



Board of Adjustment

November 29, 2023, at
1:30pm
Zoom Meeting

Legal Action Report

1. **CALL TO ORDER/ROLL CALL**

A quorum was established and the meeting started at 1:33 pm.

Members present: Michael Marks, Bruce Dawson, Jesse Lugo, Miranda Schubert, and Bonnie Poulos

2. **C10-23-10 VILLEGAS STORAGE / GEORGE ZAZUETA / 2101 NORTH ORACLE ROAD / 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 use criteria applicable in the C-2 zone; and Section 7.6 which provides the landscaping and screening standards applicable to the proposed development. The applicant is requesting the following variances: **1)** Delete the required 10' landscape border between the 166' length of the proposed building and the north property line; and **2)** Modify the screening requirement by allowing the exterior building wall to serve as the screen for the 166' length of the proposed building along the north property line, all as shown on the submitted plans.

Motion by Ms. Poulos, duly seconded by Mr. Lugo, to grant variances 1 and 2. The motion passed by a voice vote of 5 - 0.

3. **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 the following variance: **1)** Allow the construction of an attached garage with a reduced front street perimeter yard setback from 20'-0" to 3'-5" as measured from the street property line, as shown on the submitted plans., all as shown on the submitted plans.

Motion by Mr. Dawson, duly seconded by Ms. Schubert, to grant the variance subject to the following conditions:

- A. There shall not be any parking between the garage and the street.
- B. There shall not be any windows in the Storage Room in the garage.

The motion passed by a voice vote of 5 - 0.

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

The applicants' 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 applicants are 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 applicants are requesting the following variances: **1)** Allow the detached storage building to be constructed with an increased height from 12' to 18'-9" as measured from design grade to the midpoint between the eave and ridge of the roof; and **2)** Allow the combined total gross floor area of all accessory structures (200 square feet or larger) to exceed 50% of the combined total gross floor area of the principal structure, all as shown on the submitted plans.

Motion by Ms. Poulos, duly seconded by Mr. Lugo, to grant variances 1 and 2. The motion passed by a voice vote of 5 - 0.

5. HEARING ADJOURNMENT Hearing was adjourned at 2:33 pm.

6. OTHER BUSINESS:

A. Proposal to move to a hybrid meeting format

Staff provided information to the Board regarding the option for moving to a new hybrid meeting format. The Board had questions regarding equipment, location and when the hybrid meetings would start. Staff responded that the meeting is proposed to be held in Mayor and Council Chambers and that the Clerk's office would conduct training on the use of the equipment. Hybrid meetings would begin in January along with staff training on the use of equipment. Ms. Schubert wanted to confirm that she would be able to attend virtually if it was necessary. Staff did confirm that attending virtually would still allow her to be a voting member of the Board. Ms. Poulos recommended and the Chair directed staff to reach out to Ms. Duran to see if she had any concerns with moving the meeting to a hybrid format.

Motion by Mr. Lugo, duly seconded by Mr. Dawson, to move the Board of Adjustment meetings to a hybrid format for the 2024 calendar year. The motion passed by a voice vote of 5 - 0.

B. Upcoming Training

Staff provided a general overview of the training that will take place next year. The target date is January 10, 2024. Staff also requested that if any member wanted training on a specific topic to email Mark Castro.

The meeting adjourned at 2:50 pm.