

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 **August 30, 2023**

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. **T22CM07618**

CASE NO. THE APPLICANT

**C10-23-07 STEARS RESIDENCE NEW GARAGE / BART STEARS /
8499 EAST WOODLAND ROAD / SR**

The applicant's property is an approximately 3.37-acre lot zoned SR "Suburban Ranch" and is developed with a single-family residence and three accessory structures. The applicant is proposing to construct a 2,700 square-foot detached accessory structure (garage/shop). Tucson *Unified Development Code (UDC)* sections applicable to the project include, but are not limited to, Section 4.7.4 and Table 4.8-1 which provide the criteria for residential development in the SR zone, and Section 6.6.3 which provides the development standards specific to accessory structures for residential uses. The applicant is requesting the following variances: **1)** Allow the total gross floor area of all accessory structures (200 square feet or larger) to exceed 50% of the gross floor area of the principal structure; and **2)** Allow the detached accessory structure (garage/shop) to be constructed with an increased height from 12'-00" to 23'-11" as measured from the design grade elevation to the middle between the eave and ridge of the roof, all as shown on the submitted plans.

DECISION: VARIANCES 1 AND 2 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

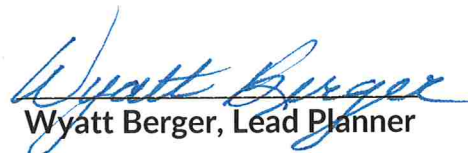
FOR VARIANCES OR DESIGN DEVELOPMENT OPTIONS (DDO) GRANTED BY THE ACTIONS OF THIS BOARD: IF A BUILDING PERMIT IS REQUIRED FOR THE PROJECT ASSOCIATED WITH THE VARIANCE OR DDO, IT MUST BE SECURED FROM THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT (PDS) WITHIN 180 DAYS OF THE HEARING DATE.

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


Wyatt Berger, Lead Planner

s:zoning administration/ba/decision/2307