

**BOARD OF ADJUSTMENT**

**A \* G \* E \* N \* D \* A**

Study Session/Luncheon . . . . . **Wednesday, March 30, 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, March 30, 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**

**C10-16-03 VAN CURAN GARAGE ADDITION / RICHARD VAN CURAN /  
4655 EAST 15TH STREET, R-1**

The applicant's property is an approximately 6,574 square foot lot zoned R-1 "Residential". The property, located on the northwest corner of Swan Road, an arterial street identified on the Major Streets and Routes (MS&R) Plan map and 15th Street, is developed with a single-family residence. The applicant proposes to construct a new garage, attached to the 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 new construction. The applicant is requesting a variance to allow the new garage to be constructed with a reduced street perimeter yard setback as measured from Swan Road, an arterial street identified on the Major Streets and Routes (MS&R) Plan map, all as shown on the submitted plans.

**C10-16-04 NEW LIFE CHURCH OF GOD / NEW LIFE CHURCH OF GOD INC / 424,  
482, AND 504 WEST NEBRASKA STREET, R-2 AND C-2**

The applicant's property is an approximately 6.88 acre site zoned R-2 "Residential" and C-2 "Commercial". The property, located at the northwest corner of Liberty Avenue and Nebraska Street, is developed with a church. The applicant proposes to expand the site by providing additional parking to the west of the church building. The expansion requires the entire site to comply with current Tucson Unified Development Code (UDC) regulations. Tucson UDC sections applicable to this project include, but are not limited to, Sections 4.7.9 and 4.7.21 and Tables 4.8-2 and 4.8-4 which provide the criteria for development in the R-2 and C-2 zones; and Sections 7.6.4 and 7.6.5 and Table 7.6.4-1 which provide the landscaping and screening standards for the site. The applicant is requesting variances to allow the existing screen wall to remain with a reduced height, as constructed within the street landscape border; and to allow a reduced street landscape border width, 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