



Board of Adjustment  
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## MEETING NOTICE

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Board of Adjustment and to the general public that the Commission will hold the following meeting which will be open to the public on:

**Wednesday, August 28, 2019 at 12:00pm Study Session**  
**Mayor and Council Conference Room, City Hall**  
**255 W. Alameda Street**  
**Public Hearing 1:30pm**  
**Mayor and Council Chambers, City Hall**  
**255 W. Alameda Street**

## AGENDA

### 1. Call to Order/Roll Call

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

## CONTINUED CASE

### 2. C10-19-11 BOWERS RESIDENCE DETACHED SLEEPING QUARTERS AND GARAGE / JEREMY BOWERS / 2331 EAST 8<sup>TH</sup> STREET, R-1

The applicant's property is an approximately 6,758 square foot lot zoned R-1 "Residential" and is developed with a single-family residence. The applicant is proposing to construct a two-story detached accessory structure that consists of a garage on the first floor and sleeping quarters on the second floor. The 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 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 dimensional standards applicable to all principal and accessory structures and Section 6.6.3 which provides the criteria for accessory structures in a residential zone. The applicant is requesting variances to allow for reduced perimeter yard setbacks as measured to the west, north and east lot lines, to exceed the maximum allowable height for a detached accessory structure, and to allow the total gross floor area of the detached accessory structure to exceed 50% of the total gross floor area of the principal structure, all as shown on the submitted plans.

### **NEW CASES:**

#### **3. C10-19-14 DELORENZO AND RANEK RESIDENCE/ DETACHED SLEEPING QUARTERS AND DETACHED ACCESSORY STRUCTURE / PAOLO DELORENZO AND ANNE RANEK / 575 SOUTH MAIN AVENUE, HR-3 AND HO-3**

The applicant's property is an approximately 5,486 square foot lot zoned HR-3 and HO-3, "Residential" and is developed with a one room historical structure along Main Avenue. The applicant is proposing to construct a new residence and a two-story detached accessory structure for sleeping quarters. The Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 5.8, which provides criteria for development within the Historic Preservation Zone, Section 4.8.4, and Table 4.8-2 which provides criteria for residential development in the R-3 zone, and Section 4.8.5 and Table 4.8-3 which provides criteria for residential development in the O-3 zone, and Sections 6.3.4, 6.4.5 and Table 6.3-2.A and Table 6.3.-3.A, which provide dimensional standards applicable to all principal and accessory structures, and Section 6.6.3 which provides the criteria for accessory structures in a residential zone. The applicant is requesting variances to allow to maintain the historic building as a detached accessory structure within the buildable area extending the full width of the lot between the proposed residence and front street lot line, and for the gross floor area of all detached accessory structures to exceed 50% of the total gross floor area of the principal structure, all as shown on the submitted plans.

#### **C10-19-15 FREGOSO RESIDENCE / CARPORTS AND PORCH ADDITION / JOSE FREGOSO / 5138 S. FREMONT DRIVE, R-2**

The applicant's property is an approximately 4,950 square foot lot zoned R-2 and is developed with a three bedroom single story single family residence with attached carports and covered porch. The attached carports and porch addition were constructed without prior zoning approval or permits. The applicant is seeking the necessary zoning approvals to allow the carports and porch addition to remain as constructed. The Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Sections 4.7.9 and 4.8.4 and Table 4.8-2 which provide criteria for residential development in the R-2 zone and Section 6.4.5 and Table 6.3-2.A which provide the dimensional standards applicable to all principal and accessory buildings in a residential zone. The applicant is requesting variances to allow the carports and porch to remain as constructed with a reduced front street perimeter yard setback, reduced side perimeter yard setback and reduced driveway length.

#### **4. Adjournment**

### **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

Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the (support staff/office information). Requests should be made as early as possible to allow time to arrange the accommodation.