

Residential Setback Modification Narrative

We own an historic 1959 Thomas Gist home located in Oro Valley Country Club Estates, one of the original neighborhoods developed in northwest Tucson that predates the incorporation of the Town of Oro Valley. Our home has been kept structurally unchanged since its construction, including the carport.

The carport suffers from wood rot from years of monsoons and other weather affecting the structure. It is a safety hazard and must be removed. We would like to replace the carport with an enclosed garage to house our vehicles and golf cart to protect them from the elements, rodents, theft, vandalism and prolong their useful life. Additionally, an older home provides very little interior storage, so we need a place to keep items typically stored in a garage; tools and equipment, landscaping materials and supplies, seasonal decorations, golf clubs and other personal belongings.

It is our desire to continue to preserve the historic nature of this home by building a garage off the front wall of the house so the historical integrity is not compromised. The current zoning code front setback of 30 feet from the right-of-way easement does not provide for the width of a 2 car garage to locate the structure off the front wall without encroaching into the setback. We are requesting a variance of 2 feet, 11 inches into the front setback.

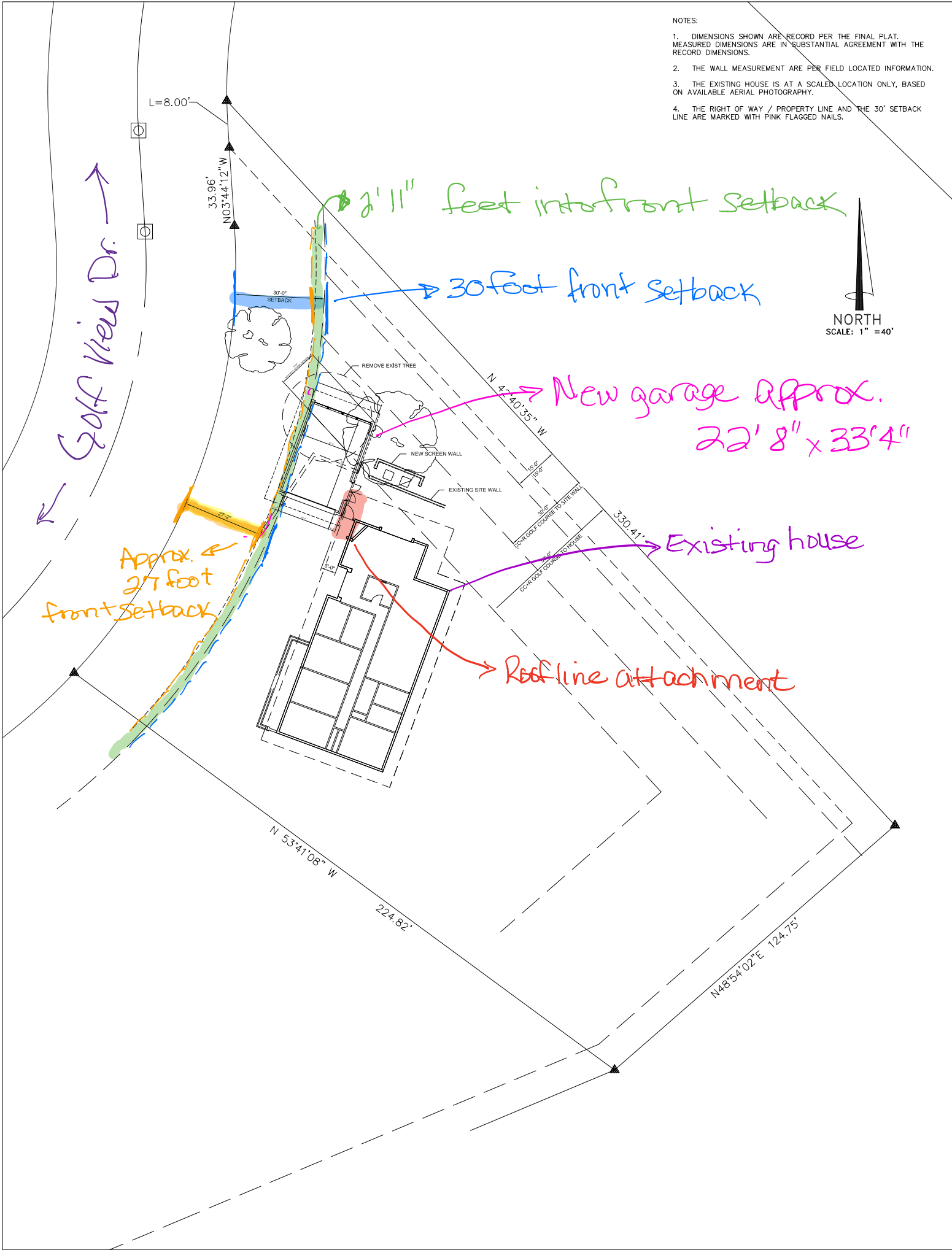
The accompanying site plan shows the location of the garage at the left/front corner of the home, approximately 4.5 feet off the front house wall. This location allows the garage to be located within the additional few feet the setback reduction allows as the the road starts to curve away. The garage will be attached to the house at the roofline as required by zoning code OVZC 33.6.A.2.b (see accompanying roofline drawing) which will also allow for proper drainage.

