



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, November 29, 2023 at 1:00 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. Please provide your name, address, and phone number.

AGENDA *Revised*

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. C10-23-10 VILLEGAS STORAGE / GEORGE ZAZUETA / 2101 N ORACLE RD / C-2

The applicant's property is an approximately 12,500 square foot lot zoned C-2 "Commercial" and is currently undeveloped. The applicant is proposing to construct a new Commercial Storage building. Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.21 and Table 4.8-4 which provide the criteria for commercial development in the C-2 zone, and Section 7.6 which provides the landscape and screening standards applicable to the development. The applicant is requesting variances to delete a portion of the required interior landscape border, to allow the required canopy trees within the deleted landscape border to be incorporated into the landscape borders along the south and east property lines, and to modify the screening requirement along the interior lot line, all as shown on the submitted plans.

2. C10-23-11 COLONIA ALEGRA, LLC GARAGE ADDITION / DAVID V. GARCIA / 4329 E. 14TH STREET / R-1

The applicant's property is an approximately 10,600 square foot lot zoned R-1 "Residential" and is developed with one single-family dwelling. The applicant is proposing to construct an attached garage. 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 R-1 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. The applicant is requesting a variance to allow the construction of the garage with a reduced front street perimeter yard setback, all as shown on the submitted plans.

3. C10-23-12 VANCE & RASMUSSEN RESIDENCE NEW STORAGE BUILDING / JOVAN VANCE & LINDSAY RASMUSSEN / 4655 S MESQUITE RANCH RD / SR

The applicant's property is an approximately 17.67-acre parcel zoned SR "Suburban Ranch" and is developed with a single-family residence, barn, and several other accessory structures. The applicant is proposing to construct a new steel storage building. Tucson Unified Development Code (UDC) sections applicable to this 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 standards for accessory

structures in a residential zone. The applicant is requesting variances to allow construction of the storage building in excess of the maximum allowable height and to allow the total gross floor area of all detached accessory structures (200 square feet or larger) to exceed 50% of the total gross floor area of the principal structure, all as shown on the submitted plans.

4. Adjournment

OTHER BUSINESS:

- A. **Proposal to move to a hybrid meeting format*
- B. **Upcoming Training*
- C. Chairman, Opportunity to Speak on Scheduled Agenda Items
- D. Vice Chairman, Same Opportunity
- E. Members, Same Opportunity
- F. Staff, Same Opportunity
- G. 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.