

## **Zoning Variance Narrative**

October 18, 2023

Town of Oro Valley  
Board of Adjustment  
Zoning Variance Project Narrative

Re: Parcel #225-51-1700, 555 E. Suffolk Dr., Oro Valley, AZ 85704

Dear Board of Adjustment,

The variance requested is to allow the proposed addition to the existing front of the house to be placed in the front yard setback. Our request to allow the front yard setback to be reduced from 30 feet to 23 feet as shown on the Site Plan submitted with this variance application.

The existing house has a covered front porch that will serve as part of the proposed addition. The goal is to enclose the porch and convert it into a livable area. The addition will consist of two bedrooms with closets, a bathroom, a furnace closet and a small hallway that will connect to the existing house. A portion of the new addition will require the extension of the roof line. The new roof will match the existing roof pitch.

The zoning for the property is R1-36. As per the Town of Oro Valley Zoning Code Section 23.4 Table of Dimensional Requirements, the front yard setback requirement is 30 feet. Due to the curvature of the road, only a portion of the new addition will reduce the front yard setback to 23.72 feet at the Southwest corner. The request is to allow for a portion of the new addition to encroach on the front yard setback.

### **Five Findings**

- 1. That there are special circumstances or conditions applying to the property strictly related to its size, shape, topography, location or surroundings which do not apply to other properties in the district. Existing building configuration shall be included only when constrained by the special circumstances or conditions of the property; and**

The date of construction for this residence was in the early 1960's. It is apparent that the buildable pad was located close to the street towards the south of the property due to the level terrain. The north side of the building pad presents steep grades that would require a lot of effort to make it part of the buildable area. In reviewing other properties around the neighborhood with similar house footprint, this lot is unique in the available level buildable area remaining. This and the closeness of the house to the front yard setback do create constraints on where an expansion can be placed. There is a very limited usable space upon which to build.

- 2. That the special circumstances or conditions as defined in subsection C.1 of this section were not created by a previous or current owner; and**

The house was in its original location when it was purchased by the owners. The location and orientation of the residence seem practical based on the land configuration.

- 3. That the authorizing of the variance is necessary for the preservation of privileges and rights enjoyed by other properties of the same classification in the same zoning district; and**

It is the desire of the property owners to expand their home as their needs change. The average size of homes in the area seems bigger than this home. Some sizes are due to the original design, and others have grown due to expansion. Allowing the variance would keep the privilege of expanding one's own home to be consistent with the established neighborhood.

4. **That any variance granted is subject to such conditions as will assure that the authorizing of the adjustment 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; and**

The land area for properties in this area is abundant. However, grades that are suitable for building are limited. The attached contour map shows the limited usable area of this lot compared to others in the neighborhood. The approval of the variance will not grant a special privilege to the homeowner.

5. **That the authorizing of the variance will not be materially detrimental to persons residing in the vicinity, to adjacent property, to the neighborhood or the public welfare in general.**

The proposed addition will include the enclosure of the existing porch with a small expansion to the roof area. The existing views from adjacent property owners will not be impaired by the new addition. Even though the footprint will be slightly bigger than the existing porch towards the south end, the height of the structure will remain at the same height as the existing roof. This new addition will not be materially detrimental to the neighbors.

Sincerely,

*George Zazueta*

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