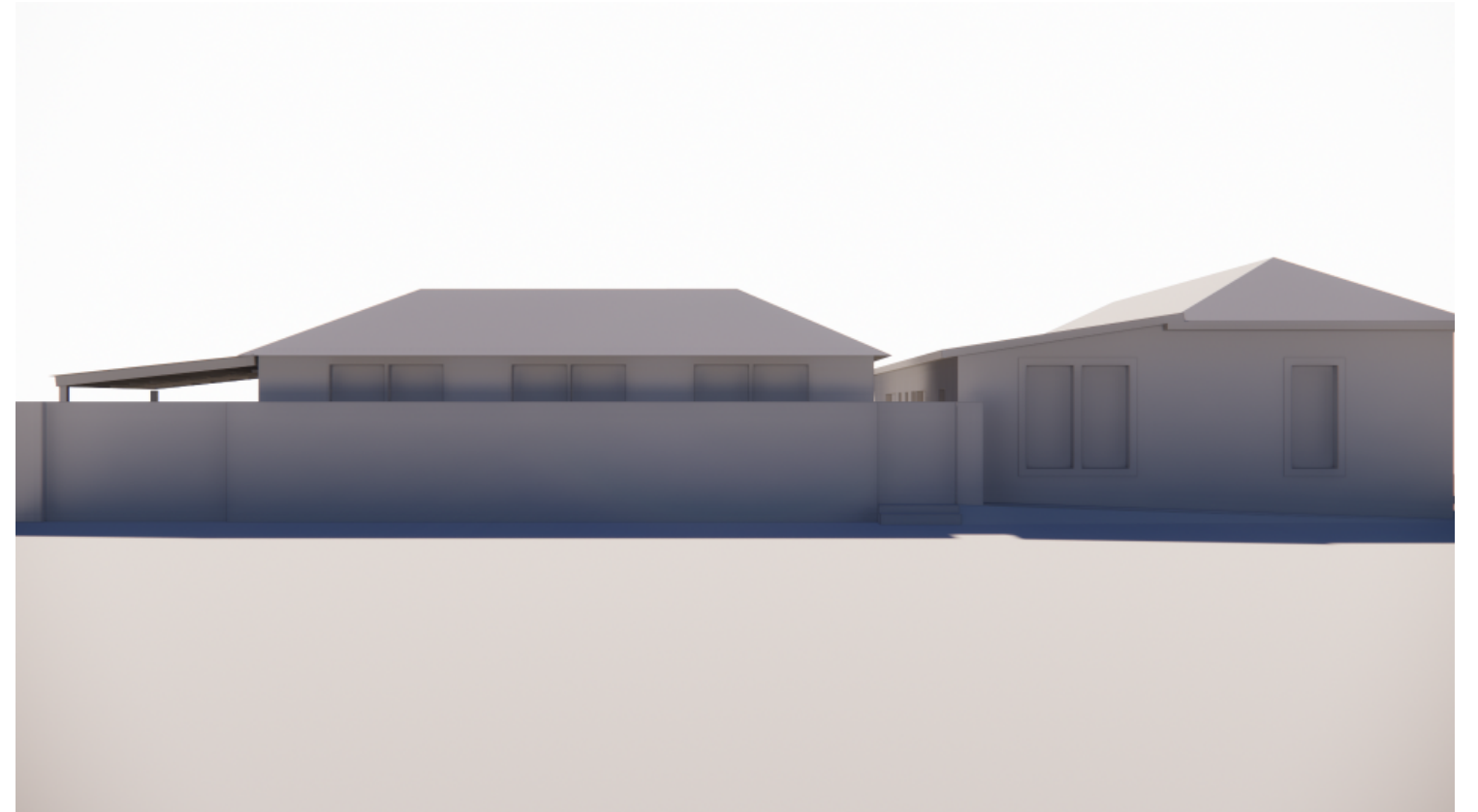
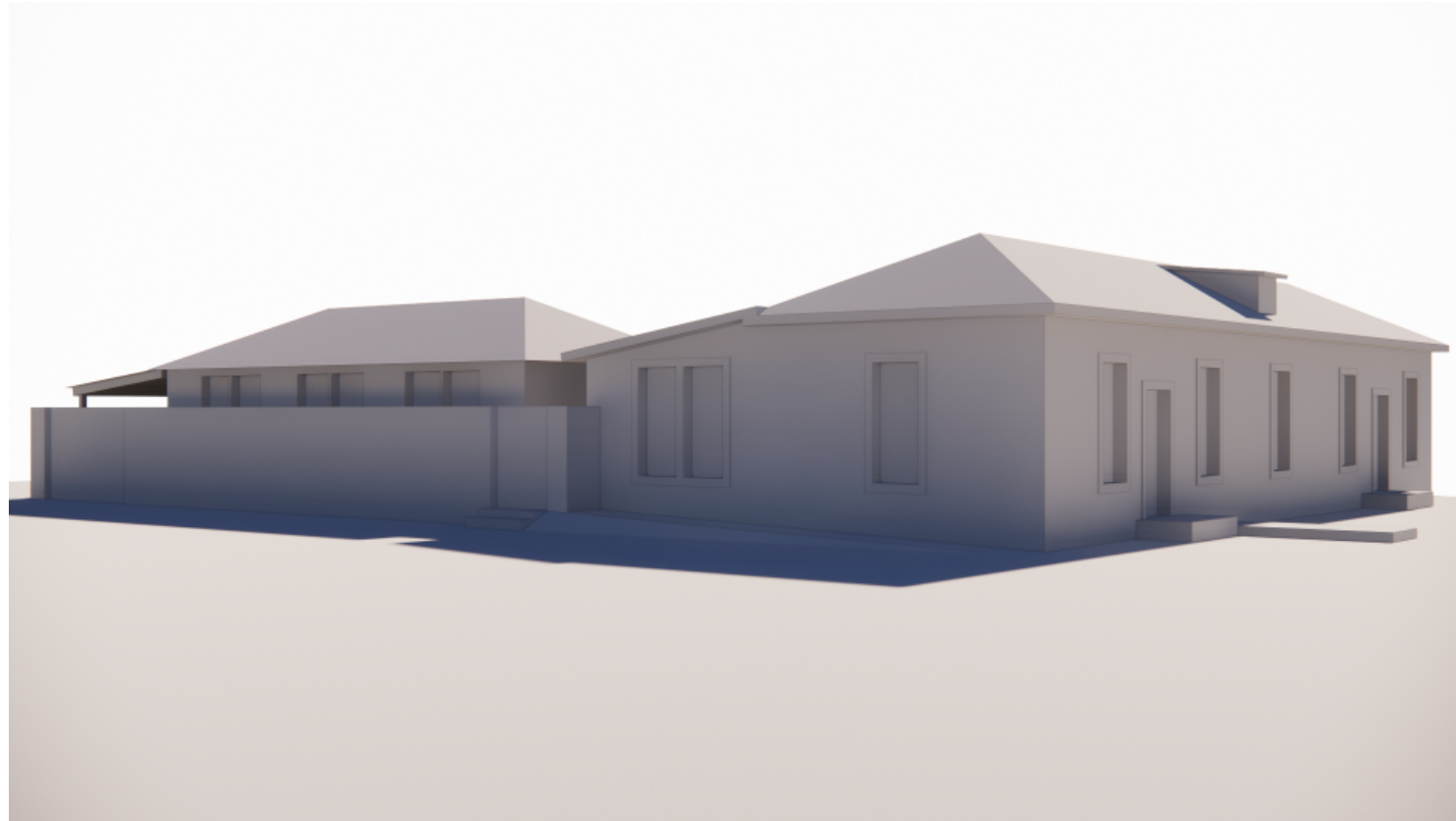


East Elevation

West Elevation



View from West Looking East



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