

BOARD OF ADJUSTMENT VARIANCE APPLICATION

Case Number: C1024-01	T_ Activity Number: _	C-RES-0423-04	365 Date Accepted:	3/6/24
PROPERTY LOCATION INFORMATIO	N			
Property Address: 4302 N Wegner	Lane, Tucson	, AZ 85705		
Project Description: Garage Addition	on	The second second		
Zoning: MU		Property Size (sqft): 693	13	
Number of Existing Buildings: 2	Number of Sto	ries: 1 Hei	ight: 10 Ft ; 12	.83 Ft
Legal Description: Wegner Additio	n Lot 19			
Pima County Tax Parcel Number/s: 10	4-11-4290			
APPLICANT INFORMATION (The person	on processing the appl	ication and designated to re	eceive notices):	
APPLICANT: Kenneth Roberts				
ADDRESS: 4418 E. Speedway E	Blvd, Tucson A	Z 85711		
PHONE: 520 696-3000x704 FAX	(: ()	EMAIL: kro	berts@az-spe	ecialists.cc
PROPERTY OWNER (If ownership in esc	crow, please note); R	chard Roberts		
ADDRESS:4418 E Speedway BI	vd, Tucson, AZ	85711		
PHONE: (520)444-9919 FAX	(: ()	EMAIL: rrob	perts@az-spe	cialists.co
PROJECT TYPE (check all that apply): New building on vacant land New addition to existing building Existing building needs permits Landscaping / Screening substitution	n	New buil	of use to existing liding on developed tion to wall/fence harage exceed	d land neight
Related Permitted Activity Number(s):	ГC-RES-0423-0)4365; T22DV0416	1; T22DV053	13
I hereby certify that all information contain	ed in this application	is complete and true to the	e best of my knowle	edge.
Zannet VA			2-2	7-24
SIGNATURE OF OWNER/APPLICANT		No. of the Control of	Dat	te



BOARD OF ADJUSTMENT - PROJECT DESCRIPTION

Provide a description of the project including, but not limited to its lot area, square footage of proposed or existing structures, proposed use/s, is a multiphase project, etc. If this project is the subject of a rezoning or special exception request, HPZ review, or a zoning violation, please provide current status of that case.

The project is currently in a zoning violation order for an accessory structure (detached)
single story garage structure) and fence around the entire parcel. The allowable height
for the garage structure is12'-0", and the existing structure height is 12'-10". The
minimum setback for the garage structure is 10'-0" from W. Prospect Lane, and the
actual distance is 0'-5". The footprint area of the principal structure (mobile home) is
1,218 SF and the area of the garage structure is 1,050 SF, or 0.86% of the GFA of
the principal structure.
The existing lot area is 6,933 SF (0.16 AC)
The purpose of the garage is to provide secure storage of a larger vehicle (pickup truck).
a small trailer, and larger household items and maintenance tools. The above items
warrant a minimum floor area of 1,050 square feet, and the 12'-10" building height is
warranted for an 8-foot door opening and associated door framework to accommodate a
taller vehicle.
Case Number: C10- Activity Number:



APPLICANT'S REQUEST TO THE BOARD OF ADJUSTMENT

Provide applicable UDC Section reference, what is required and what is proposed/provided for each variance requested.

Per Zone MU, the existing metal garage height is 12'-10" and exceeds the allowed
height of 12'-0". The total gross floor area of the garage structure is 1,125 SF and
exceeds 50% of the gross floor area of the principal structure, an existing 1,200 SF
mobile home. The required perimeter yard setback for the existing metal garage along
Prospect Lane is 10'-0" and the existing setback is 0'-5". The required perimeter yard
setback is 10' or 3/4 the height of the exterior wall, whichever is greater. The minimum
setback requirement is 10'-0" and the existing setback is 3'-9".
The variances we seek are:
(1) Extend the allowable building height to 12'-10"
(2) Extend the allowable gross floor area of the accessory structure
(3) Reduce the perimeter yard set back for the south side to 0'-5"
(4) Reduce the perimeter yard setback for the east side to 3'-9"
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Case Number: C10- Activity Number:



BOARD OF ADJUSTMENT - REQUIRED FINDINGS

Arizona State Statutes and UDC Section 3.10.3.K. state that the Board may grant a variance <u>only</u> if the variance request complies with each and every one of these "Findings" in full. It is up to the applicant to explain to the Board how the request complies with each Finding. **Important Note:** Do not leave any "Finding" unanswered or marked "Not Applicable" or "N/A".

 That, because there are special circumstances applicable to the property, strict enforcement of the UDC will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;

The garage structure was located at the SE corner of the lot such that access is via the existing driveway on N. Wegner Lane with egress via the rear alley. This location eliminates sight distance issues from the public streets. We are seeking the same ability to store vehicles and equipment in a covered structure as our neighbors along Prospect Ln

2. That such special circumstances were not self-imposed or created by the owner or one in possession of the property;

The residential unit has been in place since 2006 and is located on the north side parcel, with ingress & egress from both Wegner Lane to the west and the alley to the east, and Prospect Lane to the south. The lot does not have other available area for the garage.

That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;

A review of the properties along W. Prospect Lane reveals that there are at least two properties that have covered structures with similar setbacks as this project.