We have obtained approval from Oro Valley Country Club Estates HOA Architectural Review Committee to encroach into the golf course setback for this garage location.

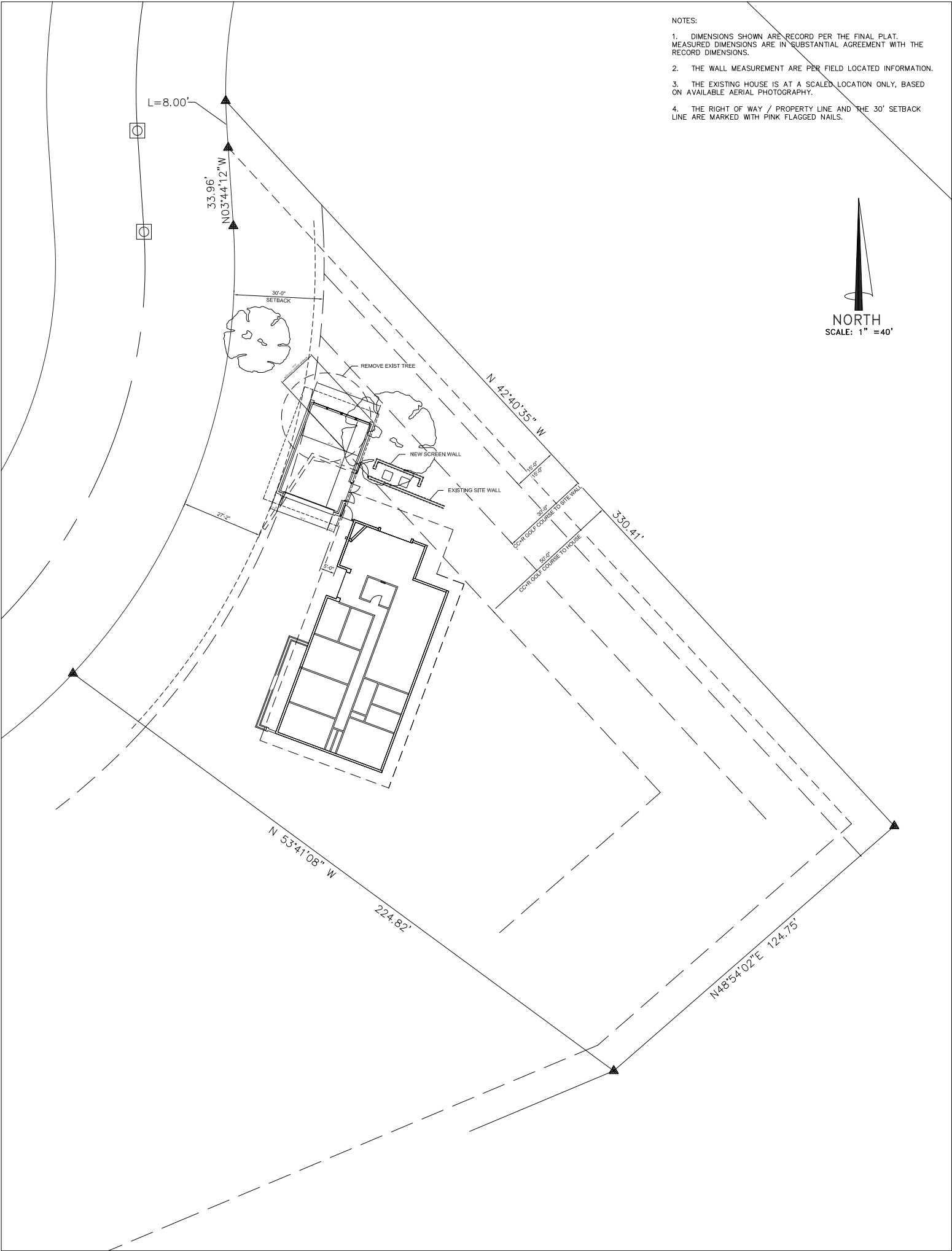
We plan to use authentic burnt adobe bricks, ribbon windows, a flat, slanted roof with overhanging eaves and other Thomas Gist architectural attributes to make the garage look compatible yet different so as not to imply it is part of the original. By replacing a rotting carport with a complimentary mid-century modern garage, our home will enjoy an increased property value and provide the neighborhood with an aesthetically pleasing structure that will enhance surrounding properties.

