

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

Study Session/Luncheon **Wednesday, March 28, 2018**
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 28, 2018**
1:30 p.m., Mayor and Council
Chambers, City Hall,
255 West Alameda Street

Roll Call as Follows:

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

AT OR AFTER 1:30 P.M.

CONTINUED CASE

C10-18-01 SIDES RESIDENCE DETACHED ACCESSORY STRUCTURE / STEVEN G AND FRANCINE M SIDES / 518 SOUTH PLACITA QUINCE, RX-1

The applicants' property is an approximately 36,007 square foot lot zoned RX-1 "Residential" and is developed with a single-family residence and detached garage. The applicants propose to construct an 864 square foot detached accessory structure in the rear yard. The proposed construction triggers compliance with Tucson Unified Development Code (UDC) sections applicable to the new construction. Tucson Unified Development Code (UDC) sections applicable to this project include, but are not limited to, Section 4.7.6 and Table 4.8-1 which provides the criteria for residential development in the RX-1 zone, and Section 6.6.3 which provides the development standards applicable to all accessory structures in a residential zone. The applicants are requesting a variance to 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.

NEW CASES

C10-18-02 PERALTA RESIDENTIAL LOT SPLIT / SERGIO H AND MARIA R PERALTA / 1215 AND 1217 EAST KENTUCKY STREET, R-2

The applicants' property is an approximately 7,256 square foot lot zoned R-2 "Residential". The property is developed with a duplex. The applicants are proposing to split the parcel to create an approximately 3,288 square foot lot (Parcel 1) and an approximately 3,968 square foot lot (Parcel 2). Tucson Unified Development Code (UDC) sections applicable to this project include, but are not limited to, Section 4.7.9 and Table 4.8-2 which provides the criteria for residential development in the R-2 zone, and Table 6.3-2.A which provides the dimensional standards. The applicants are requesting variances to reduce the minimum lot size and side perimeter yard setbacks for Parcels 1 and 2, 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