4. That, because of special circumstances applicable to the property, including its size, shape, topography, location, and surroundings, the property cannot reasonably be developed in conformity with the provisions of the UDC;

The garage is located such that access from the front driveway (Wegner Lane) will be accessible to the front garage door, and the available lot width is such that the only suitable orientation of the structure and vehicular access was in the east-west orientation

A . C. 26 . N 1
_ Activity Number:



BOARD OF ADJUSTMENT - REQUIRED FINDINGS (CONTINUED)

N I I
 That the granting of the variance shall not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; There are no known encumbrances to any properties due to this proposed variance. Vehicular sight distance triangles are not impeded by this structure, either from Wegner
Lane or Prospect Lane.
Zamo of the September 2000 of the September
 That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood; and, There are no immediate adjacent properties to the garage structure with which their
supply of air or light would be impeded, or property values would be impaired, nor are
there any measurable increases in congestion as a result of the garage. The garage is
strictly used for residential uses by the tenant.
 That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the UDC provisions that are in question. The variance being requested will have a minimum effect on the MU zoning which
requires a 10' setback, as the garage location is adjacent to the existing local street
right of way and does not impeded safety. While the GFA requirement is exceeded by
32%, the use will enable the storage and security of vehicles and personal property
that were previously stored in the open areas of the property. The additional 10" building height above the UDC maximum is provided along the north side of the garage and is adjacent to the residence, sloping downward to the south (near W. Prospect Lane), and has a minimally observable exceedance, and the colors and facade blend the structure into the neighborhood.

Case Number: C10-

Activity Number: _

FROM: PDSD Zoning Review

Site Zoning • Requires Resubmit • Shields Steve • Completed : 06/15/2023

PROJECT: TC-RES-0423-04365

4302 N. Wegner Ln. - MU

Detached Accessory Structure - metal garage (1st Review)

TRANSMITTAL DATE: June 15, 2023

Please resubmit revised drawings and any redlined plans along with a detailed response letter, which states how all Zoning Review Section comments were addressed.

This site is located in the MU zone (UDC 4.7.23). A Mobile Home Dwelling is a permitted use in the zone, (Table 4.8-7).

- 1. Provide a residential plot plan that meets the requirements found at: https://www.tucsonaz.gov/files/pdsd/forms/Residential_Plot_Plan_Requirements.pdf, to include but not limited to:
- a. Provide the owners name on the plot plan.
- b. Provide a lot coverage calculation on the plan that meets the requirements of UDC Article 6.4.3 and the example shown on the Residential Plot Plan Requirements.
- c. Provide the height of the proposed structure on the plot plan.
- d. Indicate the zoning of the property and all adjacent properties
- e. Provide perimeter yard setbacks from all structures to all property lines.
- 2. Per UDC Article 6.6.3.D Accessory structures, except for accessory dwelling units, 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. Per UDC Article 6.4.4.A Measurement of Building Height, building height is the vertical distance measured from the design grade elevation to the middle (between the eave and ridge) of the highest gable of a pitched roof. As building height or elevations were not provided based on the submitted canopy elevation plans the proposed metal garage exceeds the allowed height of 12'-0". For the plans to be approved as submitted a Board of Adjustment for Variance will need to be submitted and approved prior to approval of this plan.

- 3. Per UDC Article 6.6.3.E The total gross floor area (gfa) of all accessory structures shall not exceed 50% of the gfa of the principal structure. Accessory structures less than 200 square feet gfa and accessory dwelling units are exempt from this requirement. As square footage for the existing mobile home and proposed accessory structure were not provided Zoning did and area measurement using a measurement function in our Bluebeam review software and it appears the metal garage exceeds the allowed 50% square footage. A Board of Adjustment for Variance will need to be submitted and approved prior to approval of this plan.
- 4. As street perimeter yard setbacks were not provided from the existing mobile home to the street property line along Wegner Ln. Zoning used on a measurement function in our Bluebeam review software and it appears the front street perimeter yard setback of 20'-0" is met for the mobile home, UDC Article 6.4.5.C.1.a. That said per UDC Article 6.4.5.C.1.b the street perimeter yard setback from the proposed metal garage to the property line along Prospect Ln. is 10'-0" proposed setback is 0.4'. A Board of Adjustment for Variance will need to be submitted to reduce the street perimeter yard setback.
- 5. Perimeter yard setbacks for interior property lines are based on UDC TABLE 6.3-7.A: DIMENSIONAL STANDARDS FOR THE NC, RVC, & MU ZONES. The required perimeter yard setback from the proposed metal garage to the east property line is 10' or 34" the height of the exterior wall. Perimeter yard setbacks are based on a measurement from design grade to the highest point of the exterior wall UDC Article 6.4.5.B & Figure 6.4.5-A. As setbacks & wall heights were not provided Zoning cannot determine the exact required perimeter yard setbacks but based on a a measurement function in our Bluebeam the proposed perimeter yard setback from the metal garage to the east property line is less than 10'-0". The request to reduce this setback can be included in the required Board of Adjustment.
- 6. Based on aerial photos a fence has been added along the west property line. Zoning was not able to find approved Zoning compliance documents for this fence. The fence will need to be included in this permit.

A Board of Adjustment for Variance must be submitted and approved. Board of Adjustment application and requirements can be found at: https://www.tucsonaz.gov/pdsd/zoning-administration-applications. If you have questions about the Board of Adjustment application or process please contact Wyatt Berger at Wyatt.Berger@tucsonaz.gov or Georgia Pennington at Georgia.Pennington@tucsonaz.gov.

If you have any questions about this transmittal, please contact Zone1.desk@tucsonaz.gov

Due Date

07/12/2023

Completed Date

07/03/2023

Comment

Show the location and size of buildings, utility meters and gas, water, electric and sewer or septic lines from property line to building on the site plan, R106.1.1. Identify the utility lines requiring upgrade or replacement.

Provide an engineer's calculation, design and seal for a performance design when minimum sizes are not code compliant with the IRC, R301.1. Sealed plans are usually available from the manufacturer for predesigned assemblies.



