

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

**\*\*\* NOTICE OF CONTINUANCE OF THE FEBRUARY 25, 2015  
PUBLIC HEARING \*\*\***

CASE NO.

THE APPLICANT

**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 the following variance: **1)** To reduce the minimum lot size of lots 17 and 18 from 7,000 square feet to 6,000 square feet, all as shown on the submitted plans.

**CASE CONTINUED TO THE APRIL 29, 2015 PUBLIC HEARING.  
PUBLIC COMMENT PERIOD EXTENDED TO THE CLOSE OF  
PUBLIC HEARING.**

The public hearing will be held at 1:30 p.m. in the Mayor and Council Chambers, City Hall, 255 West Alameda Street, Tucson, Arizona. A study session will be held, prior to the public hearing, at approximately 12:30 p.m. **No additional notice will be provided.**

If you want further information, please call Mark Castro at 837-4979.

  
Sue Montes, Secretary  
Board of Adjustment