

30

From: Walter Tellez
To: Gross, Craig
Date: 12/5/01 2:17PM
Subject: Re: multi zoned lots

Looks like we allowed it in phase 1 to the west, with an R-1/R-2 split. OK for this phase.

>>> Craig Gross 12/05/01 09:02AM >>>

Walter, I have a proposed subdivision that is zoned MH-1 and RX-1. The majority of the RX-1 area is being dedicated to Pima County for bank protection and river park improvements, however a small portion will remain as part of the subdivision. They are not able to combine the RX-1 into lots because it is a small strip of land approximately 20 - 25 foot wide. Is there any way that they could combine a small amount of the RX-1 property with the MH-1 property to create larger lots? The lots would all be large enough to stand along as MH-1 (except maybe for one) and all the RCP calcs would work. I'll fax you over a copy of the plan so it might make a little more sense.



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***** FACSIMILE COVER SHEET *****

DEC-05-2001 09:25

Message To:

|
| 4130 |
|
|-----

Message From:

|
| DEVELOPMENT SERVICES CDRC |
520 791 5559

02

Page(s)

Following This Cover Page

26cc

(3)



FAX

Date: 12-05-01

Number of pages including cover sheet: 2

To:

Walter Kelley

Phone: _____

Fax phone: 791-4130

CC: _____

From:

Craig

Phone: _____

Fax phone: _____

REMARKS:

Urgent

For your review

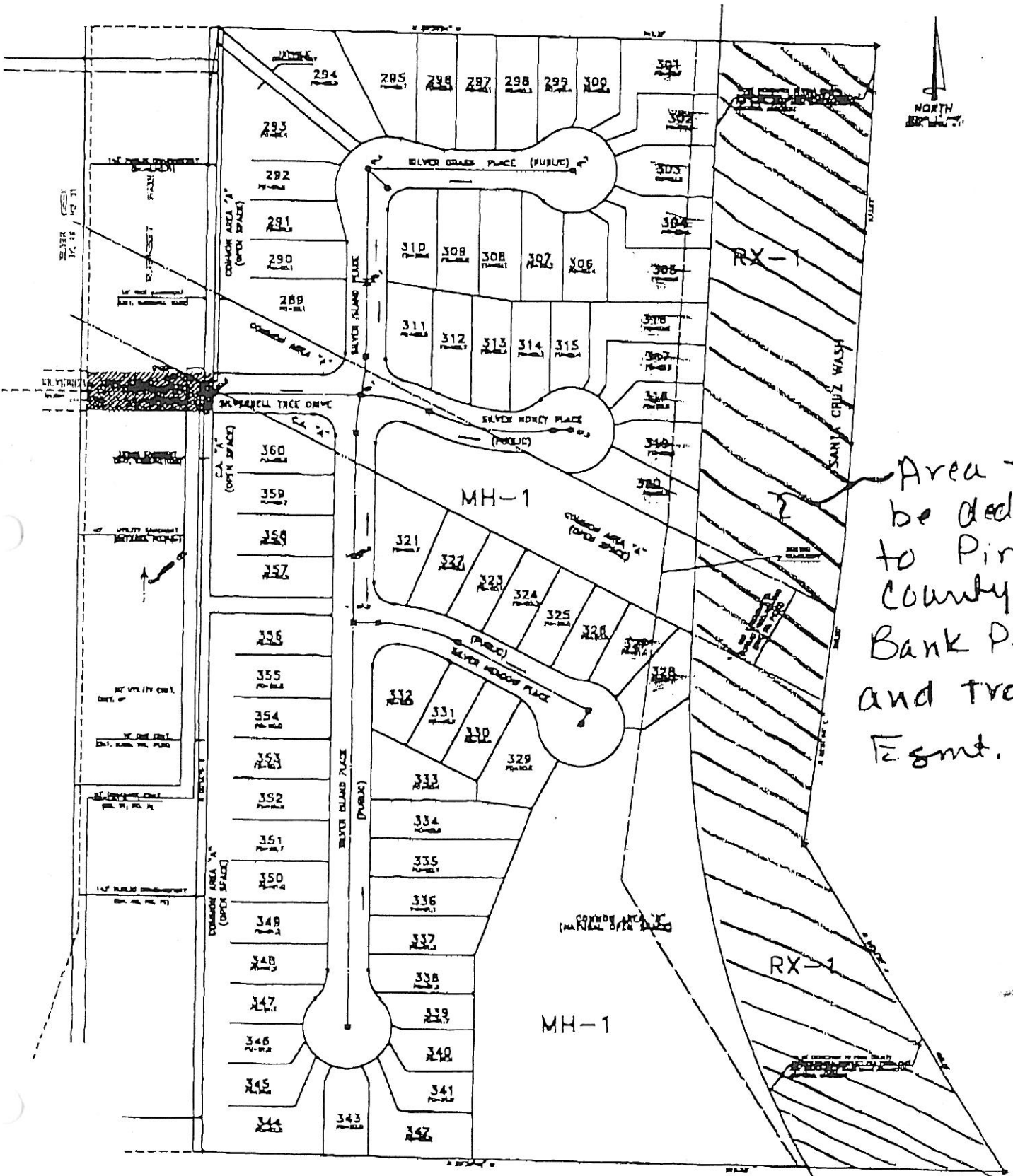
Reply ASAP

Please comment

2001

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Silvercreek II Lots 289-360 PCP



Area to be dedicated to Pima County for Bank Prot. and trail Egmt.

