



**BOARD OF ADJUSTMENT
WEDNESDAY, October 28, 2015
City Hall
Mayor and Council Chambers
225 W. Alameda**

LEGAL ACTION REPORT

Call to Order: 1:30 p.m.

**C10-15-06 MONTEER PROPERTIES DUPLEX / MONTEER PROPERTIES LLC /
2819 NORTH WOODLAND AVENUE, R-1**

The applicant's property is an approximately 6,993 square foot lot zoned R-1 "Residential". The property is developed with a two-story duplex. The applicant is seeking the necessary zoning approvals to allow the existing duplex to remain as constructed. 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 Table 6.3-2.A which provides the dimensional standards applicable to all principal structures. The applicant is requesting the following variances: **1)** Reduce the minimum lot size requirement for two units in the R-1 zone from 10,000 square feet to 6,993 square feet; **2)** Allow the gross floor area of both units to remain the same size; and **3)** Reduce the side perimeter yard setback for the duplex from twelve feet (12') to seven feet one inch (7'-1"), as measured from the south lot line, all as shown on the submitted plans.

DECISION: VARIANCES 1, 2 and 3 GRANTED

**C10-15-07 6TH STREET WALL PROJECT / TUCSON DEPARTMENT OF
TRANSPORTATION / 307, 309 WEST 6TH STREET, & 433 NORTH MAIN
AVENUE, HR-2, HC-3**

The applicant's project site consists of three residential properties zoned HR-2 "Historic Residential" and HC-3 "Historic Commercial". The properties are located in the Downtown Links Corridor on west 6th Street, a collector street identified on the Major Streets and Routes (MS&R) Plan map and Main Avenue a local street. The applicant proposes to construct a new privacy wall for the three residential properties adjacent to 6th Street in accordance with the property purchase agreement between the owners and the City of Tucson. 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 4.7.9 and Table 4.8-2 which provides the criteria for residential development in the R-2 zone, Section 4.7.22 and Table 4.8-4 which provides the criteria for residential development in the C-3 zone, Section 5.8 which provides standards for the historic preservation overlay zone, and Sections 6.4.5.D.3 and

6.6.2.I which provides the dimensional standards applicable to walls. The applicant is requesting a variance to exceed the six foot height limit for a wall within a perimeter yard; all as shown on the submitted plans.

DECISION: Case continued to the November Public Hearing due to the fact that that applicant did not have the site posted for this public hearing.

Meeting Adjourned at 1:44 p.m.