



**BOARD OF ADJUSTMENT  
WEDNESDAY, January 27, 2016  
City Hall  
Mayor and Council Chambers  
225 W. Alameda**

**LEGAL ACTION REPORT**

**Call to Order: 1:35 p.m.**

**CONTINUED CASE**

**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. Subsequent to the last public hearing, the applicant has revised the request and is now seeking the necessary zoning approvals to allow only the detached accessory structure (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 (shed #2) to remain, as constructed, with the north perimeter yard setback reduced from six feet (6') to two feet (2'); and **2)** 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.

**DECISION: VARIANCES 1 and 2 GRANTED**

**C10-15-10 RUSSELL TOWNHOMES / URBAN OASIS LLC / 485 SOUTH STONE AVENUE, C-3**

The applicant's property is approximately 18,380 square feet in size and is zoned C-3 "Commercial". The property consists of two vacant parcels located at the northeast corner of Stone Avenue, an arterial street identified on the Major Streets and Routes (MS&R) Plan map, and 16th Street, a local street. The applicant proposes to construct nine, two-story residential units. The Tucson Unified Development Code (UDC) sections applicable to this project include, but are not limited to, Sections 4.7.22, 8.7.3, and Table 4.8-4 which provides the criteria for flexible lot development in the C-3 zone, Section 6.4.5.C which provides the street perimeter yard setback applicable to all principal and accessory structures and Section 7.6 which provides the criteria for street

landscape borders. The applicant is requesting the following variances: **1)** Reduce the front street perimeter yard building setback along Stone Avenue from (25') to (11.4') at lot 5 and from (25') to (13.4') at lot 4, as measured from the back of future curb location; and **2)** Delete the ten (10') foot wide street landscape border along Stone Avenue, all as shown on the submitted plans.

**DECISION: VARIANCES 1 and 2 GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:**

- A.** Property owner shall obtain approval from Tucson Department of Transportation for tree plantings in the right-of-way.
- B.** The street landscape border within the future right-of-way shall be maintained by the property owner, at no cost to the City.
- C.** If Stone Avenue is widened within the future right-of-way, the property owner is liable to remove the street landscape border and shall incur the cost of this removal.
- D.** The property owner shall record a covenant with Pima County in a form acceptable to the City acknowledging the requirement to maintain and if at such time Stone Avenue is widened within the future right-of-way, remove the street landscape border and binding future property owners.

**C10-15-12 FOUNDATION BUILDING MATERIALS / ATKINSON LAND HOLDINGS  
600 WEST 25TH STREET, I-1**

The applicant's property is approximately 2.99 acres in size and is zoned I-1 "Industrial". The property, developed with two large storage buildings, is located at the northeast corner of the Interstate 10 frontage road and 25th Street. The applicant proposes to construct a 15,000 square foot metal storage building. The expansion triggers compliance with the Tucson Unified Development Code (UDC). The UDC sections applicable to this project include, but are not limited to, Section 4.7.29 and Table 4.8-5 which provides the criteria for industrial development in the I-1 zone, and Section 7.6 which provides the landscaping and screening standards. The applicant is requesting the following variance: **1)** Delete the ten (10') foot wide street landscape border including a five (5') foot high screen along the Interstate 10 frontage road, all as shown on the submitted plans.

**DECISION: VARIANCE GRANTED**

**Meeting Adjourned at 2:10 p.m.**