Planning & Development Services Department 201 N. Stone Avenue PO Box 27210 Tucson, AZ 85726 (520) 791-5550

Letter of Agency/Authorization

Date: 2/26/2024	
To: City of Tucson Planning & Development Services Departs Zoning Administration Division PO Box 27210 Tucson, AZ 85726	ment
Planning & Development Services Department:	
l, the undersigned legal owner of record, hereby gr	ant permission to:
Applicant: Kenneth Roberts	Phone: 520 696-3000x704
Applicant's Address: 4418 E. Speedway Boulevard, Tucso	n. AZ 85711
THIS E. Specuway Boulevara, Tuosol	
To submit a Board of Adjustment variance applicat	
	ion on my behalf.
Fo submit a Board of Adjustment variance applicat	t: 4302 N Wegner Lane, Tucson, AZ 85705
To submit a Board of Adjustment variance applicat The subject property located a	t: 4302 N Wegner Lane, Tucson, AZ 85705
To submit a Board of Adjustment variance applicat The subject property located a Assessor's Parcel Number	t: 4302 N Wegner Lane, Tucson, AZ 85705 104-11-4290 Hi Millenium Premier, LLC (Richard Roberts)
To submit a Board of Adjustment variance applicat The subject property located at Assessor's Parcel Number Printed Name of Owner of Record	t: 4302 N Wegner Lane, Tucson, AZ 85705 104-11-4290 Millenium Premier, LLC (Richard Roberts) 4351 N Fairview Avenue
To submit a Board of Adjustment variance applicat The subject property located at Assessor's Parcel Number Printed Name of Owner of Record	ion on my behalf. t: 4302 N Wegner Lane, Tucson, AZ 85705 r: 104-11-4290 d: Millenium Premier, LLC (Richard Roberts) d: 4351 N Fairview Avenue d: 520-444-9919
The subject property located at Assessor's Parcel Number Printed Name of Owner of Record Address of Owner of Record Phone Number of Owner of Record	ion on my behalf. t: 4302 N Wegner Lane, Tucson, AZ 85705 r: 104-11-4290 d: Millenium Premier, LLC (Richard Roberts) d: 4351 N Fairview Avenue d: 520-444-9919
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Pima County Geographic Information Systems

Parcel 104-11-4290

Read the <u>Disclaimer</u>. Information on this page is **unofficial**.

Mail name and address Legal description

104-11-4290 MILLENNIUM PREMIER LLC 4351 N FAIRVIEW AVE TUCSON AZ 85705-1503 WEGNER ADDITION LOT 19 FW .217 AC

Situs (property) address

(About situs addresses)

Street Address Jurisdiction Postal City Zip Code 4302 N WEGNER LN TUCSON TUCSON 85705

Information for this parcel

- For Assessor parcel details, copy and paste Parcel ID 104114290 into the <u>Pima County Assessor's Parcel Search</u>. We cannot link directly. Also see <u>Assessor Record Maps</u>.
- Real Estate Property Tax Inquiry and Property Tax Statement from the Pima County Treasurer's Office.
- Recorded Information from the Pima County Recorder's Office
 - Recorded Document for Sequence Number 20111120250.
 - Voter Precinct and Districts
- <u>Subdivision Plat Map</u> for Book 21, Page 59.
- Pima County <u>Sanitary Sewer Connection Search</u> from the <u>Pima County Regional Wastewater Reclamation</u> <u>Department</u>
- Permits from Pima County Development Services
 - Permit Database Search
 - Historical Permit Cards Prior to about 1998
- Average Cross Slope for Pima County Hillside Development zoning is not available because the parcel is not in unincorporated Pima County.
- <u>Development Activity Records</u> (permit, plat, rezoning) from <u>City of Tucson Planning and Development Services</u> <u>Property Research Online</u>.

- <u>Section Information and Maps</u> for Township 13S, Range 13E, Section 23.

 This parcel's GIS <u>overlay details Grids group</u> is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.
- Floodplain Information from the Pima County Regional Flood Control District
 - Parcel Floodplain Information. See <u>FEMA Digital Flood Insurance Rate Maps (DFIRMs)</u> for more.
 - City of Tucson jurisdiction. See <u>City of Tucson Floodplain Information</u> or call (520) 791-5609.

100+ parcel details from GIS overlay analysis

Learn more about parcel GIS overlay details. See a list of all details.

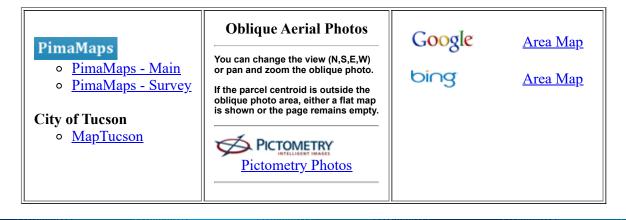
<u>Airports</u>	<u>Grids</u>	Schools
Associations	<u>Incentive Zones</u>	Sonoran Desert Conservation Plan
Census	<u>Jurisdictions</u>	<u>Transportation</u>
Comprehensive Plan-Pima Prospers	<u>Landscape Classifications</u>	<u>Utilities</u>
Development	<u>Miscellaneous</u>	Zoning
Floodplain-Defined by Pima County RFCD	Other Regulatory Areas	
Floodplain-FEMA	PC Gov. Property Rights	
Governmental Districts and Areas	Public Safety	

