

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

Study Session/Luncheon . . . . . **Wednesday, October 24, 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, October 24, 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
- ( ) Eddie Rios

**AT OR AFTER 1:30 P.M.**

**CONTINUED CASES**

**C10-18-11 GROVER NEW SINGLE-FAMILY RESIDENCE / GOLDIE A GROVER, LLC / 1131 NORTH TUCSON BOULEVARD, R-1**

The applicants' property is an approximately 5,965 square foot lot zoned R-1 "Residential", to be developed with a single-family residence. The lot is nonconforming for reduced lot size within the R-1 zone due to a right of way expansion. The applicants seek the necessary zoning approval to allow primary access off the alley immediately south of the property. The 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-1 zone and Sections 7.8 and 7.4.6.K, which provides the standards for alley access. The applicants are requesting a variance to allow an alley as the primary access, and allow alley access at a reduced width, all as shown on the submitted plans.

## **NEW CASES**

### **C10-18-17 LUTZ RESIDENCE / REDUCED SETBACK SOUTH PROPERTY LINE, GARAGE CONVERSION TO LIVING AREA AND BUILD AN ADDITION / ANDREW LUTZ / 1250 EAST BLACKLIDGE DRIVE, R-2**

The applicant's property is an approximately 7,500 square foot lot zoned R-2 "Residential" and is developed with a single-family residence, with detached garage at the south side perimeter yard lot line. The applicant proposes to attach and convert the garage into living area, and build a bathroom addition. The applicant is seeking the necessary zoning approval to allow a reduced perimeter yard setback at the south lot line to remain for the converted living area, and for construction of a new addition. The 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 criteria for residential development in the R-2 zone; Sections 6.3.2, 6.4.5 and Table 6.3-2.A which provide dimensional standards applicable to all principal and accessory structures in the R-2 residential zone. The applicant is requesting variance(s) to allow a reduced perimeter yard setback at the south lot line to remain for the converted living area, and for construction of a new addition, all as shown on the submitted plans.

### **C10-18-18 THE SLAUGHTERHOUSE / TUCSON SCREAMERS, INC., / 1102 WEST GRANT ROAD, I-1**

The applicants' property is an approximately 3.89 acre site developed with an entertainment use and is zoned I-1 "Industrial". The applicants are proposing to add a parking lot and install shipping containers on site for an interior screen wall. Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.29 and Table 4.8-7 which provides the criteria for commercial development in the I-1 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 width along Grant Road and planted entirely within the right of way; both modify and delete required vegetative ground coverage; and to modify the screening requirement and location, all as shown on the submitted plans.

### **C10-18-19 STAHLKOEPPF NEW SINGLE-FAMILY RESIDENCE / CARLOS AND VERONICA STAHLKOEPPF / 115 SOUTH SILVERBELL AVENUE, R-2**

The appellant, Naveen Sydney, is appealing the Planning and Development Services Director's (PDS) decision to approve Design Development Option (DDO) Case DDO-18-62. Case DDO-18-62 is a request by property owners, Carlos and Veronica Stahlkoefff to construct a new two-story single-family dwelling with a reduced front street perimeter yard setback. The property owners filed a Design Development Option (DDO) application with the Planning and Development Services Department requesting the zoning approval necessary to allow the new single-family residence to be constructed with a reduced building setback, as measured from the west property line. The DDO application was approved by the PDS Director, finding the project in compliance with all required DDO General and Specific Findings of Tucson *Unified Development Code (UDC)* Section 3.11.1.D.1&2. The appellant is requesting a reversal of the Planning and Development Services Director's decision to approve DDO-18-62.

Tucson *UDC* sections applicable to this project include Section 3.11.1.D (DDO Findings); Table 4.8-2 which provides the Use Specific Standards applicable to residential development in the R-2 zone; Sections 6.3, 6.4, 6.5 and 6.6 which provide the development standards for all principal and accessory structures; and, Section 3.10.2 which provides for the Board of Adjustment to hear and decide on appeals made to the Planning and Development Services Director's decision on DDO applications; and Section 2.2.6.C.3 which states that the DRB reviews, for recommendation to the Board of Adjustment, appeals of Planning and Development Services (PDS) Director decisions on DDO applications and shall in formulation of its recommendation utilize the same criteria, as provided in Section 3.11.1.D.1&2 (DDO General and Specific Findings) required of the PDS Director in making the decision.

**C10-18-20 UR INVESTMENTS RESIDENTIAL LOT SPLIT / UR INVESTMENTS LLC / 827 SOUTH 8<sup>TH</sup> AVENUE, R-3**

The applicant's property is approximately 12,196 square feet in size and is zoned R-3 "Residential". The property is developed with four attached single-family dwelling units. The applicant is proposing to split the parcel to create two, approximately 6,100 square foot lots (Lot 7A and Lot 7B), convert the existing building into a duplex, and construct additions and detached garages. Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.12 and Table 4.8-2 which provides the criteria for residential development in the R-3 zone, and Table 6.3-2.A which provides the dimensional standards. The applicant is requesting variances to reduce the side perimeter yard setbacks as measured from the north and south lot lines of both Lots 7A and 7B, 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