Setback Modification detail

- NOTES:
1. DIMENSIONS SHOWN ARE RECORD PER THE FINAL PLAT. MEASURED DIMENSIONS ARE IN SUBSTANTIAL AGREEMENT WITH THE RECORD DIMENSIONS.
 2. THE WALL MEASUREMENT ARE PER FIELD LOCATED INFORMATION.
 3. THE EXISTING HOUSE IS AT A SCALED LOCATION ONLY, BASED ON AVAILABLE AERIAL PHOTOGRAPHY.
 4. THE RIGHT OF WAY / PROPERTY LINE AND THE 30' SETBACK LINE ARE MARKED WITH PINK FLAGGED NAILS.

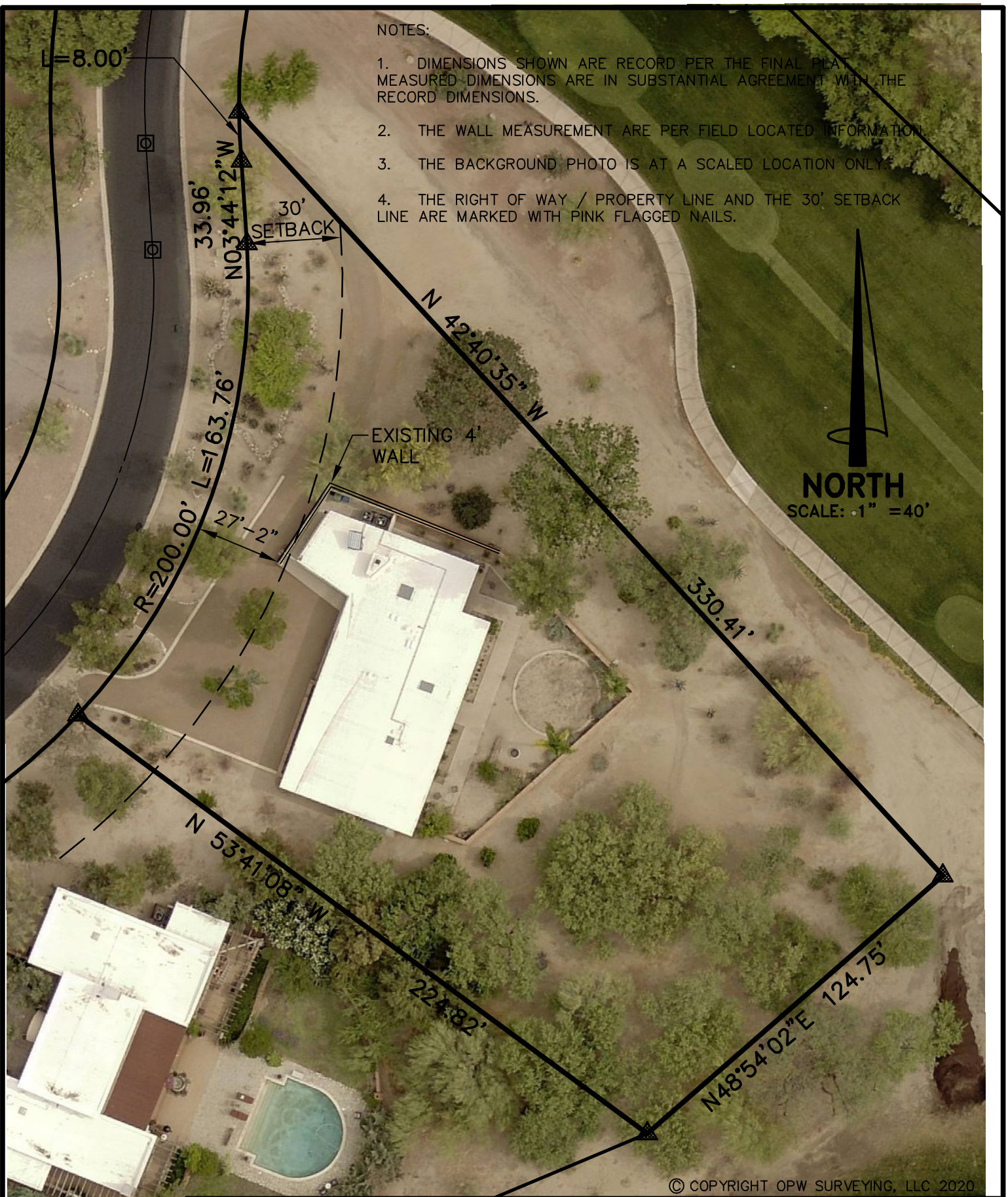


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2. THE WALL MEASUREMENT ARE PER FIELD LOCATED INFORMATION.
3. THE BACKGROUND PHOTO IS AT A SCALED LOCATION ONLY.
4. THE RIGHT OF WAY / PROPERTY LINE AND THE 30' SETBACK LINE ARE MARKED WITH PINK FLAGGED NAILS.



OPW SURVEYING, L.L.C.

7135 N. Skyway Drive
Tucson, Arizona 85718
Phone (520) 990-1568
opwsurveying@comcast.net

EXHIBIT OF 525 W. GOLF VIEW DR.
OPW JOB NO. 2020114