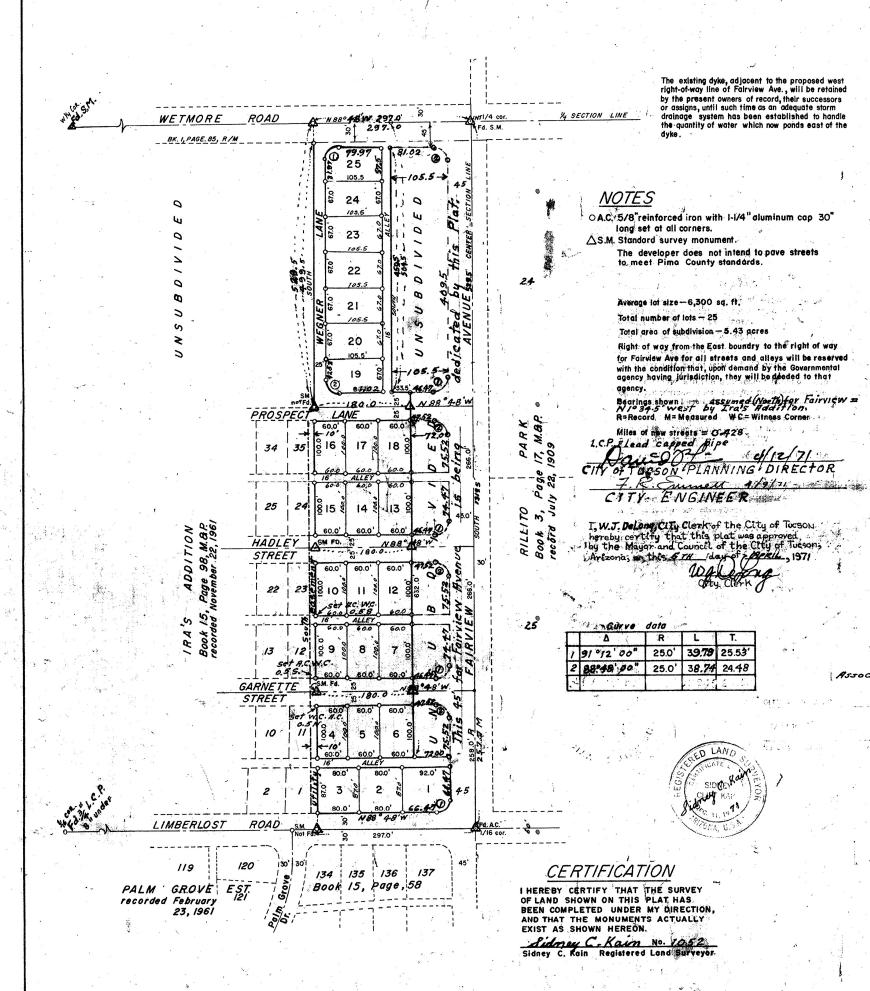
Parcel GIS geometry details

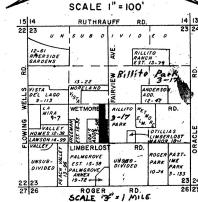
Accuracy is limited to that of the GIS parcel data. All data is subject to this disclaimer.

Parcel centroid coordinates	Approximately 32.285266 degrees latitude, -110.987347 degrees longitude.
Parcel area	This is only an estimate from GIS data. The Subdivision Plat Map may also specify parcel area. See Finding Parcel Areas. Approximately 0.16 acres or 6,772 square feet.

Zoom to maps of the parcel's area







LOCATION MAP

DEDICATION

SECTION 23, T.J3 S. R.I3E. PIMA COUNTY, ARIZONA G. & S. R.B. & M.

We the undersigned, hereby warrant that we are all and the only parties having any record title interest in the land shown on this plat and we consent to the subdivision of said land in the manner shown on this plat.

We the undersigned, our successors and assigns, do hereby save-Pine County its emplo officers, agents, successor and assigns harmless from any and all claims for damages related to the use of said lands now and in the future by reason of flooding, flowage erosion or damage caused by water, whether surface, flood or rainfall. We hereby dedicate to the use of the public all rights of way shown hereon, including all streets and alleys, together with an additional five foot aerial or overhead easement each side of all alleys for overhead wires, crossorms, etc. of utility poles.

Natural drainage shall not be altered. disturbed or obstructed without approval of the Pima County Beard of Supervisors

terbest O Negrun	marka (Veanen
rbert! O. Wegner/	Martha Weggere	σ

State of CARIT S.S.

On this the Qui day of Jul officers personally oppeared HERDERLOWELL and MARTHA WE ANER who acknowledged themselves owners of said land executing the foregoing instrument for ADITA WHO THE WHO acknowledged themselves as sole vers of said land executing the foregoing instrument for the purpose herein contained by signing their names in witness whereof set my hand and official seal,

Laniel	E Toing &	(D)"	MUEL E. EWI NG, JE.
Notary Public.	10		PAINCIPAL OFFICE IN
My commission	expires APR. 22,1994	at Commission	COS ANGELES COPINEY Exp. res April 22, 1874

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State of Arizona) County of Pima S.S. Foe \$ 600

This instrument was filed for record at the request of Herbert O. Wegner B. Martha Wegner, in BOOK 2/PAGE 59 of maps and plats thereof, on this 12/day of 1971, at 3/46 B.m.

ecorder, IDA! MAE SMYTH

APPROVALS

I, Elsa B. Hanna, clerk of the Board of Supervisors, hereby certify that this plat was approved by the Board of Supervisors of Pima County, Arizona on this the GTN day of APRIL

WEGNER ADDITION

LOTS | thru 25

A subdivision being of a portion of the East 1/2 of the S.W. 1/4 of Section 23, Twn.13 South , Rng.13 East; G. & S. R. B. & M. Pima County, Arizona