2006

232
32



CITY OF TUCSON

CITY HALL
P.O. BOX 27210
TUCSON, ARIZONA 85726-7210

DEPARTMENT OF PLANNING
791-4505
791-4571
791-4541
FAX (520) 791-4130

February 22, 2000

Catherine Applegate Rex
PO Box 27658
Tucson AZ 85726

Subject: 3225 North Martin Avenue

Dear Ms. Rex:

The zoning information you requested, in your letter dated January 25, 2000, is as follows. Based on our records, the current or most recent use of the property is a school with grades K through 10. You are proposing to replace the existing use with a proposed school for grades 9 – 12. The existing use of the property, and the building setbacks, are legal nonconforming for the requirements for educational uses adopted by Mayor and Council in 1998. To replace the existing use requires submittal and approval of a substitution of nonconforming use (SNU). Because both the existing and proposed land use are within the same land use class, educational use, the SNU can be processed administratively. I have enclosed a brochure briefly explaining the SNU process.

The drawing attached to your letter indicates future classroom buildings. Because the minimum setbacks for the property are based on the educational use, any expansion of the educational use would extinguish the existing nonconforming status. Therefore, any expansion of the use is subject to compliance with the *Land Use Code*. This would have the effect of requiring approval of a Special Exception (a public hearing process) for any expansion. Should you require further zoning information, please contact Glenn Moyer, Wayne Bogdan or me at 791-4541.

Sincerely

W. Tellez
Walter Tellez
Zoning Administrator

Enclosure: SNU and Sp. Ex Pamphlets

s:\zoning\3225 North Martin Avenue.doc

RECEIVED
FEB 25 2000

APX-1 Zone 21.31
C-1 Zone 2 4.9.3
Number for map: 5.3.6
Circle: Educ. - Elem. 7 2nd = 6 3.4.6.A.14

(32)

CATHERINE APPLGATE REX, Architect

2455 E. Speedway, Suite 103, Tucson, AZ 85719
Mailing Address: P.O. Box 27658, Tucson, AZ 85726
E-mail: capple@aol.com

(520) 322-0315
Fax (520) 322-5880

January 25, 2000

Walter V. Tellez
Zoning Administrator
City of Tucson Department of Planning
P.O. Box 27210
Tucson, AZ 85726-7210

RE: Existing Non-Conforming Use
Presidio High School
3225 N. Martin Ave.
Tucson, Arizona

Dear Mr. Tellez,

This written request, on behalf of the Presidio High School, is being forwarded to you upon the recommendation of Mr. David Rivera at the Pre-submittal Conference meeting on January 25, 2000. The site is currently being used as a Seventh Day Adventist school and Presidio High School, a charter school for grades 9-12, is considering purchasing the property. The attached site plan from the Pre-submittal Conference has been included for your reference. The site is zoned C-1. There is an RX-1 zone adjacent to the property on the north. The Perimeter Yard Indicator "DD" requires a 20' setback but the existing building is only 15' from the north property line. The Presidio School is requesting that they be allowed to maintain the existing building as an approved nonconformance status of a legal structure.

Your assistance in this request is greatly appreciated. Please call me at (520) 322-0315 if you have further questions. You may also call Mr. Thomas Drexel who is the Principal of Presidio High School at (520) 320-9131.

Sincerely,

Catherine Applegate Rex
Architect

1 attachment
cc: Thomas J. Drexel w/o attachment

115

232
33



The Sunshine City

CITY OF TUCSON

CITY HALL
P.O. BOX 27210
TUCSON, ARIZONA 85726-7210

DEPARTMENT OF PLANNING
791-4505
791-4571
791-4541
FAX (520) 791-2665

May 29, 1996

Robert Bowers
10015 East Lorian Street
Tucson, Arizona 85748

Subject: Zoning violation 96-250, 10015 East Lorian Street

Dear Mr. Bowers:

This letter is in response to your correspondence dated May 11, 1996. Upon review of your letter, the building plans for the residential addition on your property dated May 31, 1994, and the conversation you had with the planner, Diane Foray, it appears that you have two residential units on your property. Your property is zoned RX-1 which allows one unit per lot. As you described to Diane Foray over the phone on May 23, 1996, the addition has a kitchen with a range and the original portion of the house has a kitchen with a gas cooktop.

In order for the addition to not be considered a residential unit, the addition is limited to having a refrigerator that can fit below a sink counter, a wet bar sink, and no cooking facilities. The plan for the addition shows no kitchen facilities and was therefore approved as a room addition in 1994. To abate the current zoning violation you must either remove the kitchen facilities in the addition or you must rezone the property to a suitable zone that allows two residential units on one property. For information and assistance with the rezoning process, please contact Sarah More or Tim DeNiro at 791-4571.

You are advised that my determination in this matter is subject to appeal, within thirty (30) days, by any person aggrieved to the City of Tucson Board of Adjustment. Their decision is appealable to the Mayor and Council and to the Superior Court of Pima County. Board of Adjustment appeal fees and process information can be obtained by calling Ceci Cruz or Aline Bertelsen at 791-4541.

Please contact Diane Foray by June 14, 1996, to inform her of your intentions to abate the current violation. Thank you for your cooperation.

Sincerely,

Walter Tellez
Zoning Administrator

DF@s:\dianef\zv96250

Upheld by Board of Adjustment on 10.4.96
and Mayor and Council 11.18.96 R.Y

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