

**DESIGN REVIEW BOARD**

**MINUTES**

**October 3, 2008**

7:30 a.m.

City Hall, Mayor and Council Chambers  
255 West Alameda  
Tucson, Arizona

**STUDY SESSION**

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

**Call to order:** 7:28 a.m.

**Members Present**

Page Repp  
John Anderson  
Bruce Dawson  
Henry Tom

Brian Sagern  
Kacey Carleton  
Margaret Joplin

**Staff Present**

Russlyn Wells, DSD  
Michael Taku, DSD  
Shanae Powell, DSD  
Jonathan Mabry, UPD

**Applicants- Attendees**

Ed Stokes, 2030 E. 4<sup>th</sup> Street, Tucson, AZ 85719  
Frank Rendon, 3D Architectural Designs, 7660 E. Lakeside, Tucson, AZ 85730  
Elizabeth Prata and Susan Wick, Mintec, Inc., 3544 E. Ft. Lowell Road, Tucson, AZ 85716  
Mario Avechuco, 3404 S. Lundy Avenue, Tucson, AZ 85713  
Jim Bly, 730 N. 1<sup>st</sup> Avenue 85711  
Sharon Chadwick, 832 N. 7<sup>th</sup> Street, Tucson, AZ 85710

**Approval of minutes from August 15, 2008**

Motion: Bruce Dawson  
Second: Brian Sager  
Vote: 6 – 0 (M. Joplin arrived later)

**NEW CASES**

**DRB 08-09 STOKES RESIDENCE ROOF REPLACEMENT/E. STOKES, 933 NORTH 6<sup>th</sup> AVENUE, HR-3**

The applicant is appealing the Development Services Director's decision to deny Historic Preservation Zone (HPZ) application HPZ-08-21. Case HPZ 08-21 is a request by the property owner (E. Stokes) to allow use of metal roofing material on a "Contributing" historic property located within the West University Historic Preservation Zone. Regulations applicable to this development include, but are not limited to *Land Use Code (LUC)* Section 2.8.8.6.E, which provides the HPZ development criteria for roofs and, Section 5.1.8.3.Q which provides for the Design Review Board to review and make recommendations on any appeal of a Development Services Director decision on HPZ applications. The

applicant is appealing a Development Services Director decision to deny HPZ 08-21 to the Mayor and Council.

**The Applicant's Request**

The applicant is seeking approval of HPZ 08-21 which is a request to:

- 1) Allow use of metal roofing material on a "Contributing" historic structure located within the boundaries of the West University Historic Preservation Zone.

**THE DESIGN REVIEW BOARD (DRB) REVIEWED THE APPLICANT'S HPZ APPEAL AND RECOMMENDS TO THE MAYOR AND COUNCIL DENIAL FINDING THE APPLICANT'S REQUEST NOT IN COMPLIANCE WITH THE CRITERIA ESTABLISHED IN LUC SECTION 2.8.8.6.E.**

Motion to Deny Appeal: John Anderson

Second: Kacey Carleton

Vote: 7 – 0

The Design Review Board (DRB) requests the following be forwarded to the Mayor and Council:

- 1) Metal roof be allowed to remain on principal contributing historic structure until the *West University Historic Preservation Zone Guidelines* have been updated. If these revised guidelines do not support use of metal roofing on contributing historic structures, applicant must immediately replace metal roofing with appropriate roofing material.

(This review and recommendation pertains only to the metal roofing on the principal contributing historic structure (main house) and not to the metal roofing used on the secondary structures.)

**DRB 08-10 SHARRAH RESIDENCE EXPANSION/J. SHARRAH, 327 EAST PASTIME ROAD, R-2**

The applicant is appealing the Development Services Director's decision to deny Design Development Option (DDO) case DDO-08-70. The applicant proposes to expand the existing dwelling with first and second floor additions. The applicant filed a Design Development Option (DDO) application with the Development Services Department (DSD) requesting the zoning approval necessary to allow construction of expansions with reduced setbacks. The applicant's DDO was denied in part, due to a protest on the project's non-compliance with the required DDO Findings of LUC Section 5.3.4.3.F, H, I, J, K, and M. Tucson *Land Use Code (LUC)* Sections applicable to this project include Section 5.3.4.3 (DDO Findings); Section 2.3.5 which provides the design criteria applicable to residential development in the R-2 zone; Sections 3.2.3, 3.2.5 and 3.2.6 which provide the development criteria for all structures; and, Section 5.1.7.3 which provides for the Board of Adjustment to hear and decide on appeals made to the Development Services Director's decision on DDO applications and Section 5.1.8.3. The applicant is requesting a reversal of the Development Services Director's decision to deny DDO 08-70.

**The Applicant's Request**

The applicant is requesting the following Design Development Options:

- 1) Reduce the west side yard setback of the dwelling from thirteen feet seven inches to three (3') feet, as shown on the submitted plan.
- 2) Reduce the setback of the stairs from eight feet eleven inches (8'11") to six feet six inches (6'6"), as shown on the submitted plan.
- 3) Reduce the setback of the garage and driveway length from nineteen (19') feet to eleven feet nine inches (11'9"), as shown on the submitted plan.

