

**BOARD OF ADJUSTMENT
REVISED*
A G E N D A**

Study Session/Luncheon **Wednesday, March 27, 2019
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 27, 2019
12 Noon, Mayor and Council
Conference Room City Hall,
255 West Alameda Street**

Roll Call as Follows:

- () Steven Shell, Chairperson
- () Carolyn Eldridge
- () Jesse Lugo
- () Alán Huerta
- () Mark Jones
- () Frank Mascia
- () Eddie Rios

AT OR AFTER 1:30 P.M.

NEW CASES

**C10-19-08 MOUNTAIN ENCLAVE LOTS 1-76 / RUSSELL IMOGENE TR / 1117
EAST HALCYON ROAD, R-2**

The appellant, Carl Sammartino on behalf of Mountain View Neighborhood Association (MVNA), is appealing the Zoning Administrator's Determination (T19SA00010), issued January 10, 2019 regarding the appropriate density for the proposed flexible lot development (FLD). The Zoning Administrator (ZA) determined that the Northside Area Plan (NAP) contains policies rather than laws and these policies provide guidance primarily for rezoning applications and do not supersede the regulations contained in the Tucson Unified Development Code (UDC) Section 8.7.3. which support the proposed density. The appellant contends that the UDC mandates that FLDs shall be in conformance with applicable area plans. UDC Sections applicable to this appeal include, in part, but are not limited to the following: Section 8.7.3 which provides the standards for the FLD; Section 4.7.9 and Table 4.8-2 which provides criteria for residential development in the R-2 zone; Section 1.5.1 which provides for the ZA to interpret the provisions of the UDC; and Section 3.10.2 which provides for the Board of Adjustment to hear and decide on appeals made to the Zoning Administrator's decision. The area plan applicable to the appeal is the NAP, Resolution No. 14256. The appellant is requesting modification of the ZAD, issued January 10, 2019.

CLOSE PUBLIC HEARING

OTHER BUSINESS:

- A. Reconsideration request for C10-19-07*
- B. Chairman, Opportunity to Speak on Scheduled Agenda Items
- C. Vice Chairman, Same Opportunity
- D. Members, Same Opportunity
- E. Staff, Same Opportunity
- F. Adjournment