

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

Study Session/Luncheon **Wednesday, April 29, 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, April 29, 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
- () Alán Huerta
- () Mark Jones
- () Frank Mascia

CONTINUED CASE

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.