

BOARD OF ADJUSTMENT

A * G * E * N * D * A

Study Session/Luncheon **Wednesday, February 24, 2016**
12 Noon, Mayor and Council
Conference Room City Hall,
255 West Alameda Street

Statement of cases and distribution of materials with respect to items scheduled for regular meeting, including a general discussion of proposed revisions to the Board's Rules and Regulations. Updates from City Attorney's Office.

Regular Meeting **Wednesday, February 24, 2016**
1:30 p.m., Mayor and Council
Chambers, City Hall,
255 West Alameda Street

Roll Call as Follows:

- () Steven Shell, Chairperson
- () Carolyn Eldridge
- () Ezekiel Gebrekidane
- () Alán Huerta
- () Mark Jones
- () Frank Mascia

AT OR AFTER 1:30 P.M.

NEW CASES

C10-15-11 GARCIA GARAGE ADDITION / ALEJANDRO GARCIA / 1975 SOUTH WESTOVER AVENUE, MH-1

The applicant's property is an approximately 87,780 square foot lot zoned MH-1 "Mobile Home". The property is developed with a single-family residence and detached accessory structures. The applicant is seeking the necessary zoning approval to allow a garage attached to an accessory structure, to remain, as constructed. The Tucson Unified Development Code (UDC) sections applicable to this project include, but are not limited to, Section 4.7.10 and Table 4.8-2 which provides the criteria for residential development in the MH-1 zone, and Section 6.6.3 which provides the development standards applicable to all accessory structures in a residential zone. The applicant is requesting a variance 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.

C10-16-01 WILT NEW SINGLE-FAMILY RESIDENCE / JONATHAN WILT / 800 EAST HELEN STREET, NR-1

The applicant's property is an approximately 7,440 square foot lot zoned NR-1 "Residential". The property, developed with a duplex and detached studio, is located at the southeast corner of Euclid Avenue, an arterial street identified on the Major Streets and Routes Plan map, and Helen Street. The applicant proposes to demolish the detached studio and construct a new single-family residence. 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 6.4.5 which provides the street perimeter yard setbacks applicable to the development. The applicant is requesting a variance to delete the street perimeter yard setback from Euclid Avenue, all as shown on the submitted plans.

C10-16-02 PRENTISS & PAPALEO SLEEPING QUARTERS / DALE PRENTISS & NOVEMBER PAPALEO / 4537 EAST SAN CARLOS PLACE SOUTH, R-1

The applicant's property is an approximately 42,000 square foot lot zoned R-1 "Residential". The property is developed with a single-family residence and accessory structure (garage). The applicant proposes to convert the accessory structure (garage) into sleeping quarters. 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 variances to allow required parking to be located in the front yard, all as shown on the submitted plans.

**CLOSE PUBLIC HEARING
OTHER BUSINESS:**

- A. Findings Training
- B. Chairman, Opportunity to Speak on Scheduled Agenda Items
- C. Vice Chairman, Same Opportunity
- D. Members, Same Opportunity
- E. Staff, Same Opportunity
- F. Adjournment