

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 **April 27, 2022**

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. **T21SA00153**

CASE NO. THE APPLICANT

C10-21-04 ALPHA CHI OMEGA SORORITY HOUSE / ALPHA CHI OMEGA NATIONAL HOUSING COPR / 1775 EAST 1ST STREET / R-3

The applicant's property is an approximately 0.5 acre lot zoned R-3 "Residential" and is developed with a sorority house. The applicant is proposing to construct a two-story addition to the existing sorority house which includes demolishing a portion of the existing one-story building. Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.78 and Table 4.8-2 which provide the use criteria applicable in the R-3 zone, Section 6.4.5 and Table 6.3-2 which provide the dimensional standards applicable to principal and accessory structures, and Section 7.4 and Table 7.4.4-1 which provide the required motor vehicle parking and maneuvering standards. The applicant is requesting the following variances: **1)** Allow a reduced side street perimeter yard setback from 10' to 3.04', as measured from the proposed building addition to the east property line; **2)** Allow the number of required motor vehicle parking spaces to be reduced from 36 spaces to 25 spaces (11 one-site, 14 in the right-of-way); and, **3)** Allow maneuvering directly into the alley and street for the 14 parking spaces located in the right-of-way along the north alley and Martin Avenue, all as shown on the submitted plans.

DECISION: VARIANCES 1, 2, and 3 GRANTED

[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 (PDS) 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.

For additional information please email DSD_Zoning_Administration@tucsonaz.gov or call 520-791-5550



**Sue Montes, Secretary
Board of Adjustment**