Parcel Number: 104-11-4290

Property Address Street Number Street Direction Street Name Location	4302 N WEGNER LN Tucson				
Property Address	Street Number	Street Direction	Street Name	Location	
	Property Address				

Contact Information	
Property Owner Information:	Property Description:
MILLENNIUM PREMIER LLC 4351 N FAIRVIEW AVE TUCSON AZ	WEGNER ADDITION LOT 19 FW .217 AC
85705-1503	

Valuation Data										
Property Apprais	Property Appraiser: Andrew Montalbano Phone: (520) 724-7441									
Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed			
2023	RES OTHER (4)	10.0	\$40,000	\$7,758	\$47,758	\$36,936	\$3,694			
2024	RES OTHER (4)	10.0	\$51,000	\$9,568	\$60,568	\$38,783	\$3,879			

Property Information								
Township:	13.0	Section:	23	Range:	13.0E			
Мар:	21	Plat:	59	Block:	0			
Tract:		Land Measure:	1.00\$	Lot:	00019			
Census Tract:	4508	File Id:	1	Group Code:	000			
Use Code:	0820 (MANU	FACTURED HOME SUBDIVIDED LOT)	Date of Last Change:	12/9/2015				

Valuation Area				
District Supervisor: SH/	ARON BRONSON District	t No: 3	e en	Bet Bettinden i tinde dinderet en ing van de glambliche betrigen en englighendeke den van en gewenne en versen in gewenne gewe
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
3	1111052 DEL	01008510	21059 DEL	10

Recording Information (3)								
Sequence No.	Docket	Page	Date Recorded	Туре				
20111120250	0	0	4/22/2011	WTDEED				
96082941	10296	2028	5/16/1996	in a thatha fa thibheas ann maigir a meantaigir a their aire was gaethir, du ta chiracachair				
95023213	9984	237	2/21/1995					

Commercial Cha	racteristics									
Commercial Summary	Commercial Summary									
Interface	Total Sq Ft	Cost Value	CCS Override	Market Override						
		\$9,568	\$0	\$0						

Commercial Detail							
SEQ-SECT Const Year Model / Grade			IPR	Sq Ft	RCN	RCNLD	Model Description
002-001	1974	081/3	0000000	0	\$8,139	\$3,785	MOBILE HOME YARD IMPROVEMENTS
003-001	2004	100/3	0000000	0	\$7,315	\$5,783	RESIDENTIAL YARD IMPROVEMENTS

Appeals/Claims (1)

Tax Year	Notice of Value	grama andran
2003		Transfer and the same

Permits (1)											And a Company of the Company	
Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	Lastinsp	Processed	% Complete	White the second state of the second
P00CP05986	MBLE ~ FINAL	06/22/2000	06/22/2000	ACC	\$0	0	*/*			08/17/2006	0	and the second of
	Description: MOB	BILE HOME: REPL	ACEMENT		The second secon	tel de tres et treitingen een it houwerf.	for of classical terror anguaran	t alle get state til se en en fra til se til seket fred skap til se en seken	en en de la seguira de la s	and a construction of all the construction of	i de la la compresa de la colonida d	Table or comment

Notes (4)	
Created: 12/9/2015 Modified: 12/9/2015	PER ORD#11308 STATE DOCKET 10-8703-16 CHANGE TAXAREA FROM 1023 TO 1051 FOR 2016 TAX YEAR
Created: 8/17/2006 Modified: 8/17/2006	PER REVIEW, UP HUS, PU STG FOR 2008.
Created: 7/12/2002 Modified: 7/12/2002	A-LEVEL OK
Created: 7/2/2002 Modified: 7/2/2002	Remove all mh imps other than one set of hook ups all other imps have been removed.



201 North Stone Avenue PO Box 27210 Tucson, AZ 85726-7210

SUBJECT: Neighborhood Mailing Certification

ACTIVITY NUMBER: TP-PRE-1023-00353

PROJECT LOCATION: 4302 N. Wegner Lane, Tucson, AZ 85705

This serves to place on record the fact that on February 5, 2024, Kevin Perko (mailing date) (sender's name)

mailed notice of the February 21, 2024 _____ neighborhood meeting such that the notice was (date of meeting)

received at least ten (10) days prior to the date of the meeting.

Signature: Num S. Put Date: February 6, 2024

Attachment: Copy of mailing labels

T.,	T	To: 0: -
Name	Address	City, State, Zip
Regina Romero - Mayor	255 W. Alameda ST	Tucson, AZ 85701
Robert Watts - N.A Limberlost	313 E Calle Arizona	Tucson, AZ 85705
Joseph Wilkison - N.A Amphi	3327 N Geronimo Ave	Tucson, AZ 85705
Kevin Daily - N.A Flowing Wells	1518 W Fort Lowell Rd	Tucson, AZ 85705
Caleb Pacheco - N.A Limberlost	313 E Calle Arizona	Tucson, AZ 85705
Kevin Larkin - N.A Amphi	3313 N Fontana Ave	Tucson, AZ 85705
Marie Daily - N.A Flowing Wells	1518 W Fort Lowell Rd	Tucson, AZ 85705
Taymar Pixleysmith - N.A Limberlost	313 E Calle Arizona	Tucson, AZ 85705
Susan Friese - N.A Amphi	200 E Yavapai Rd	Tucson, AZ 85705
George Kuck - N.A Flowing Wells	6862 N De Chelly Loop	Tucson, AZ 85741
Kevin Dahl - Ward 3	1510 E. Grant RD	Tucson, AZ 85719
Amphi		
amphineighborhood@gmail.com	Joseph Wilkison	
pineross@gmail.com	Kevin Larkin	
thruska9@gmail.com	Tom Hruska	
sfriese@literacyconnects.org	Susan Friese	
Limberlost		
realtyman44@cox.net	Robert Watts	
calebschooluhs@gmail.com	Caleb Pacheco	
desertdiva8@yahoo.com	Rebecca Watts	
4LNAboard@gmail.com	Taymar Pixleysmith	
Flowing Wells		
kevincdaily@yahoo.com	Kevin Daily	
mldailyme@yahoo.com	Marie Daily	
george5356@hotmail.com	George Kuck	

