

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

***** NOTICE OF CONTINUANCE OF THE NOVEMBER 18, 2015
PUBLIC HEARING *****

CASE NO.

THE APPLICANT

**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.**

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


Sue Montes, Secretary
Board of Adjustment