

**BOARD OF ADJUSTMENT
*REVISED
A G E N D A**

Study Session/Luncheon **Wednesday, February 25, 2015
12 Noon, Mayor and Council
Conference Room City Hall,
255 West Alameda Street**

Statement of cases and distribution of materials with respect to items scheduled for regular meeting, including a general discussion of proposed revisions to the Board's Rules and Regulations. Updates from City Attorney's Office.

Regular Meeting **Wednesday, February 25, 2015
1:30 p.m., Mayor and Council
Chambers, City Hall,
255 West Alameda Street**

Roll Call as Follows:

- () Steven Shell, Chairperson
- () Larry Chavez
- () Carolyn Eldridge
- () Ezekiel Gebrekidane
- () Mark Jones
- () Frank Mascia

AT OR AFTER 1:30 P.M.

***RECONSIDERED CASE:**

**C10-14-17 LA CIMA ESPLENDORA / KB HOME, INC / 10200 EAST ESCALANTE ROAD,
R-1**

This is a request for reconsideration. The case was previously denied by the Board of Adjustment for a variance request to modify the cut and fill slope standard. Further investigation of the case has revealed that a variance was not required: therefore, the Board of Adjustment lacked jurisdiction in rendering a decision on the case. Staff is requesting that the Board vacate its decision on the matter.

NEW CASES

**C10-15-02 STUDWELL RESIDENCES / RICHARD STUDWELL / 1014 EAST LINDEN
STREET, NR-1**

The applicant's property is an approximately 12,000 square foot lot zoned NR-1 "Residential" and is located near the southeast corner of Park Avenue and Linden Street. The 12,000

square foot lot is the result of combining two lots that were each originally platted with a lot area of 6,000 square feet. The applicant proposes to split the parcel back into the two original platted 6,000 square foot lots for the purpose of constructing a single-family residence on each lot. A single-family residence is currently under construction on the east half of the lot. The Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.8 and Table 4.8-2 which provides the criteria for residential development in the R-1 zone; and Section 6.4.2.A.3 and Table 6.3-2.A which provides the lot size standards. The applicant is requesting a variance to allow the lot to be split back to the original platted lots that do not meet current *UDC* requirements for minimum lot size, all as shown on the submitted plans.

C10-15-03 SMITH RESIDENCE PORCH ADDITION / DONALD E. SMITH & LAURIE T. LEVON / 4248 EAST MARION TRAIL, R-1

The applicants' property is an approximately 13,460 square foot lot zoned R-1 "Residential" and is located near the southwest corner of Columbus Boulevard and Marion Trail. The property is developed with a single-family residence with an attached porch. The porch was constructed without prior zoning approval or permits. The applicants are seeking the necessary zoning approval to allow the attached porch at the rear of the residence to remain, as constructed with a reduced setback. Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.8 and Table 4.8-2 which provides the criteria for residential development in the R-1 zone and Sections 6.3.4, 6.4.5 and Table 6.3-2.A which provide the development standards applicable to all principal and accessory structures. The applicants are requesting a variance to allow a rear perimeter yard setback to remain reduced, all as shown on the submitted plans.

**CLOSE PUBLIC HEARING
OTHER BUSINESS:**

- A. Findings Training
- B. Chairman, Opportunity to Speak on Scheduled Agenda Items
- C. Vice Chairman, Same Opportunity
- D. Members, Same Opportunity
- E. Staff, Same Opportunity
- F. Adjournment