



**BOARD OF ADJUSTMENT  
WEDNESDAY, August 26, 2015  
City Hall  
Mayor and Council Chambers  
225 W. Alameda**

**LEGAL ACTION REPORT**

**Call to Order: 1:30 p.m.**

**C10-15-04 POBLOSKE RESIDENCE GARAGE / MATTHEW POBLOSKE /  
8501 EAST WOODLAND ROAD, SR**

The applicant's property is an approximately 3.35 acre lot zoned SR "Suburban Ranch". The property is developed with a single-family residence, detached guest quarters, and a detached storage building. The applicant proposes to construct a 1,600 square-foot detached accessory structure (garage). The proposed construction triggers compliance with Tucson *Unified Development Code (UDC)* sections applicable to the new construction. *UDC* Sections applicable to this project include, but are not limited to, Section 4.7.4 and Table 4.8-1 which provides the criteria for residential development in the SR zone and Section 6.6.3 which provides the development standards applicable to all accessory structures in a residential zone. The applicant is requesting the following variances: **1)** Allow the detached accessory structure (garage) to be constructed with a height of twenty-three feet (23') as measured from design grade to the midpoint of the gable on the pitched roof, which exceeds the twelve foot (12') height limit; and **2)** Allow the combined total gross floor area of all accessory structures (200 square feet or larger) to exceed 50% of the combined total gross floor area of the principal structure, all as shown on the submitted plans.

**DECISION: VARIANCE 1 and 2 GRANTED subject to the following condition:**

- A. The height of the detached accessory structure (garage) is limited to a maximum height of eighteen feet (18'), as measured from design grade, to the midpoint of the gable on the pitched roof.**

**C10-15-05 PLATOSA LLC COMMERCIAL STABLES / PLATOSA LLC / 8750 EAST  
WOODLAND ROAD, SR**

The applicant's property is an approximately 9.02 acre lot zoned SR "Suburban Ranch". The property is developed with a pecan farm, a single-family residence, and commercial stables consisting of a hay barn, horse barns, arena and other structures. The property is nonconforming for minimum lot size for the commercial stables use as well as development standards associated with the existing uses including, but not limited, to landscaping, screening and surfacing. The applicant is seeking the necessary zoning

approvals to allow the commercial stables use to function as it exists. The Tucson Unified Development Code (UDC) sections applicable to this project include, but are not limited to, Section 4.7.4 and Table 4.8-1 which provides the criteria for commercial stables in the SR zone, Table 6.3-1.b which provides the minimum lot size requirements applicable to the use, Sections 7.4.6 and 7.8 which provides the criteria for driveways and pedestrian pathways. The applicant is requesting the following variances: **1)** Reduce the minimum lot size requirement for commercial stables in the SR zone from 10 acres to 9.02 acres; **2)** Allow the continued use of compacted decomposed granite for all internal vehicular travel lanes; and **3)** Allow the continued use of existing pedestrian access and circulation with modified surface materials and widths, in lieu of providing access and circulation in accordance with standards, all as shown on the submitted plans.

**DECISION: VARIANCES 1, 2 and 3 GRANTED**

**Meeting Adjourned at 1:54p.m.**