



Board of Adjustment
February 23, 2022 at
1:30pm
Microsoft Teams Meeting

Legal Action Report

1. CALL TO ORDER/ROLL CALL

A quorum was established and the meeting started at 1:30pm.

Members present: Michael Marks, Lee Pagni, Kathe Kubish, Bruce Dawson, Jesse Lugo

2 ELECTION OF OFFICERS

Ms. Kubish nominated Mr. Marks as the Chairman, the motion was seconded by Mr. Dawson. Motion passed 5-0. Ms. Kubish nominated Mr. Dawson as Vice-Chair, the motion was seconded by Mr. Pagni. Motion passes 5-0.

3. C10-22-01 WILEY AND CALHOUN RESIDENCE SOLAR CARPORT / TECHNICIANS FOR SUSTAINABILITY / 1844 NORTH VINE AVENUE / NR-1

The applicant's property is an approximately 27,000 square-foot lot zoned NR-1 "Residential" and is developed with a single-family residence and four detached accessory structures. The applicant is proposing to replace the unpermitted existing carport with a new carport and a solar shade canopy. 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 provide the criteria for residential development in the NR1 zone, Section 6.4.5 which provides standards specific to setbacks, and Section 6.6.3 which provides standards specific to accessory structures in a residential zone. The applicant is requesting the following variances: 1) Allow a new solar panel carport to replace the existing carport with a reduced side street perimeter yard setback from 10' to 1' as measured to the south lot line, and 2) 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 residence, all as shown on the submitted plans. DECISION: VARIANCES 1 and 2 GRANTED, SUBJECT TO THE FOLLOWING CONDITIONS: A. No motor vehicle parking in the area between the carport and the street. B. Carport shall not be enclosed. [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.

5. ADJOURNMENT

Meeting was adjourned at 2:00 pm.