BOARD OF ADJUSTMENT
Zoning Administration Division
Development Services Department (DSD)
201 North Stone Avenue, Tucson, Arizona 85701

***** REQUEST FOR RECONSIDERATON *****
OCTOBER 29, 2008

DATE OF ORIGINAL PUBLIC HEARING **AUGUST 27, 2008**

THE DECISIONS OF THE BOARD OF ADJUSTMENT MAY BE APPEALED TO THE SUPERIOR COURT OF PIMA COUNTY BY FILING A COMPLAINT FOR SPECIAL ACTION WITHIN THIRTY (30) DAYS AFTER THE BOARD HAS RENDERED ITS DECISION. ARIZONA REVISED STATUTES SECTION 9-462.06 (J)&(K).

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CASE NO. THE APPLICANT

C10-08-12 GRAVINO RESIDENCE/R. GRAVINO, 2808 NORTH VENICE, R-1

The applicant is appealing the Development Services Director's denial of Design Development Option (DDO) Case DDO-08-73. Case DDO-08-73 is a request by a property owner (R. Gravino) to allow continued construction of a single-family dwelling with a reduced front street yard setback. The applicant filed a Design Development Option (DDO) application with the Development Services Department requesting the zoning approval necessary to allow the structure to remain with a reduced building setback, as measured from the front street lot line (Case DDO-08-73). The applicant's DDO was denied in part, due to protests on the project's non-compliance with the required DDO Findings of LUC Section 5.3.4.3.F, H, I, J, K, and M. Tucson *Land Use Code (LUC)* Sections applicable to this project include Section 5.3.4.3 (DDO Findings); Section 2.3.4 which provides the design criteria applicable to residential development in the R-1 zone; Sections 3.2.3, 3.2.5 and 3.2.6 which provide the development criteria for all structures; and, Section 5.1.7.3 which provides for the Board of Adjustment to hear and decide on appeals made to the Development Services Director's decision on DDO applications. The applicant is requesting a reversal of the Development Services Director's decision to deny DDO 08-73.

DECISION: UPHOLD DEVELOPMENT SERVICES DIRECTOR'S DECISION TO DENY DDO-08-73
NOTE: ZONING SETBACK VIOLATION TO BE ABATED WITHIN SIXTY (60) DAYS.

DECISION: THE BOARD GRANTED THE APPLICANT'S REQUEST FOR RECONSIDERATION. THE NEW PUBLIC HEARING IS SCHEDULED FOR DECEMBER 17, 2008.

If you want further information, please call Russlyn Wells at 837-4948 or Wayne Bogdan at 837-4946.

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Sue Montes, Secretary
Board of Adjustment

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