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 October 25, 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. T22CM07602

CASE NO.

THE APPLICANT

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 the project include, but are not limited to, Section 4.7.9 and Table 4.8-2 which provide the criteria for residential development in the R-2 zone; 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 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; 2) Allow the construction of a new detached sleeping quarters with a reduced side perimeter yard setback from 9'-4" to 3'-0" as measured from the east lot line; 3) Allow the construction of a new detached patio with a reduced side perimeter yard setback from 8'-0" to 2'-6" as measured from the west lot line; and 4) Allow the construction of a new detached workshop with a reduced rear perimeter yard setback from 9'-4" to 3'-5" as measured from the south lot line, all as shown on the submitted plans.

DECISION: VARIANCES 1, 2, 3 AND 4 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 (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.

<u>UNLESS OTHERWISE NOTED</u>, 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

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