

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

Study Session/Luncheon **Thursday, May 23, 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 **Thursday, May 23, 2018**
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

AT OR AFTER 1:30 P.M.

NEW CASES

C10-18-04 ROYAL LEXUS/KIA / ROYAL BUICK COMPANY INC, ROYAL LAND LLC, ROYALEX LIMITED / 4333, 4343 AND 4373 EAST SPEEDWAY BOULEVARD, C-2

The applicants' property is an approximately 6.34 acre site developed with an automobile dealership and is zoned C-2 "Commercial". The applicants are proposing to renovate the existing facilities and construct two new buildings. Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.21 and Table 4.8-4 which provides the criteria for commercial development in the C-2 zone, and Section 7.6 which provides the landscape and screening standards for the development. The applicants are requesting variances to

reduce the street landscape border widths; modify the required vegetative ground coverage and requirement for canopy trees; and to delete the screening requirement, all as shown on the submitted plans.

C10-18-05 VEGA RESIDENCE NEW GARAGE AND PORCH / DORALIZ VEGA / 5027 EAST SCARLETT STREET, R-1

The applicant's property is an approximately 7,835 square foot lot zoned R-1 "Residential" and is developed with a single-family dwelling. The applicant proposes to construct a garage and porch attached to the residence. 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, and Sections 6.3.4, 6.4.5, and Table 6.3-2.A which provide the development standards applicable to all principal and accessory structures. The applicant is requesting variances to allow construction of a garage with a reduced front street yard setback and reduced driveway length, and a variance to allow construction of an attached porch and garage with a reduced side yard setback, 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