PARCEL	MAIL1	MAIL2	MAIL3	MAIL4	MAIL5	ZIP
104114340	MILLENNIUM PREMIER LLC ATTN: RICHARD ROBERTS	4351 N FAIRVIEW AVE	TUCSON AZ			85705
104114320	ROBINSON PHOEBE	PO BOX 78682	TUCSON AZ			85703
104114310	BORT MICHAEL J	4318 N WEGNER LN	TUCSON AZ			85705
104114300	ZOZAYA JOSE S & CELIA M JT/RS	4310 N WEGNER LN	TUCSON AZ			85705
104114280	ARIZONA CONCRETE & FRAMING INC	4050 E ALVERNON CIR	TUCSON AZ			85718
10411426A	SALAS OSCAR A	925 W PROSPECT LN	TUCSON AZ			85705
104114250	BUSH JUDITH A	924 W HADLEY ST	TUCSON AZ			85705
104114240	SANCHEZ MARTHA & TROCOLA DANIEL A	916 W HADLEY ST	TUCSON AZ			85705
104114230	KERN CHRIS L	908 W HADLEY ST	TUCSON AZ			85705
104114220	GUERIN DAVID SCOTT	909 W HADLEY ST	TUCSON AZ			85705
104114210	OLIGER MARK	917 W HADLEY ST	TUCSON AZ			85705
104114200	DUONG SAM	5843 E CALLE SILVOSA	TUCSON AZ			85711
104111090	GRANADOS KATE A & GRANADOS JOEL JT/RS	933 W PROSPECT LN	TUCSON AZ			85705
104111080	BISHOP JIM	941 W PROSPECT LN	TUCSON AZ			85705
104111070	DETER JASMINE & BRYANNE CP/RS	1001 W PROSPECT LN	TUCSON AZ			85705
104111060	BIABANO LLC	PO BOX 35337	TUCSON AZ			85740
10411104A	THOMPSON SHAWNEE S	4030 W PYRACANTHA CIR	TUCSON AZ			85741
104111030	CARLINO FRANK ANTHONY JR	1024 W HADLEY ST	TUCSON AZ			85705
104111020	MAITLAND WALTER J & CAROL ANN JT/RS	1017 W HADLEY ST	TUCSON AZ			85705
104111010	SOTO LESVIA LORENA MONTES	1008 W HADLEY ST	TUCSON AZ			85705
104111000	CENTO LEANNA J	10580 N STARGAZER DR	TUCSON AZ			85737
104110990	DONLAN ARIZONA NO 2 LLC	6536 E SANTA AURELIA	TUCSON AZ			85715
104110980	TRUJILLO ANDY A	932 W HADLEY ST	TUCSON AZ			85705
104110970	GRUBBS ELMER & LAUREL A CP/RS	3513 W CAMINO DE TALIA	TUCSON AZ			85741
104110960	SANCHEZ PATRICIO RAMIREZ & LARA EDITH PEREZ CP\RS	1601 W RUTH ST	TUCSON AZ			85705
104110950	MELGOZA JORGE A & LINDA D CP/RS	4010 N PALM GROVE DR	TUCSON AZ			85705
104110940	DEEMER ANTHONY F 1/2 & DEEMER ELFRIEDE M 1/2	1009 W HADLEY ST	TUCSON AZ			85705
10411003F	HUGHES FEDERAL CREDIT UNION	PO BOX 11900	TUCSON AZ			85734
10411001G	STARR GARY D	PO BOX 1515	CORTARO AZ			85652
10411001F	ARMENTA GEORGE J REVOC TR	4277 N FAIRVIEW AVE	TUCSON AZ			85705
10411001B	FLOWING WELLS IRRIGATION DISTRICT	3901 N FAIRVIEW AVE	TUCSON AZ			85705
10409015E	DOBBS MOTORS OF ARIZONA INC	810 W WETMORE RD	TUCSON AZ			85705



Bashas' # 052 15310 N. Oracle Road Tucson AZ,85739 520-575-7300 Store contact: Store Director

POSTAGE STAMP BOOK 3 @ 13.60 E

13.60 EACH

\$40.80 \$0.00 Subtotal: Tax: Total: \$40,80

Sold Items:

Paid:

Debit Cashback:

\$80.80 \$40.00

3

02/03/2024 US DEBIT CARD #:

08:23:45 Entry Method:Cntctless XXXXXXXXXXXXXX6918

PURCHASE

- APPROVED

AUTH CODE: 129130

Issuer-PIN Verified A0000000930840 000000000 06011203A00000 ARC: 00 AB311D2A4E331B46 Mode: AID: TVR:

IAD: 0000 TSI: TC: MID: 550906 TID: 001 RRN: 178316

Purchase:

\$40.80

Cashback:

\$40.00

Total:

USD\$ 80.80

************ We'd love to hear about your shopping expeni ence!

Provide your feedback at https://www.research.net/r/Basha and you'll be automatically entered to win a

\$100 Bashas' Gift Card.

