



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 Board will hold the following meeting which will be open to the public on:

**Wednesday, October 25, 2023 at 12:30 pm Study Session and Executive Session as authorized under A.R.S. Section 38-431-03.A.3**

**IN-PERSON ATTENDANCE BY MEMBERS OF THE PUBLIC WILL BE PROHIBITED.**

- A live stream of the hearing will be broadcast so that members of the public may view and listen to the hearing online. Please join the meeting from your computer, tablet or smartphone. This meeting will be conducted via Zoom. Some browsers will require you to download the App, while others will allow an “In-Browser” version. Please test your functionality prior to the scheduled meeting.

Please join the meeting from your computer, tablet or smartphone at the following link:

<https://bit.ly/TucsonBoardOfAdjustment>

Click on “Click Here to Join Meeting”, Or

Join by phone: (346) 248-7799 or (720) 707-2699

Meeting ID: 899 7505 6744

Passcode: 130557

- Anyone wishing to present information to the Board at the public hearing can notify staff of their intentions by e-mailing [DSD Zoning Administration@tucsonaz.gov](mailto:DSD_Zoning_Administration@tucsonaz.gov). Please provide your name, address, and phone number.

## AGENDA

### 1. Call to Order/Roll Call \*

- ( ) Michael Marks
- ( ) Bruce Dawson
- ( ) Jesse Lugo
- ( ) Miranda Schubert
- ( ) Erma Duran
- ( ) Bonnie Poulos

AT OR AFTER 1:30 P.M.

### NEW CASES

#### 1. C10-21-09 TUCSON ELECTRIC POWER - KINO TO DMP 138KV TRANSMISSION LINE PROJECT

Tucson Electric Power (TEP) is appealing the Zoning Administrator's Determination (T21SA00285), issued on August 25, 2021, relating to the City's application of the undergrounding of utilities within a Gateway Corridor Zone. The Zoning Administrator Determination states that the proposed new transmission lines to support the proposed UA North Substation next to Banner Health at the University of Arizona must comply with UDC Article 5.5.4.B.1.a, which states "New utilities for development on private and on public right-of-way along Gateway Routes shall be underground." The appellant contends that the "replacement and improvement of the 46 kV electrical system with the 138 kV transmission system is an upgrade that is expressly permitted by the UDC to remain overhead" and that "the City is prevented by legal doctrines of preemption and estoppel from requiring TEP to underground the upgraded facilities."

#### 2. C10-23-08 THE CROSSINGS ON ROGER / SIXTY ON ROGER DELAWARE BY LEVELUP LLC / 1241 WEST ROGER ROAD / R-3

The applicant's property is an approximately 2.20-acre property zoned R-3 "Residential" and is developed with a two-story apartment complex. The applicant is proposing to convert four storage rooms into four dwelling units. The 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 Section 7.4.6 which provides the required vehicle maneuvering standards. The applicant is requesting a variance to allow the use of Roger Road right-of-way and the alleys for maneuvering directly into or from any parking space, all as shown on the submitted plans.

#### 3. C10-23-09 LOMBARD RESIDENCE NEW DETACHED WORKSHOP, SLEEPING QUARTERS, AND PATIO / RAFE COPELAND / 1015 WEST ALAMEDA STREET / R-2

The applicant's property is an approximately 8,992 square foot lot zoned R-2 "Residential" and is developed with a single-family residence and a detached accessory structure. The applicant is proposing to convert and enlarge the existing detached accessory structure into a new workshop and sleeping quarters, as well as construct a new detached patio. Tucson *Unified Development Code* (UDC) sections applicable to this project include, but are

not limited to, Section 4.8.9 and Table 4.8-2 which provide the criteria for residential development in the R-2 zone; Section 6.3.4 and Sections 6.3.4 and 6.4.5 which provide the dimensional standards and rules of measurements for all principal and accessory uses, buildings, and structures; and Section 6.6.3 which provides the development standards specific to accessory structures to residential uses. The applicant is requesting variances to allow the total gross floor area of all accessory structures (200 square feet or larger) to exceed 50% of the combined gross floor area of the principal structure, and to allow the construction with reduced side and rear perimeter yard setbacks, all as shown on the submitted plans.

#### **4. Adjournment**

##### **OTHER BUSINESS:**

- A. Chairman, Opportunity to Speak on Scheduled Agenda Items
- B. Vice Chairman, Same Opportunity
- C. Members, Same Opportunity
- D. Staff, Same Opportunity
- E. Adjournment

Persons with a disability may request 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.