

Rick Gonzalez, Architect

214 E. Suffolk Drive,
Tucson, Arizona 85704

RESIDENTIAL SETBACK MODIFICATION LETTER

RE: LAING RESIDENCE GARAGE ADDITION

FOR: FOR SIDE YARD BUILDING SETBACK UNDER 10 PERCENT

AT: 314 E CAMBRIDGE DRIVE

CASE:

RELATED TO BUILDING PERMIT REVISION 2: 2001316

The request respects the OV Standards A-D:

A. The proposed side yard building setback will be less than 10% of the existing 15' building setback:
 $15 \times .095 = 1.425'$ and will be 13.575' from the property line.

B. The request does not affect any views, or create noise. It does not affect the general welfare, safety, or health.

C. There are no potential negative impacts.

D. The only affected property is to the East. We anticipate no opposition.

The proposed setback reduction does not result in...

- 1) Changes to the subdivision design.
- 2) An increase in permitted lot coverage.
- 3) Any change to the development standard previously reduced by modification or variance.
- 4) It does not change and development standard condition of approval, rezoning, or conceptual site plan.
- 5) It does not modify overlay zone, scenic corridor, or sensitive lands ordinances.
- 6) It does not encroach beyond what is permitted in section 23.5.C.2. Of the OVZC.
- 7) It is not applicable to multiple frontage lots setback requirements.

END OF LETTER

12/19/2020

Rick Gonzalez, Architect, COT DP