



**BOARD OF ADJUSTMENT
WEDNESDAY, November 18, 2015
City Hall
Mayor and Council Chambers
225 W. Alameda**

LEGAL ACTION REPORT

Call to Order: 1:30 p.m.

**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 the following variance: **1)** Allow a ten (10) foot high wall along the 6th street frontage, which exceeds the six (6) foot height limit for a wall within a perimeter yard, all as shown on the submitted plans.

DECISION: VARIANCE GRANTED

**C10-15-08 BRYSON DETACHED STRUCTURES / BRENDA BRYSON / 1111 EAST
SENECA STREET, NR-1**

The applicant's property is an approximately 12,000 square foot lot zoned NR-1 "Residential". The property is developed with a single-family residence and detached accessory structures. The applicant is seeking the necessary zoning approvals to allow two detached accessory structures (ramada and shed #2) 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, Table 6.3-2.A which provides the dimensional standards applicable to all principal and accessory structures, 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 (ramada) to remain as constructed with a height of fourteen feet two inches (14'-2") as measured from design grade to the midpoint of the gable on the hipped roof, which exceeds the twelve foot (12') height limit; 2) Allow the detached accessory structure (ramada) to remain, as constructed, with the east perimeter yard setback reduced from eight feet eight inches (8'-8") to four feet (4'); 3) Allow the detached accessory structure (shed #2) to remain, as constructed, with the north perimeter yard setback reduced from six feet (6') to two feet (2'); and 4) Allow the detached accessory structure (shed #2) to remain, as constructed, with the east perimeter yard setback reduced from seven feet four inches (7'-4") to four feet (4'), all as shown on the submitted plans.

CASE CONTINUED TO THE JANUARY 27, 2016 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.**

C10-15-09 STROME AND BARNES GUESTHOUSE ADDITIONS / VICTORIA STROME AND MARGO BARNES / 2545 EAST ALLEN ROAD, R-1

The applicant's property is an approximately 36,000 square foot lot zoned R-1 "Residential". The property is developed with a single-family residence, guesthouse and a detached accessory structure (art studio). The applicant proposes to construct new additions to an existing guesthouse and is seeking the necessary zoning approvals to allow the art studio 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, Table 6.3-2.A which provides the dimensional standards applicable to all principal and accessory structures, and Section 4.9.7.B.7 which provides the criteria for required parking in the R-1 zone. The applicant is requesting the following variances: **1)** Allow the required parking spaces, based on a total of seven (7) bedrooms for the site, to be located in the proposed garage and carport addition to the guesthouse in the front yard; **2)** Allow a reduced side perimeter yard setback for the proposed garage and carport addition to the guesthouse, from six feet (6') to one foot eight inches (1'-8") as measured from the west property lot line; **3)** Allow a reduced side perimeter yard setback for the proposed bedroom expansion to the guesthouse, from six feet (6') to two feet nine inches (2'-9") , as measured from the west property lot line; and **4)** Allow the detached accessory structure (art studio) to remain, as constructed, with the west perimeter yard setback reduced from nine feet eleven inches (9'-11") to seven feet six inches (7'-6"), all as shown on the submitted plans.

DECISION: VARIANCES 1, 2, 3, and 4 GRANTED

Meeting Adjourned at 2:28 p.m.