

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

Study Session/Luncheon . . . . . **Wednesday, June 27, 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, June 27, 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**

**C10-18-06 EVANS RESIDENCE DETACHED ACCESSORY STRUCTURE / JANE R  
EVANS AND GENE JOSEPH / 2945 NORTH FONTANA AVENUE, R-2**

The applicants' property is an approximately 1.65 acre site zoned R-2 "Residential" and is developed with a single-family residence and detached accessory structures. The applicants are proposing to place an additional detached accessory structure (caboose) in the area of the property defined as the front yard. 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 Section 6.6.3 which provides the standards for accessory structures in a residential zone. The applicants are requesting variances to allow a detached accessory structure to be placed in the area between the wall of the residence facing the street and the front street lot line; and 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.

**C10-18-07 KIVA RANCH TUCSON, LLC, NEW STABLE, EQUESTRIAN SHADE STRUCTURE AND CORRAL / SUSAN WICK / 8525 EAST WOODLAND ROAD, SR**

The applicant's property is a 7.88 acre lot zoned SR "Suburban Ranch Residential", developed with a single-family dwelling, a stable, storage building and corrals. The applicant proposes to construct additional detached accessory structures: a stable and an open equestrian shade structure with corral. Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.4 and 4.8-3 which provides the criteria for residential development in the SR zone, and Section 6.6.3, which provides development standards applicable to accessory structures. The applicant is requesting a variance to allow construction of an equestrian shade structure in the area between the wall of the principal building facing the street and the front street lot line, and a variance to allow the combined total gross floor area of all proposed 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.

**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