BOARD OF ADJUSTMENT
Zoning Administration Division
Planning and Development Services Department (PDSD)
201 North Stone Avenue, Tucson, Arizona 85701

***** NOTICE OF DECISION *****

DATE OF PUBLIC HEARING **November 20, 2019**

THE DECISIONS OF THE BOARD OF ADJUSTMENT MAY BE APPEALED TO THE SUPERIOR COURT OF PIMA COUNTY BY FILING A COMPLAINT FOR SPECIAL ACTION WITHIN THIRTY (30) DAYS AFTER THE BOARD HAS RENDERED ITS DECISION. ARIZONA REVISED STATUTES SECTION 9-462.06 (J) & (K).

ACTIVITY NO. **T19SA00322**

CASE NO. THE APPLICANT

C10-19-16 SENOR AND COHEN RESIDENCE SECOND DWELLING UNIT / ZB PROPERTY LLC / 519 NORTH OLSEN AVENUE, R-2

The applicant's property is an approximately 10,032 square foot lot zoned R-2, developed with a single story dwelling unit and detached garage. The applicant is proposing to build a second dwelling unit, at two stories, with an attached garage. 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 6.3.4 and 6.4.5 which provide dimensional standards applicable to all principal and accessory structures, and Sections 7.4 and 7.6 which provides the standards for motor vehicle parking and landscaping and screening. The applicant is requesting the following variances: **1)** Allow construction of the second dwelling unit with reduced perimeter yard setbacks, from 13' to 6', as measured from the south property line to the building wall; **2)** Allow the alley as primary access and for maneuvering, and at a reduced width from 20 to 15 feet; and **3)** Allow required parking for the residences to be located in the garages in lieu of providing a commercial parking lot, all as shown on the submitted plans.

DECISION: VARIANCES 1, 2, 3 APPROVED WITH THE FOLLOWING CONDITIONS:

A. **Entire alley between Norris and Olsen Avenue is to be paved in accordance with standards established by Tucson Department of Transportation (TDOT).**
B. **Applicant to submit paving plan to TDOT Traffic Engineering staff for review and approval prior to obtaining permits. Site plan must note Condition A.**

[DECISION NOTE]
By UDC regulation, a building permit or development approval based upon a Board of Adjustment decision cannot be issued, until a minimum of fourteen (14) days after the Board's decision date.

IMPORTANT NOTICE

FOR VARIANCES OR DESIGN DEVELOPMENT OPTIONS (DDO) GRANTED BY THE ACTIONS OF THIS BOARD: IF A BUILDING PERMIT IS REQUIRED FOR THE PROJECT ASSOCIATED WITH THE VARIANCE OR DDO, IT MUST BE SECURED FROM THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT (PDSD) WITHIN 180 DAYS OF THE HEARING DATE.

VARIANCE AND DDO APPROVALS EXPIRE WITHIN 180 CALENDAR DAYS FROM THE DATE OF THIS MEETING. TWO ADDITIONAL (180 DAY) EXTENSIONS MAY BE GRANTED PROVIDED THERE IS GOOD CAUSE AND THE REQUEST IS MADE IN WRITING.

UNLESS OTHERWISE NOTED, BOARD OF ADJUSTMENT DECISIONS BECOME EFFECTUATED UPON OBTAINING BUILDING PERMITS (IF REQUIRED) AND FULL COMPLIANCE WITH ALL CONDITIONS OF THE BOARD'S DECISION.

THE 180 DAY TIME FRAME TO OBTAIN A BUILDING PERMIT DOES NOT APPLY WHEN THERE IS AN OUTSTANDING ZONING VIOLATION THAT PRECIPITATED THE VARIANCE OR DDO REQUEST FOR THE PROPERTY. THE APPLICANT OR PROPERTY OWNER MUST CONTACT THE ENVIRONMENTAL SERVICES DEPARTMENT (ESD): CODE ENFORCEMENT DIVISION FOR THE DATE THE ZONING VIOLATION MUST BE ABATED.

If you want further information, please email Heather Thrall at DSD_Zoning_Administration@tucsonaz.gov or call 520-791-5550

Sue Montes

Sue Montes, Secretary
Board of Adjustment

s: zoning administration/ba/decision/1916