**THE DESIGN REVIEW BOARD (DRB) REVIEWED THE PROPOSED DESIGN DEVELOPMENT OPTIONS TO REDUCE BUILDING SETBACKS AND DRIVEWAY LENGTH AND RECOMMENDS THAT THE BOARD OF ADJUSTMENT UPHOLD THE DIRECTOR'S DECISION TO DENY DDO 08-70, FINDING THE APPLICATION NOT IN COMPLIANCE WITH THE CRITERIA ESTABLISHED IN LUC SECTION 5.3.4.3A-P.**

Motion to Uphold Director's Decision: Bruce Dawson

Second: John Anderson

Vote: 7 – 0

**DRB 08-11 MINTEC BUILDING EXPANSION/MINTEC, INC., 3544 EAST FT. LOWELL ROAD, P-I**

The applicant's project is a 2.9 acre site developed with 21,740 square foot office building and is zoned "P-I" Park Industrial. The applicant proposes a 5,632 square foot addition. The proposed expansion is greater than twenty-five (25%) percent which requires the site to be brought into compliance with all *Land Use Code (LUC)* regulations applicable to new construction. The applicant is seeking zoning approval necessary to eliminate screen walls surrounding a required loading zone. Tucson *LUC* Sections applicable to the project include, but are not limited to, the following: Section 2.7.1 which provides the criteria for industrial development in the P-1 zone and Sections 3.4.4 and 3.7.2 which provides landscape and screening requirements. The applicant is requesting a variance to delete the screening requirement for one loading space, as shown on the submitted plans.

**The Applicant's Request**

The applicant is requesting the following variance:

- 1) Delete the six (6') foot high screen wall required around the loading space.

**THE DESIGN REVIEW BOARD (DRB) REVIEWED THE VARIANCE REQUEST AND RECOMMENDS TO THE BOARD OF ADJUSTMENT APPROVAL FINDING THE APPLICANTS SCREEN VARIANCE IN COMPLIANCE WITH THE CRITERIA ESTABLISHED IN LUC SECTION 5.1.7.3.B SUBJECT TO THE FOLLOWING CONDITION:**

- A) **Extend the existing thirty (30") inch high perimeter screen wall located south of the driveway an additional forty six feet four inches (46'4") for a total length of sixty five (65') linear feet. New wall material to be compatible with existing thirty (30") high wall.**

Motion to Approve Variance Request: John Anderson  
Second: Bruce Dawson  
Vote: 7 – 0

**DRB 08-12 AVECHUCO RESIDENCE CARPORT EXPANSION/M.AVECHUCO,  
3404 SOUTH LUNDY AVENUE, R-2**

The applicant is appealing the Development Services Director's decision to deny Design Development Option (DDO) case DDO-08-99. The applicant proposes to expand the existing carport with reduced building setback as measured from the north lot line. The applicant filed a Design Development Option (DDO) application with the Development Services Department (DSD) requesting the zoning approval necessary to allow construction of the expansion with a reduced setback. The applicant's DDO was denied in part, due to a protest on the project's non-compliance with the required DDO Findings of LUC Section 5.3.4.3.F, H and M. Tucson *Land Use Code (LUC)* Sections applicable to this project include Section 5.3.4.3 (DDO Findings); Section 2.3.5 which provides the design criteria applicable to residential development in the R-2 zone; Sections 3.2.3, 3.2.5 and 3.2.6 which provide the development criteria for all structures; and, Section 5.1.7.3 which provides for the Board of Adjustment to hear and decide on appeals added to the Development Services Director's decision on DDO applications. The applicant is requesting a reversal of the Development Services Director's decision to deny DDO 08-99.

**The Applicant's Request**

The applicant is requesting the following Design Development Option:

- 1) Reduce the setback of the existing and proposed carport and the existing storage room from seven feet ten inches (7'10") to eight (8") inches, all as shown on the submitted plans.

**THE DESIGN REVIEW BOARD (DRB) REVIEWED THE PROPOSED DESIGN DEVELOPMENT OPTION TO REDUCE THE BUILDING SETBACK AS MEASURED FROM THE NORTH LOT LINE AND RECOMMENDS THAT THE BOARD OF ADJUSTMENT REVERSE THE DIRECTOR'S DECISION TO DENY DDO 08-99, FINDING THE APPLICATION IN COMPLIANCE WITH THE CRITERIA ESTABLISHED IN LUC SECTION 5.3.4.3A-P.**

Motion to Reverse Director's Decision: John Anderson  
Second: Bruce Dawson  
Vote: 5-2

Aye: John Anderson, Bruce Dawson, Margaret Joplin, Page Repp, Henry Tom  
Nay: Kacey Carleton, Brian Sager

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**RND PRE-APPS**

The purpose of the pre-app portion of the meeting is to allow potential Rio Nuevo and Downtown Zone (RND) applicants an opportunity for non-deliberative discussion with the DRB about the project and the RND process, prior to actual submittal of the application.

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Adjourn 9:27 a.m.

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**YOU HAVE ANY QUESTIONS CONCERNING THIS DRB MEETING, PLEASE CONTACT  
RUSSLYN WELLS AT 837-4948.**

s:zoning administration/drb/100308min.doc

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