(501) Bashas' # 052 17 9446 02/03/2024 08:23 AM



Civil Design Group 61117 E. Sparkle Spur Place Tucson, AZ 85739 February 6, 2024

Subject: Neighborhood Meeting for our Board of Adjustment Variance Application

Dear Neighbor,

We are proposing a variance from certain provisions of the City of Tucson Zoning Ordinance for an existing 2-car detached accessory structure (garage) with storage located at the southeast corner of 4302 N. Wegner Lane. The garage structure is 42' x 25' with a height of 12'-10" and is aligned in the east-west direction with a garage door and man door on both the east and west sides of the structure. Access to the garage is via Wegner Lane on the west, and via the alley to the east.

The following City of Tucson Unified Development Codes and their respective requirements apply to this application:

- 1. Article 6.6.3.D Accessory Structures, except for accessory dwelling units, shall not exceed 12 feet in height, unless attached to a principal structure.
- 2. Article 6.4.4.A Measurement of Building Height, defines the building height as the vertical distance measured from the design grade elevation to the middle of the highest gable of a pitched roof.
- 3. Article 6.6.3.E The total gross floor area (gfa) of all accessory structures shall not exceed 50% of the gfa of the principal structure.
- 4. Article 6.4.5.C.1.b the street perimeter yard setback from the proposed metal garage to the property line along Prospect Lane is 10'-0".
- 5. UDC Table 6.3-7.A: Dimensional Standards for the NC, RVC & MU Zones. The required perimeter yard setback from the garage to the east property line is the greater of either 10' or ¾ of the height of the exterior wall.

The variances we are seeking are:

- 1. Increase the garage height requirement from 12'-0" to 12'-10"
- 2. The garage roof is sloped from north to south with the 12'-10" height measured at the north edge line
- 3. The gross floor area of the garage is 1,050 square feet, or 86% of the 1,218 square foot principal structure
- 4. The garage setback from the Prospect Lane right of way line is 0'-5".
- 5. The existing setback distance from the garage to the east property line is 3.75'

Additionally, the existing metal panel fence along the west property line (N. Wegner Lane) is included in the permit application for compliance with current City of Tucson zoning codes and specifically excluded from this variance application.

Prior to submitting our variance application to the City of Tucson Planning & Development Services Department, we are required to offer to meet with our neighbors to discuss our project and answer any questions and address any concerns you might have.



The meeting will be held at 5:30 pm on February 21, 2024 via Microsoft Teams. Please email me at civildesigngrouptucson@gmail.com if you wish to attend so that I can send you the meeting link. If you are not able to attend the meeting and have questions and/or concerns, feel free to contact me at: civildesigngrouptucson@gmail.com or (520) 230-0086.

A formal application for the variances will be submitted to the City of Tucson Planning & Development Services Department. Once our application is processed, we will be scheduled for a Board of Adjustment public hearing in which you may attend and speak at if so desired. You will receive an official notice from the City as to the date, time and place of the Board of Adjustment public hearing as well as a comment form that you may fill out regarding our project.

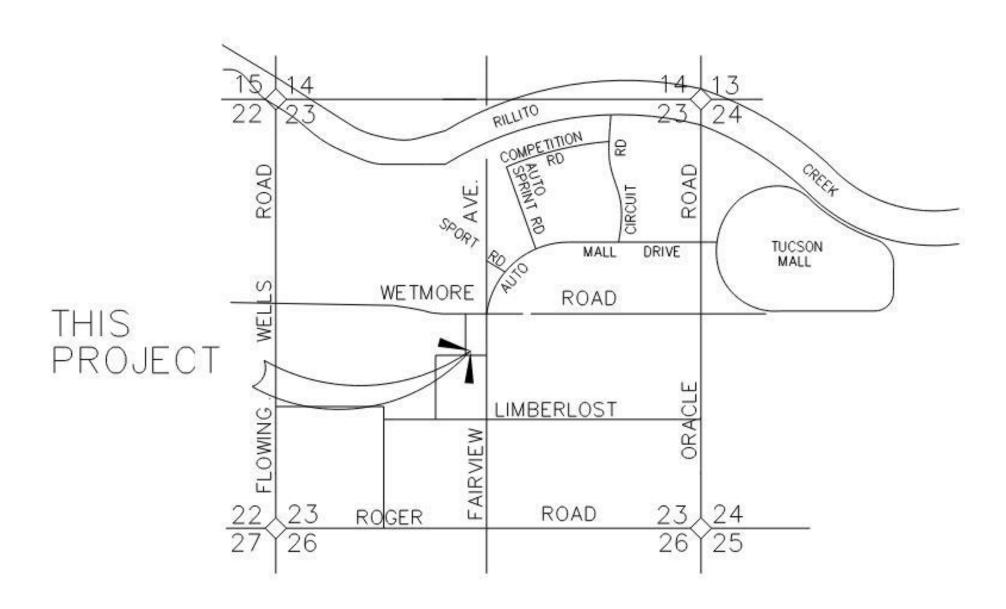
Thank you and we look forward to meeting with you.

Kevin Perko, PE Consultant Project Manager

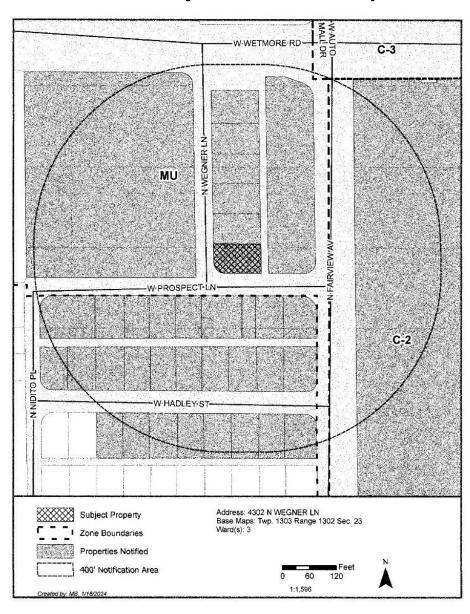
Legend 4302 N Wegner Lane 4302 N Wegner Ln Looking NW **Existing Hydrant** Fire Line Segment Neighborhood Meeting for Board of Adjustment Variance 4302 N. Wegner Lane (NE Corner of N. Wegner Lane & W. Prospect Lane) Google Earth

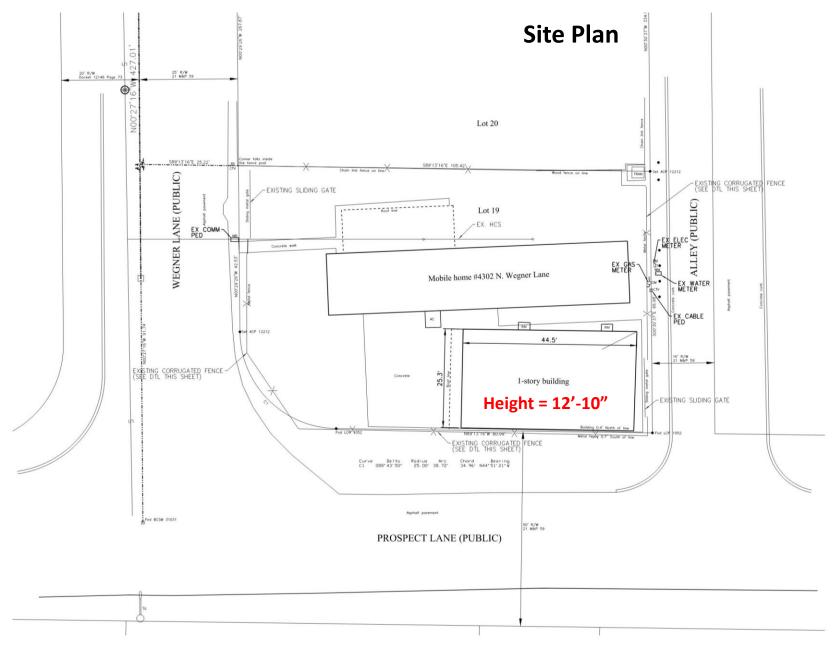
2023 Google

Project Vicinity Map



Project Location Map

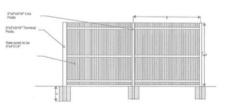






NOTES

- 1. NO EXITING UTILITY LINES REQUIRE UPGRADE OR REPLACEMENT
- 2. SEE SHEET 3 FOR SITE FOUNDATION CONSTRUCTION PHOTOS



1 6' CORRUGATED FENCING

Variance Items for Discussion:

Item 1: Article 6.6.3.D Accessory Structures, except for accessory dwelling units, shall not exceed 12 feet in height, unless attached to a principal structure.

The garage structure exceeds the maximum requirement by 10"



Item 2: Article 6.4.4.A Measurement of Building Height, defines the building height as the vertical distance measured from the design grade elevation to the middle of the highest gable of a pitched roof.

For this case the garage roof is sloped in one direction, and the measurement is along the highest side (north side)



Item 3: Article 6.6.3.E The total gross floor area (gfa) of all accessory structures shall not exceed 50% of the gfa of the principal structure.

The gross floor area of the garage is 1,050 square feet, or 86% of the 1,218 square foot principal structure



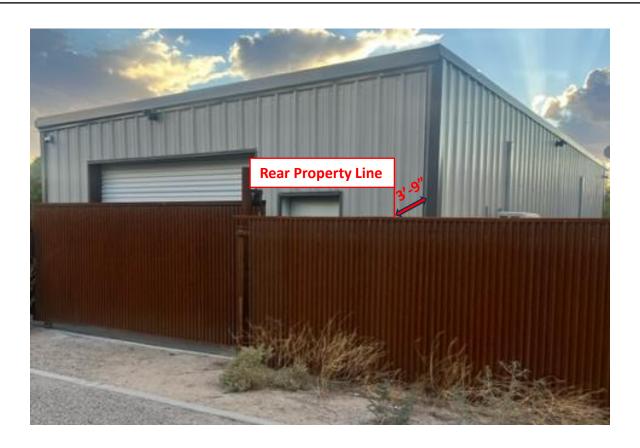
Item 4: Article 6.4.5.C.1.b the street perimeter yard setback from the proposed metal garage to the property line along Prospect Lane is 10'-0".

The garage setback from the Prospect Lane right of way line is 5"



Item 5: UDC Table 6.3-7.A: Dimensional Standards for the NC, RVC & MU Zones. The required perimeter yard setback from the garage to the east property line is the greater of either 10' or 34 of the height of the exterior wall

The existing setback distance from the garage to the east property line is 3'-9"



Next Steps

- 1. Neighborhood Meeting
- 2. Submit Variance Application (est. 2/23/24)
- 3. Schedule Public Hearing (Board Meeting)
- 4. Post On-Site Sign Public Hearing Notice
- 5. Board of Adjustment Public Hearing (last Wednesday of every month est. 4/24)
- 6. Board Decision to approve or deny application
- 7. 14-day Appeal Period
- 8. Staff Report and Public Notice

VARIANCE MEETING

FOR:

4301 N. WEGNER LANE TUCSON, AZ

FEBRUARY 21, 2024 5:30-6:30PM

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